



**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., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 5:00 P.M. ON  
TUESDAY, DECEMBER 1, 2015**

*The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. 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 body.
- B) Pledge of Allegiance/Invocation.
- C) Public Comments. (Ordinance No. O-2015-28)  
*A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

**2. 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

**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 October 20, 2015 – Regular Called Meeting.  
(ADMINISTRATION)

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- B) Consideration and action, if any, on request by Toys 4 Tatts-Ivan Aguilar for the use of the Jose "Pepe" Salinas Memorial Civic Center on Friday, December 11<sup>th</sup> and Saturday, December 12<sup>th</sup>, 2015 for their 6<sup>th</sup> Annual Toy Drive. (PARKS & REC.)
- C) Consideration and action, if any, on request by The Willie Ortiz Memorial Foundation- Elizabeth Ortiz for the use of the Jose "Pepe" Salinas Memorial Civic Center on Sunday, December 20, 2015 from 2:00 pm to 8:00 pm for their Christian Concert.(PARKS & REC.)
- D) Consideration and action, if any, on request from St. Frances Cabrini Church for assistance for their street procession on Saturday, December 12, 2015 from 3:30 pm to 6:00 pm. (ADMINISTRATION)
- E) Consideration and action, if any, Ordinance amending Ordinance O-2014-52, for the department of Development Services fee schedule. (DEVELOPMENT SERVICES) - **3rd and Final Reading**
- F) Consideration and action, if any, authorizing City Manager to advertise for bids for Ridge Road (Jackson to Cage) Sidewalk Improvement Project. (ENGINEERING)
- G) Consideration and action, if any, authorizing City Manager to advertise for proposals for digital sign at the Pharr International Bridge. (BRIDGE)
- H) Consideration and action, if any, ratifying non-binding Memorandum of Understanding with D&M Ventures, LLC. (ADMINISTRATION)
- I) Consideration and action, if any, on letter of support between City of Pharr International Bridge and Caterpillar Mexico, S.A. de C.V. (BRIDGE)
- J) Consideration and action on Planning & Zoning Cases:

**PUBLIC HEARINGS:**

1. Katy Swenson, representing T-Mobile (CC01359A), has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment in a Single-Family Residential District (R-1). The property is legally described as being 0.037 acres of land, more or less, out of the North 10 acres of the East 20 acres of Lot 184, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1011 West Kelly Avenue. CUP#151066
2. Eleazar Perez, representing Templo El Divino Salvador, has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as being Lot 26, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1301 West Kennedy Street. COZ#151067

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**PLATS:**

3. Spoor Engineering Consultants, Inc., representing Pharr Economic Development Corporation II, is requesting preliminary and final plat approval of the proposed Re-Plat of Pharr Commercial Park Subdivision Phase II Lots 2A, 2B, and 3A. The property is legally described as being a re-plat subdivision of Lots 2 and 3 Pharr Commercial Park Subdivision Phase II, Pharr, Hidalgo County, Texas. The property is located between the 200 and 400 Block of South Jackson Road. SUB#151125
4. Javier Hinojosa Engineering, representing Ilsa A. Vidaurri, Executive Director, Pharr Bridge Investment Company, LP, is requesting final plat approval of the proposed Pharr Bridge Business Park Subdivision. The property is legally described as being a tract of land containing 7.84 acres and being a part or portion of Lot 378, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Hi-Line Road. SUB#130614

**REGULAR AGENDA – OPEN SESSION:**

**4. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance appointing five (5) members to the Board of Directors for City of Pharr – TIF Reinvestment Zone #2. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance adopting the Tax Increment Reinvestment Zone #2 project plan and financing plan. (ADMINISTRATION)
- C) Consideration and action, if any, on Resolution appointing/re-appointing one (1) alternate member to Board of Adjustment. (DEVELOPMENT SERVICES)
- D) Consideration and action, if any, on Resolution appointing/re-appointing four (4) regular members to Planning and Zoning Commission. (DEVELOPMENT SERVICES)

**5. ADMINISTRATIVE:**

- A) Consideration and action, if any, on approval of the 2015 Tax Roll Totals. (FINANCE)
- B) Consideration and action, if any, awarding bid for Pavement Markings for Public Works Annual Use FY 2015-2016 (ENGINEERING)
- C) Consideration and action, if any, awarding bid for the 1<sup>st</sup> Year Phase “A” paving project. (ENGINEERING)
- D) Consideration and action, if any, approving Professional Geotechnical Engineering Firm rotation list for various city projects. (ENGINEERING)
- E) Consideration and action, if any, approving Professional Engineering Firm rotation list for various city projects. (ENGINEERING)

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- F) Consideration and action, if any, awarding proposal for In-House Production. (EVENTS CENTER)
- G) Consideration and action, if any, awarding proposal for In-House Security. (EVENTS CENTER)
- H) Consideration and action, if any, awarding proposal for Cafeteria Plan Administrative Services. (HR)
- I) Consideration and action, if any, on Pharr Municipal Court Amnesty Program for December 2, 2015 thru December 29, 2015. (MUNICIPAL COURT)

**6. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on contract with Everbridge for mass notification system. (IT)
- B) Consideration and action, if any, on professional services agreement with Cathy B. Jones, CPA, CIA, CFE, CRMA for internal audit services. (FINANCE)
- C) Consideration and action, if any, on authorizing City Manager to negotiate contract with DBR Engineers to evaluate the electrical system at the Pharr Aquatic Center in conjunction with PSJA ISD. (ENGINEERING)

**7. 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, including items 3 - 6 in accordance with the following below:*

Pursuant to Section 551.071, the City 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 City 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 City 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

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and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the City 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 City 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 City 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.

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

**9. 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 1003/1007 or FAX 956/702-5313 or E-mail [hilda.pedraza@pharr-tx.gov](mailto:hilda.pedraza@pharr-tx.gov) or [imelda.barrera@pharr-tx.gov](mailto:imelda.barrera@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](http://www.pharr-tx.gov). This Notice was posted on the 25<sup>th</sup> day of November, 2015, at 6:30 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 25<sup>TH</sup> DAY OF NOVEMBER 2015.**



  
HILDA PEDRAZA, 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 \_\_\_\_\_, 2015 by,

\_\_\_\_\_

Title: \_\_\_\_\_

**City Engineer's Report  
December 1, 2015**

**Design Projects:**

**Cage Boulevard Traffic Signal Improvements – Polk Ave to Ridge Road**

Aldaña Engineering & Traffic Design has completed plans and specifications. Will receive bids on December 3, 2015.

**City of Pharr Bicycle Accessible Improvements**

Consultant has completed plans and specifications and submitted to TxDOT for review.

**Jones Box Park – Pedestrian Bridge**

Began to advertise for bids on November 11, 2015 and will receive bids on December 10, 2015.

**Navarro Street Roadway & Drainage Improvements**

Final plans and specifications are completed and will receive bids on December 17, 2015.

**Hi-Line Road**

Public Works forces will begin to reconstruct road on December 1, 2015. Material cost is about \$300,000.

**Owassa Road**

Hopefully, the city will be issued the FONSI in order to begin acquiring Right of Way. Engineer has submitted 60% construction plans and is currently under review by TxDOT.

**Wastewater Treatment Plant – Secondary Clarifier No. 2 Replacement**

Project is currently under design.

**Construction Projects:**

**Capote Industrial Park & Pharr/Las Milpas Industrial Park Street Improvements**

Asphalt pavement is complete on Matador Drive. West Austin Street contractor is repairing existing concrete curb and gutter.

Contract Amount:	\$1,669,716.80
Current Expenditures:	\$1,494,887.98
Percent Completed:	86%

**Northside Park – Special Needs**

Project completed.

**Traffic Signal at Sugar & Sioux Road**

Project completed.

**Wastewater Treatment Plant – Secondary Clarifier No. 1 Replacement**

Contracts have been signed with Associated Construction Partners, Ltd and a pre-construction meeting was held on March 27, 2015.

Contract Amount:	\$370,000.00
Current Expenditures:	\$276,750.00
Percent Completed:	75%



**Northside Park – Special Needs**



**Las Milpas/Pharr Industrial Park Street Improvements –Austin Drive**



**Capote Industrial Park Street Improvements –Capote Street & Toro Avenue**



**Wastewater Treatment Plant – Secondary Clarifier No. 1 Replacement**

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
TUESDAY, OCTOBER 20, 2015 AT 5:00 P.M.  
118 SOUTH CAGE 2<sup>ND</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Tuesday, October 20, 2015 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Comm. Eleazar Guajardo  
Comm. Roberto Carrillo  
Comm. Edmund Maldonado, Jr.  
Comm. Ricardo Medina  
Comm. Mario Bracamontes

**BOARD OF COMMISSIONERS ABSENT:** Mayor Pro-Tem Oscar Elizondo

**STAFF PRESENT:** Juan G. Guerra, City Manager  
Edward Wylie, Asst. City Manager  
Hilda Pedraza, City Clerk  
Imelda Barrera, Asst. City Clerk  
William Ueckert, City Engineer  
Gary Rodriguez, Community Affairs Liaison  
Karla Moya, Finance Director  
Anali Cantu, Human Resources Director  
Rodolfo Martinez, Municipal Judge  
Javier Gonzalez, Asst. Police Chief  
Jacob Salinas, Fire Marshal  
Melanie Cano, Development Services Dir.  
Roy Garcia, Public Works Director  
David Garza, Public Utilities Director  
Sergio Alanis, Interim Parks & Rec. Dir.  
Adolfo Garcia, Library Director  
Roel Garza, Athletics Director  
Roy S. Garcia, Boggus Ford Events Center  
Luis Bazan, Director of Operations  
Sergio Contreras, Interim PEDC Director

**CITY ATTORNEY**

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

**B) PLEDGE OF ALLEGIANCE / INVOCATION**

Juan Guerra, City Manager, led in the pledge of allegiance and David Garza, Public Utilities Director, said the prayer.

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

Kenneth Fletcher addressed the board as General Sheridan and announced the play of "The Last Battle of the Civil War". He further thanked the commission for the sponsorship to the Pharr Community Theater.

**ITEM 2 PROCLAMATIONS:**

**A) PRESENTATION OF PROCLAMATION PROCLAIMING LIGHTS ON AFTERSCHOOL DAY**

Mayor Hernandez read Proclamation proclaiming October 22, 2015 as Lights on Afterschool Day and presented proclamation to Freddy Mata, Pharr Boys and Girls Club Executive Director. Mr. thanked the commission for the recognition and briefly explained how the Boys and Girls Club promotes afterschool programs for all children. He further extended an invitation to everyone to attend celebration of Lights on afterschool and community open house on Thursday, October 22, 2015.

**ITEM 3 CITY MANAGER'S REPORTS:**

- A) City Engineer's Report
- B) Submission of monthly report – Pharr Municipal Court
- C) Submission of October 2015 Sales Tax Report
- D) Submission of September 2015 Tax Collection Report
- E) City Events of Interest

Juan Guerra, City Manager, introduced the City Engineer's report and stated the City Engineer was available for any questions.

There being no questions, Juan Guerra, City Manager, introduced the monthly report for Municipal Court and stated Municipal Court Judge was available for any questions.

There being no further questions, Juan Guerra, City Manager, introduced the submission of August 2015 Tax Collection Report and stated tax collection was down slightly as compared to last year but within budget.

Juan Guerra, City Manager, further introduced the submission of September 2015 sales tax report and stated sales tax was up by 38% and the City was number one in our region.

Juan Guerra, City Manager, introduced the City events of interest and announced the following events:

- The Pharr Community Theatre, "The Last Battle of the Civil War", Thursday, October 22, 2015
- WWII Veterans Commemoration at the Pharr Memorial Library, November 12, 2015
- Superhero Color Me Loco Fun Run, October 31, 2015
- Miracle Kids of South Texas Fall Round-up event, October 25, 2015
- Miracle Kids of South Texas Football, October 21, 2015
- Government Contracting Workshop, October 28, 2015
- T.I. Concert at Boggus Ford Events Center, October 23, 2015
- Excision Concert at Boggus Ford Events Center, October 31, 2015
- Red Ribbon Parade, October 24, 2015
- FallFest, October 31, 2015
- Community Awareness Police Enforcement (CAPE) conducting neighborhood watch meeting/event, October 22, 2015
- Operation Clean Sweep, October 24, 2015
- Announcement of September Unemployment rate under 7% in Pharr

Comm. Carrillo announced the PSJA North Raiders Football playoffs game would take place on Thursday, October 22, 2015.

**ITEM 4** **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) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR PROPOSALS FOR IN-HOUSE SECURITY SERVICES AT THE BOGGUS FORD EVENTS CENTER (EVENTS CENTER)**
- B) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR PROPOSALS FOR IN-HOUSE PRODUCTION COMPANY FOR SOUND AND LIGHTING SERVICES AT THE BOGGUS FORD EVENTS CENTER (EVENTS CENTER)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ESTABLISHING POLICIES AND PROCEDURES FOR THE USE AND/OR DISPOSITION OF CITY PROPERTY (DEVELOPMENT SERVICES)**

**D) CONSIDERATION AND ACTION ON PLANNING & ZONING CASES:**

**PUBLIC HEARING:**

1. Blanca Estella Meza, d/b/a Hukah Spot, requested a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being all of Lots 9 & 10, Block 1, Amended Plat of Mayfair Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3914 North Jackson Road. CUP#150957
2. Ronal O Urquia, d/b/a Lily's Bar, requested a Conditional Use Permit and Late Night Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as a portion of Lot 12, and all of Lots 13-16, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 410 West State, Suite D. CUP#150958

**PLATS:**

3. Melden & Hunt Inc., representing Vaquero Ventures Management, LLC, W.A. Landreth, Manager, requested preliminary and final plat approval of the proposed Vaquero Ventures Subdivision. The property is legally described as being a re-subdivision of 2.23 acre out of Lot 196, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of South Cage Boulevard. SUB#150921
4. Quintanilla, Headley & Associates Inc., representing SCI Management, Dann Narveson, Director of Real Estate, requested final plat approval of the proposed Palm Valley Section Two Subdivision. The property is legally described as being a 13.20 acre tract of land, being all of the 50.00 foot street right of way, all of Lots 1 through 15, the South 15.00 feet of Lot 17 and all of Lots 18 through 22, Amended Valley Cathedral Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 4600 and 4800 Block of North Sugar Road.

Juan Guerra, City Manager, opened the public hearing and stated no one signed-up for public hearing. He further recommended approval on items 4A thru 4D(4) under the consent agenda.

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

**REGULAR AGENDA – OPEN SESSION:**

**ITEM 5 ORDINANCES AND RESOLUTIONS:**

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

Juan Guerra, City Manager, introduced the item and recommended the item remained tabled.

**B) CONSIDERATION AND ACTION, IF ANY, RESOLUTION APPOINTING/REAPPOINTING ONE (1) MEMBER TO THE PARKS & RECREATION COMMITTEE (PARKS & REC) (TABLED)**

Juan Guerra, City Manager, introduced the item and recommended to untable item.

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

Juan Guerra, City Manager, recommended reappointing Allen Williams.

Carrillo moved to appoint Allen Williams to the Parks & Recreation Committee. Comm. Bracamontes seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-87 is filed with the City Clerk's Office.

**C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING FOUR (4) MEMBERS TO THE PARKS & RECREATION COMMITTEE (PARKS & REC)**

Juan Guerra, City Manager, introduced the item and suggested reappointment of Javier Trevino, Daniela Zuniga, Jesus Lopez, and Elvia Flores.

Comm. Carrillo moved to reappoint Javier Trevino, Daniela Zuniga, Jesus Lopez, and Elvia Flores to the Parks & Recreation Committee. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-88 is filed with the City Clerk's Office.

**D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING NINE (9) MEMBERS TO THE TIERRA DEL SOL GOLF COURSE ADVISORY BOARD (PARKS & REC.)**

Juan Guerra, City Manager, introduced the item and briefly stated current nine (9) members were interested in being reappointed.

Comm. Carrillo moved to table item. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

**E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION FOR NOMINATION OF (1) ONE PERSON TO THE BOARD OF DIRECTORS OF THE HIDALGO COUNTY APPRAISAL DISTRICT (ADMINISTRATION) (TABLED)**

Juan Guerra, City Manager, introduced the item and recommended that item be untabled.

Comm. Guajardo **moved** to untable item. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Juan Guerra, City Manager, stated the deadline for nominations was October 15, 2015 therefore no action was taken.

**F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PUBLIC WORKS DEPARTMENT TO SUBMIT GRANT APPLICATION TO THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR THE CITY OF PHARR'S ENVIRONMENTAL RECYCLING SERVICES PROGRAM (PUBLIC WORKS)**

Juan Guerra, City Manager, introduced the item and stated that this was an annual grant 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-2015-89 is filed with the City Clerk's Office.

**G) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF A TEXAS INVESTMENT PARTNERSHIPS PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE HOMEBUYER ASSISTANCE PROGRAM (COMMUNITY DEVELOPMENT)**

Juan Guerra, City Manager, introduced the item and briefly stated the grant would provide assistance to first time home buyers and recommended approval.

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

Resolution No. R-2015-90 is filed with the City Clerk's Office.

**H) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING SIGNATURES WITH LONE STAR NATIONAL BANK (FINANCE)**

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

Comm. Carrillo **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one abstention. Mayor Hernandez abstained from voting.

Resolution No. R-2015-91 is filed with the City Clerk's Office.

**I) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT WITH COUNTY OF HIDALGO FOR SCOFFLAW SERVICES CONTRACT FOR MARKING TEXAS MOTOR VEHICLE REGISTRATION RECORDS (MUNICIPAL COURT)**

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

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

Resolution No. R-2015-92 is filed with the City Clerk's Office.

**J) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE CREATION OF THE PHARR HOUSING FINANCE CORPORATION, APPROVING THE ARTICLES OF INCORPORATION, AND APPOINTMENT OF DIRECTORS (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and recommended approval of the creation of board, approval of Articles of Incorporation, and approval of appointment of elected officials as board members.

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

Resolution No. R-2015-93 is filed with the City Clerk's Office.

**K) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF SOUTH U.S. 281 (CAGE BLVD.) AND EAST BUSINESS 83 FOR THE PSJA SOUTHWEST HIGH SCHOOL DIABETES AWARENESS RUN/WALK ON SATURDAY, NOVEMBER 14, 2015 FROM 7:30 A.M. TO 11:30 A.M. (PAL)**

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

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

Resolution No. R-2015-94 is filed with the City Clerk's Office.

**ITEM 6 ADMINISTRATIVE:**

**A) CONSIDERATION AND ACTION, IF ANY, ON TEXAS COMMISSION ON ENVIRONMENTAL (TCEQ) AGREED ORDER ON SUPPLEMENTAL ENVIRONMENTAL PROJECT FOR LIFT STATION #25 (PUBLIC UTILITIES)**

Juan Guerra, City Manager, introduced the item. He stated this was a fine the City had received and Public Utilities Director worked on getting it removed. He also stated there was a plan in place to fix it from this point forward and recommended approval.

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

**ITEM 7 PURCHASING:**

**A) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 2 IN THE AMOUNT OF \$120,682.50 AND ADDITIONAL 40 CALENDAR DAYS FOR THE CAPOTE AND LAS MILPAS INDUSTRIAL PARKS STREET IMPROVEMENTS PROJECT (PUBLIC WORKS)**

Juan Guerra, City Manager, introduced the item. He stated industrial park improvements were engineered without lime and without curb and gutters on purpose and in order to save money. He explained one change order has already been done to the streets in the Capote area to add lime and now with the rains have identified the need to add lime to the streets in the Industrial Park as well. If the City does not fix these issues now, there would be future street failures; therefore eventually streets need to be fixed. Mr. Guerra advised that City Engineer was available for any questions, recommended approval.

Comm. Medina asked City Engineer why this was not checked before work was commenced. Bill Ueckert, City Engineer, responded based on GeoTech results, he did borings at about 3' depth and no water table was encountered at all throughout the project itself. Therefore plan specifications were developed on determinations that there would be no water table involvement. However, due to rains in June and July, the water table came up based on GeoTech information. GeoTech personnel went out and did borings again and the water table rose almost 3 to 4 feet because of the rains.

Comm. Medina further expressed concern about the two recent change orders amounting to approximately \$160,000 and stated this should have been avoided with an in-house Engineer. Mr. Ueckert stated he did not foresee any water table coming-up and stated GeoTech results were done back in February or March and water table then was below 4 to 5 feet. Mr. Ueckert stated he did the correct investigation before and after.

Comm. Guajardo asked what would happen after the lime is added. Mr. Ueckert responded when lime is mixed to caliche based material, it becomes similar to concrete.

Comm Carrillo stated if it rains again we would have this problem in the future as the area is prone to water rising.

Edward Wylie stated they would order GeoTech to go every mile to get reading on where the water table is and through the development processes, they would make those changes. Mr. Wylie further stated lime would be included in future projects.

Comm. Carrillo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried by majority vote of four (4) ayes and two (2) nays. Comm. Medina and Comm. Guajardo voted against the motion.

**ITEM 8 CONTRACTS/AGREEMENTS:**

**A) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH MEDIA CHOICE FOR DIGITAL BILLBOARDS FOR ADVERTISEMENT SERVICES (EVENTS CENTER)**

Juan Guerra, City Manager, introduced the item and stated this pertains to three billboards in the region. He further stated billboards are sold to promoters to obtain funds back to the City and recommended approval.

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

**B) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH TEXAS SPORTSMAN FOR ADVERTISEMENT SERVICES (EVENTS CENTER)**

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

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

**C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AMENDMENT OF CONTRACT WITH JAVIER HINOJOSA ENGINEERING FOR HI-LINE ROAD PROJECT (ENGINEERING)**

Juan Guerra, City Manager, introduced the item and briefly explained this was to extend improvements on Hi-Line Road to the end of road towards Jackson Road. He further stated this was an increase of \$7,500 to engineer contract and recommended approval.

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

**D) CONSIDERATION AND ACTION, IF ANY, ON SUPPLEMENTAL EASEMENT AND RIGHT OF WAY REQUEST FROM AEP TEXAS CENTRAL COMPANY AND AUTHORIZE PAYMENT IN THE AMOUNT OF \$1,125.00 TO CITY OF PHARR (ENGINEERING)**

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

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

**E) CONSIDERATION AND ACTION, IF ANY, AWARDED PROPOSAL FOR CONSULTING SERVICES/SERVICING AGENCY FOR HEALTH INSURANCE (HR)**

Juan Guerra, City Manager, introduced the item and briefly stated due to a major increase to our health insurance rates, the City went out for bids. He stated staff recommended self-insured program with GEF Financial Group.

Comm. Carrillo **moved** to award proposal to GEF Financial Group as recommended. Comm. Bracamontes seconded the motion and when put to a vote, it carried unanimously.

**F) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH DAILEY WELLS COMMUNICATIONS FOR PROFESSIONAL SERVICES TO CHANGE ALL RADIOS AND INFRASTRUCTURE TO COMPLY WITH THE FEDERAL MANDATE (IT)**

Juan Guerra, City Manager, introduced the item and stated this was a federal requirement in the change of our frequencies and recommended approval.

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

**G) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH ENVIRO-LITE SOLUTIONS, LLC. FOR LIGHTING IMPROVEMENTS TO CITY FACILITIES (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and stated that this was for consulting services at no cost to the City to analyze the lighting of all city buildings. He stated the results of the analysis would be to see the cost savings and possibly move everything to LED. He further recommended approval.

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

**H) CONSIDERATION AND ACTION, IF ANY, ON COLLECTIVE BARGAINING LABOR AGREEMENT BETWEEN PHARR POLICE BARGAINING UNIT MEMBERS AND THE CITY OF PHARR FOR FY2015-2016 THRU FY2018-2019 (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and highlighted the major changes to the agreement were increased in base pay and increase of CID Investigators to twenty-six (26). He further recommended approval.

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

**ITEM 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, INCLUDING ITEMS 3 - 8**

Mayor Hernandez stated the time being 5:32 pm; 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 thru 551.087.

**ITEM 10 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION**

Mayor Hernandez stated the time being 5:46 pm; the board had completed its closed session and would be resuming the open meeting.

Jacob Salinas, Fire Marshal, reported the 14<sup>th</sup> Annual Fire Fest would be held on Saturday, October 24, 2015 at 6600 S. Cage Blvd. and extended an invitation to everyone to attend.

**ITEM 12 ADJOURNMENT**

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Guajardo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:49 p.m.

CITY OF PHARR

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AMBROSIO HERNANDEZ  
MAYOR

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR**

**ON THIS THE 20<sup>th</sup> DAY OF OCTOBER, 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, 2<sup>nd</sup> 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:

## MEMORANDUM

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**DATE:** November 20, 2015

**TO:** Juan G. Guerra, City Manager 

**FROM:** Roel Garza, Director of PAL *R.G.*

**SUBJECT: Request from Toys 4 Tatts-Ivan Aguilar to use the Jose "Pepe" Salinas Memorial Civic Center-Large Hall and Parking Lot**

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### ISSUE

The organization, Toys 4 Tatts-Ivan Aguilar, creator of T4T is requesting the use of the Jose "Pepe" Salinas Memorial Civic Center, on Friday and Saturday, December 11-12, 2015 from 1:00 p.m. to 10:00 p.m. They wish to host their 6<sup>th</sup> Annual Toy Drive. Attached is their event schedule.

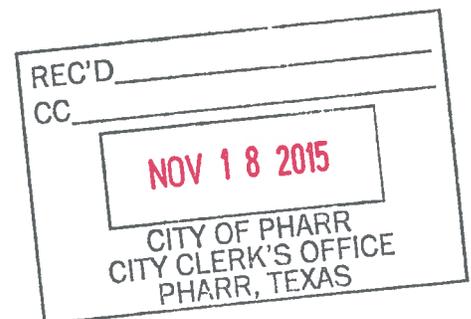
### FINANCIAL CONSIDERATION

This organization wishes to use the facility at no cost. The standard non-profit rental rate for this facility on a Friday and Saturday is \$1,900. This rate does not include Pharr Police Officers.

### STAFF RECOMMENDATION

Staff recommends that the City Commission consider the request for use of the facility at no cost. Lessee must make payment arrangements with the Pharr Police department for security services as required by city ordinance.

Thank You



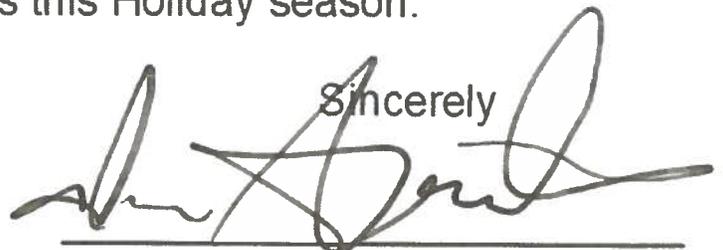
In 2010, a young tattoo artist with humble beginnings, began developing a unique way to give back to his community. Since then, Toys 4 Tatts has raised over 2,500 toys in an effort to make Christmas a little bit more enjoyable for young children across the Rio Grande Valley.

Overcoming the stigma associated with tattoos was no easy task. However, through hard work and support from the community, the level of acceptance has increased substantially. As the toy drive enters its 6th year, we are proud to say that we have had the opportunity to work various local organizations including Mercedes ISD, Progreso ISD, Driscoll Children's Hospital, and The Rainbow Room (a local non-profit organization for abused and neglected children).

Our mission is to unite businesses and the community for one purpose: to help families across the Rio Grande Valley have a little bit more joyful Christmas. What started off as a simple toy drive has evolved into a Valley tradition and has grown into something we could have never imagined. Last year was our most successful year, as we were able to give out over 800 toys. This year, we fully intend to double our numbers through the help of a two day music fest/car show to go along with the already popular Toys 4 Tatts drive.

We hope that you are able to join us in our quest thus allowing us to have a bigger impact in our community and produce many more smiles this Holiday season.

Sincerely



---

IVAN AGUILAR  
creator of T4T

Toys 4 Tatts  
event schedule

Dec. 11/12 2015

(parking lot activities 1-6)

car show -  
Outdoor family activities  
ie: moon jump, photobooth  
clown show

outdoor vendors

---

(Music hall events 6-10 pm)

**\*\*Dec 11\*\***

Reggaeton/Latin music night

YKG

Bigga Demus

Leal Sonido

Franco El Gorilla

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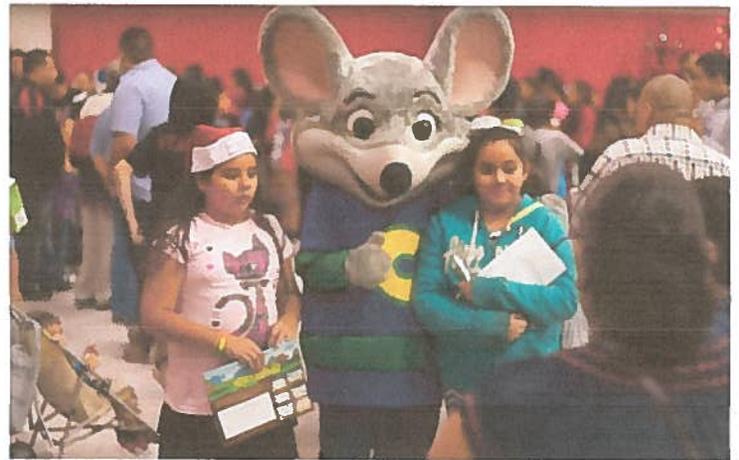
**\*\*Dec 12\*\***

Arez

Jiro

Raell

DJ: Micheal Watts



## MEMORANDUM

**DATE:** November 20, 2015  
**TO:** Juan G. Guerra, City Manager  
**FROM:** Roel Garza, Director of PAL R.G.

**SUBJECT: Request from The Willie Ortiz Memorial Foundation-Elizabeth Ortiz to use the Jose "Pepe" Salinas Memorial Civic Center**

### ISSUE

The organization, Willie Ortiz Memorial Foundation is requesting the use of the Jose "Pepe" Salinas Memorial Civic Center, on Sunday, December 20, 2015, from 2:00 p.m. to 8:00 p.m. They wish to host a Christian Concert.

### FINANCIAL CONSIDERATION

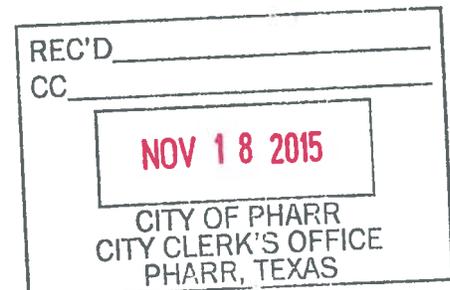
This organization wishes to use the facility at no cost. The standard non-profit rental rate for this facility on Sunday is \$800.00. This rate does not include Pharr Police Officers.

### STAFF RECOMMENDATION

Staff recommends that the City Commission consider the request for use of the facility at no cost. Lessee must make payment arrangements with the Pharr Police department for security services as required by city ordinance.

Thank You

OK  
aw





# The Willie Ortiz Memorial Foundation

Attn. Mr Juan Guerra

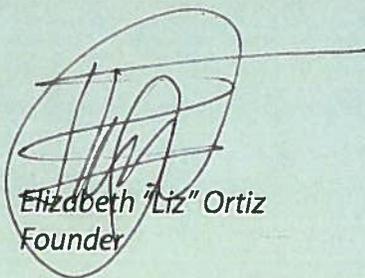
Nov 17 de 2015

City Manager Pharr Tx.

A Quien corresponda. Por medio de la presente The Willie Ortiz Memorial Foundation le hace la solicitud del salon grande del Pepe Salinas en la cd de Pharr, para un concierto Cristiano de navidad con el proposito de regalar juguetes a los ninos de escasos recursos la fecha sera el 20 de diciembre del 2015 de 2pm- 8pm.

No Habra comidas ni bebidas .

Le doy las mas sinceras gracias por su amable atencion. Ate su servidora Elizabeth Ortiz directora de la fundacion The Willie Ortiz Memorial Foundation.



Elizabeth "Liz" Ortiz  
Founder



CITY OF PHARR
PARADES, PROCESSIONS AND STREET CLOSURE FORM
P.O. Box 1729 \* 118 S. Cage Blvd. \* Pharr, Texas 78577
Fax 956-702-5313



Date of Event: December 12, 2015

Type of Event: [X] Parade [ ] Walk-A-Thon [ ] Other [ ] Procession

NAME OF CONTACT PERSON: Rev. Miguel Angel Ortega

ORGANIZATION (IF APPLICABLE): St. Frances Xavier Cabrini Catholic Church

ADDRESS: 8001 S. Cage Blvd. CITY: Pharr ZIP CODE: 78577

PHONE NO.: 956-787-3554 CELLULAR PHONE: NA

FAX NO.: 956-283-1354 E-MAIL: st-frances-cabrini@cdob.org

PURPOSE AND DESCRIPTION OF EVENT:

Parish: St. Frances Xavier Cabrini will celebrate Virgen de Guadalupe with a procession.
Vehicles and parishioners will meet at RVG parking lot and proceed to travel south onto S. Cage
arriving to the church parking lot and continue celebration with a mass inside church.

START TIME: 3:30pm END TIME: 6:00pm

ROUTE TO BE TRAVELED OR UTILIZED (Attach Site & Traffic Plan)

Starting Location: RGV Food Market

Ending Location: St. Frances Xavier Cabrini

Will event occupy all or only a portion of the width of the street? portion

Is the event insured? [X] Yes [ ] No

If yes, Insurance Company Information The Catholic Mutual Relief Contact #: 956-550-1549

Applicant Signature: [Handwritten Signature]

FOR CITY USE ONLY:

Date Received:

City Commission:

APPROVED

DENIED

[Handwritten Signature]
City Manager's signature

11/24/15
Date

REC'D
CC
NOV 23 2015
CITY OF PHARR
CITY CLERK'S OFFICE
PHARR TEXAS



## MEMORANDUM

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**DATE:** TUESDAY, NOVEMBER 03, 2015  
**TO:** JUAN GUERRA, CITY MANAGER  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

**SUBJECT:** AMENDING FEE SCHEDULE ORDINANCE

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### ISSUE

To amend O-2014-11 (fee ordinance), to reflect the following changes:

- Fee for Off-Premise Billboard Signs
- Administrative Fees

### FINANCIAL CONSIDERATION

There will be no cost to amend the ordinance.

### STAFF RECOMMENDATION

Staff recommends approval to amend the fee schedule ordinance.

Please feel free to contact me should the need arise, I am at extension 1408.

THANK YOU

**ORDINANCE NO. O-2015-\_\_\_\_\_**

**AN ORDINANCE AMENDING O-2014-52, PROVIDING FOR REPEALING OF CONFLICTING ORDINANCE(S) CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:**

**SECTION 1:** Ordinance No. O-2014-52 is hereby amended.

**SECTION 2: FEES.**

**A. Zoning Permits and Application Fees**

**1. Change of Zone Application(s)**

<b>Commercial or Industrial Zones – (O-P), (N-C), (C), (C-2), (H-C), (L-I), (H-I)</b>	<b>Amount Per Acre</b>
Less than one (1) acre	\$200.00
1.0 acre to 4.99 acres	\$300.00
5.0 acres and over	\$400.00 plus \$50.00 per acre over the first 5 acres

<b>PUD – (Planned Unit Development)</b>	<b>Amount Per Acre</b>
5.0 acres and over	\$650.00 + \$75.00 per acre over 5 acres

<b>Residential Zones – (R-1), (R-2), (R-3), (R-4), (R-HCMH)</b>	<b>Amount Per Acre</b>
Less than one (1) acre	\$150.00
1.0 acre to 4.99 acres	\$200.00
5.0 acres and over	\$250.00 plus \$25.00 per acre over the first 5 acres

**2. Conditional Use Permit Application(s)**

<b>Type of Conditional Use Permit</b>	<b>Amount</b>
Alcohol Beverage Permit	Alcohol as an accessory use: \$350.00 application fee + \$200.00 per year renewal fee Alcohol as a principle use: \$1,000.00 application fee + \$500.00 per year renewal fee
Cellular Towers / Co-Locators	\$1,000.00 Life of the Use
Life of the Use Permits (all other)	\$250.00
All other Conditional Use Permits	\$150.00 + \$50.00 per year renewal fee
Special Use Permit	\$150.00 + \$50.00 per year renewal fee

**B. Board of Adjustment Request**

Type of Board of Adjustment Request	Amount
Variance	\$750.00 per case
Special Exception	\$750.00 per case

**C. Building & Standards Commission Appeals**

Type of Building & Standards Commission Appeal	Amount
Per Appeal	\$150.00

**D. Copies of City Ordinance(s)**

Type of City Ordinance(s)	Amount
Zoning Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Subdivision Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Sign Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Landscape Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Standards Manual (Const. and Dev. Guide)	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)

**E. Maps and GIS Document Fee(s)**

Description	Sq. Ft.	B & W	Color
Letter	.6	\$2.00	\$2.00
Legal	.8	\$2.00	\$3.00
Tabloid	1.3	\$4.00	\$5.00
Wall Maps	Price per Sq. Ft.	\$2.80 sq. ft.	\$4.00 sq. ft.

**F. Subdivision Fee(s)**

Type of Subdivision Fee(s)	Amount
Commercial Subdivision Plat Application	\$325.00 + \$15.00 per acre
Industrial Subdivision Plat Application	\$325.00 + \$15.00 per acre
Residential Subdivision Plat Application:	
• Up to 1 acre	\$275.00
• 1 acre to 4.99 acres	\$300.00
• 5 or more acres	\$60.00 per acre
Subdivision Inspection Fees	Three (3%) Percent of the total of public improvements cost or \$300.00 minimum
Water System Subdivision Fee	\$100.00 per acre
Sewer System Subdivision Fee	\$75.00 per acre
Right-of-Way Testing Fee	Three (3%) Percent of the total of public improvements cost. Excess to be refunded to payee
Street Sign Materials Fee	\$175.00 per street or stop sign

Fire Hydrant and Fire Ring Fee	\$50.00 for both
Parkland Dedication Fee: <ul style="list-style-type: none"> <li>• Single Family Residential</li> <li>• All other residential zones</li> </ul>	\$1,250.00 per acre \$250.00 per dwelling unit
Additional Final Inspection(s) Fee	\$300.00 per request for Final Inspection

**G. Building Safety Fee(s)**

**1. Certificate of Occupancy Fee(s)**

Type of Certificate of Occupancy	Amount
Commercial Buildings	\$50.00
Residential Homes	\$25.00
Duplicate Certificates	\$15.00
Certificate of Occupancy Inspection	\$25.00

**2. Mobile Food Vendor Fee**

<b>Mobile Food Vendor Fee (Mobile Truck, Concession Trailer, Ice Cream Truck)</b>
\$150.00 + \$100.00 per year renewal fee

**3. Accessory Residential Structures Building Fee(s)**

Accessory Residential Structure Building Fee	Amount
Up to 120 sq. ft.	\$15.00
After 120 sq. ft.	\$15.00 + \$0.12 per sq. ft. of building area

**4. BYOB (Bring Your Own Bottle) Fee(s)**

Type of BYOB Permit Fee(s)	Amount
Event	\$250.00
Venue	\$750.00

**5. Demolition Permit Fee(s)**

Demolition Permit Fee	Amount
Building of 500 sq. ft. or less	\$50.00
Building of 501 sq. ft. or more	\$50.00 + \$0.10 per sq. ft.

**6. Inspections outside City Limits Fee(s)**

<b>Inspection outside City Limit Fee:</b>
\$100.00 + \$0.55 per mile of travel round trip from City Hall (non-refundable)

## 7. Building Permit Extension Fee

### Building Permit Extension Fee:

25% of the original permit fee for up to 6 months (permit must be requested prior to lapsing of original permit, limit two total)

## 8. Plan Review Fee

### Type of Plan Review Fee:

One-half (1/2) the building permit fee

Subsequent reviews are twenty-five (25%) percent of the building permit fee for each review

## 9. Request to refund permit, if no work has been done

Request to refund permit, if no work has been done	Amount
Assessment Fee	Less 10% of permit fee (if no plan review was done)

## 10. Curb-Cut and Driveway Permit

Curb-Cut and Driveway Permit	\$8.00 per square foot
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## 11. Sign Permit Fee

Value	Fee	Fee if Electrified
\$0.00 - \$100.00	\$15.00	\$50.00
\$101.00 - \$500.00	\$30.00	\$60.00
\$501.00 - \$1,000.00	\$50.00	\$90.00
Over \$1,000.00	\$50.00 plus \$5.00 for each additional \$1,000.00 valuation or portion thereof	Add \$70.00

## 12. Credit Access Businesses

Credit Access Business Registration Certificate	\$50.00
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## 13. Off-Premise Billboard Sign Fee

Size of Sign	Amount
Small (0 to 72 Sq. Ft.)	\$100.00 Per Year
Medium (73 to 300 Sq. Ft.)	\$150.00 Per Year
Large (301 to 672 Sq. Ft.)	\$200.00 Per Year
Small Digital (0 to 382 Sq. Ft.)	\$300.00 Per Year
Large Digital (383 to 672 Sq. Ft.)	\$500.00 Per Year

## H. Administrative Fees

Type of Administrative Fees	Amount
Easement Vacation	\$300.00 Processing Fee

Right-of-Way Abandonment or Closure	\$300.00 Processing Fee + \$100.00 (nominal value of land, unless increased by City Commission or justified by appraisal)
Zoning Verification Letters	\$75.00 Processing Fee
Governmental Related Agreements	\$500.00 Processing Fee
Use of City Easement Property by Private Parties	\$500.00 Administrative Fee
Fiber Optic Licenses	\$3,500.00 Each Fiber Optic
Petrochemical Pipelines on City Property	\$5,000.00 Processing Fee
Wireless Communication Towers on City-Owned Property	\$3,500.00 Per Wireless Communication Tower
Sale of Surplus Real Property	\$815.00 Processing Fee
Granting and Releasing Easements	\$150.00 Processing Fee
Right of Entry	Up to \$300.00

**SECTION 3: REPEALING CLAUSE.**

All ordinances or parts of ordinances or conflict with this ordinance are hereby repealed.

**SECTION 4: SEVERABILITY CLAUSE.**

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

**SECTION 5: EFFECTIVE DATE; PUBLICATION.**

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

**SECTION 6: PROPER NOTICE AND MEETING.**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS,** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF PHARR

\_\_\_\_\_  
AMBROSIO HERNANDEZ

MAYOR

ATTEST:

\_\_\_\_\_  
HILDA PEDRAZA, CITY CLERK

**PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.**

CITY OF PHARR

\_\_\_\_\_  
AMBROSIO HERNANDEZ  
MAYOR

ATTEST:

\_\_\_\_\_  
HILDA PEDRAZA, CITY CLERK

**PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.**

CITY OF PHARR

\_\_\_\_\_  
AMBROSIO HERNANDEZ  
MAYOR

ATTEST:

\_\_\_\_\_  
HILDA PEDRAZA, CITY CLERK



## MEMORANDUM

**DATE:** November 19, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer

**SUBJECT: Agenda Request: Consideration and possible action, if any, on request to advertise for Bids for Ridge Road (Jackson to Cage) Sidewalk Improvements Project.**

### ISSUE

Plans and specifications are complete and ready to go out for bids.

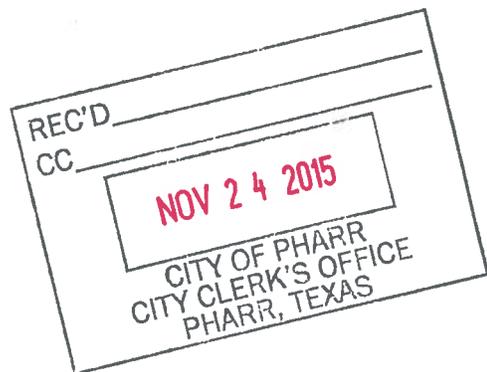
### FINANCIAL CONSIDERATION

Estimated total construction cost for is **\$245,000**. LRGVDC grant amount is \$245,000.

### STAFF RECOMMENDATION

Staff recommends to advertise for bids. Construction will begin sometime in February 2016.

### ALTERNATIVES





**Legend**

- Pharr City Limit
- Pharr ETJ
- Footprint

- Proposed 6ft sidewalk with ADA ramps
- Proposed 5ft sidewalk with ADA ramps

Engineering Department  
 City of Pharr, Texas  
 118 South Cage Blvd.  
 956-402-4242

Location Map



Source: CDP Hidalgo County Appraisal District

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





## MEMORANDUM

**DATE:** November 23, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** Luis A. Bazan, Bridge Director

**SUBJECT: AUTHORIZING THE PHARR INTL. BRIDGE TO RECEIVE  
REQUEST FOR PROPOSAL (RFP) FOR DIGITAL SIGN**

### ISSUE

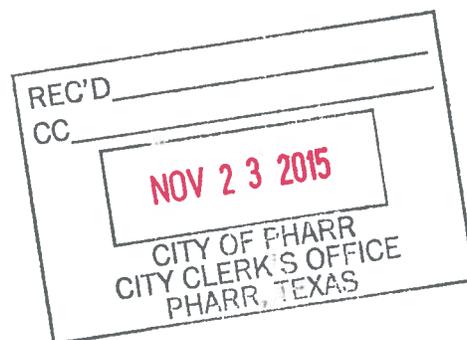
On November 18, 2015, the bridge board member approved the authorization to Request For Proposals (RFP) from qualified companies for the LED Digital Sign located north of the toll booth, facing northbound traffic. This Digital Sign has been at the bridge for about 10 years and is in need of improvements. This request does not require a monetary investment at this time. Once we have selected a company, an evaluation process will be develop to provide the City Council with a recommendation.

### FINANCIAL CONSIDERATION

N/A

### STAFF RECOMMENDATION

Staff recommends the authorization to advertise for Proposals for LED Digital Sign at the Pharr International Bridge.



“Triple Crown City”



MAYOR  
Ambrosio "Amos" Hernández

To: Bridge Board members  
Thru: Juan G. Guerra, City Manager  
From: Luis Bazan, Bridge Director  
Subj: Request authority to advertise for Proposals for a LED Digital Sign at the Pharr International Bridge

COMMISSIONERS  
Eleazar Guajardo  
Roberto "Bobby" Carrillo  
Oscar Elizondo, Jr.  
Edmund Maldonado, Jr.  
Ricardo Medina  
Mario Bracamontes

CITY MANAGER  
Juan G. Guerra, CPA

This request was routed to the City Manager's office for consideration.

**Background:**

The Pharr International Bridge currently has a digital sign in place, which has been there for about 10 years and is in need of improvements. This project request is an attempt to select the best LED Digital Sign company to provide us with the latest and newest equipment to fit our needs.

**Discussion:**

This request is for authorization to Request For Proposals from qualified companies for the aforementioned project, which is needed in order to place the old digital sign that is located north of the toll booth, facing northbound traffic. This request does not require a monetary investment at this time. Once we have selected a company, we will develop an evaluation process to provide the City Council with a recommendation.

**Recommendation:**

Based on the foregoing discussion, I hereby recommend that authorization be given for this request.



**Pharr**  
**Administration**

interoffice  
MEMORANDUM

**To:** Mayor and City Commission

**From:** Imelda Barrera, Assistant City Clerk *I.B.*

**Subject:** Memorandum of Understanding with D&M Ventures, LLC.

**Date:** November 25, 2015

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Item to be discussed during closed session.

Thank you.



## MEMORANDUM

**DATE:** November 23, 2015

**TO:** Juan G Guerra, City Manager

**FROM:** Luis A. Bazan, Bridge Director

**SUBJECT: LETTER OF SUPPORT BETWEEN THE CITY OF PHARR - INTERNATIONAL BRIDGE & CATERPILLAR MEXICO, S.A. de C.V.**

### ISSUE

On November 18, 2015, the bridge board member approved the letter of support between the City of Pharr - International Bridge and Caterpillar Mexico, S. A. de C. V. This letter of support consists on allowing the dump truck bodies (oversized cargo) to continue flowing through the wide lane located at the southbound booths and into de CBP Export Lot. These imports take place at 5:00 AM, one hour before regular hours of operations, allowing for an expedited and controlled import process that does not interfere with standard passenger and commercial vehicle flow. The maximum daily volume will be approximately twenty (20) shipments.

### FINANCIAL CONSIDERATION

N/A

### STAFF RECOMMENDATION

Staff recommends the City of Pharr authorize the letter of support between the City of Pharr – International Bridge and Caterpillar Mexico, S.A. de C.V.

REC'D _____
CC _____
<b>NOV 23 2015</b>
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS

## LETTER OF SUPPORT

### City of Pharr – International Bridge & Caterpillar Mexico, S.A. de C.V.

The City of Pharr – International Bridge recognizes the economic importance of Caterpillar Inc. and its Mexicana affiliates (including Caterpillar Mexico, S.A. de C.V. and Caterpillar Reynosa S.A. de C.V.) to the U.S. and wishes to continue extending its services of import facilitation at the Pharr Port of Entry.

Caterpillar has been doing business in Mexico since 1961 and has recently expanded its manufacturing operations in Reynosa, where they are producing dump truck bodies for off-highway trucks. One relevant feature of the dump truck bodies is their oversized dimensions. The widest they fabricate is exactly 24.5 feet wide.

As of 1993, when Caterpillar exported their first dump truck body to the U.S., they have consistently had the support of both Mexico and U.S. Customs authorities, making their business flow possible, granting the ongoing success of Caterpillar's operations and contribution to the overall growth of international cross-border trade between the two countries.

As Caterpillar further expands their operations in Reynosa, the daily export volume is expected to increase from two (2) shipments per day to eight (8) shipments per day during the next two years. The maximum daily volume will be approximately twenty (20) shipments daily. During 2012, Caterpillar achieved about fifteen (15) shipments daily during peak volume through the Pharr International Bridge, from the manufacturing facility located within one mile from the Pharr-Reynosa International Bridge (Mexico Aduana).  
Note: Shipments expected can vary from 10 to 24.5 feet in width.

The City of Pharr – International Bridge will contribute to Caterpillar's growth and success by allowing the dump truck bodies to continue flowing through the wide lane located at the southbound booths and into the CBP Export Lot. These imports take place at 5:00 AM, one hour before regular hours of operation, allowing for an expedited and controlled import process that does not interfere with standard passenger and commercial vehicle flow.

Although these special imports face obvious challenges with the current import situation, plans are under way inside the CBP Federal Facility to construct a dedicated northbound entry lane and exit lane to accommodate the wide loads. Caterpillar will require 26 ft. of wide lane, free of obstacles, in order for their oversized cargo to maneuver and circulate without mobility issues. TXDOT will also be accommodating the oversized cargo inside the new Border Safety Inspection Facility to help streamline the importation process. While these projects are completed, the City of Pharr – International Bridge will support Caterpillar's import process as described herein.

According to CBP, "U.S. Customs and Border Protection values Caterpillar's contributions to the United States economy and will continue to support Caterpillar's operations through the efficient importing of oversized equipment at the Pharr Port of Entry".

---

Felipe Barrera  
Transportation & Customs Compliance Manager  
Caterpillar Mexico

---

Marco Villarreal Cortes  
Supply Chain & Transportation Manager  
Caterpillar Mexico

---

Ambrosio Hernandez  
Mayor  
City of Pharr

Luis,

Regarding the conversation you just had with Marco Villarreal, here I'm sending the all assembled dump truck bodies specifics. They correspond to the biggest model we currently export in one piece.

**Length: 13.94 mts / 45' 9"**

**Width: 7.80 mts. / 25' 7"**

**Height: 3.97 mts. / 15' (Including low-boy)**

**Side Height: (From the ground to the truck body already on the low-boy): 0.9 mts / 2' 11" aprox.**



Best regards,

Felipe Barrera  
Transportation & Customs Compliance  
Caterpillar Mexico

## MEMORANDUM

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**DATE:** TUESDAY, DECEMBER 01, 2015  
**TO:** MAYOR AND CITY COMMISSION  
**THROUGH:** JUAN GUERRA, CITY MANAGER  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES 

**SUBJECT:** LIFE-OF-THE-USE CONDITIONAL USE PERMIT – FILE NO.  
CUP#151066 (COLOCATION OF TELECOMMUNICATION EQUIPMENT)

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### GENERAL INFORMATION:

**APPLICANT:** Katy Swenson, representing T-Mobile (CC01359A), has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment in a Single-Family Residential District (R-1).

**LEGAL DESCRIPTION:** The property is legally described as being 0.037 acres of land, more or less, out of the North 10 acres of the East 20 acres of Lot 184, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 1011 West Kelly Avenue.

**ZONING:** The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1), Medium Density Multi-Family Residential District (R-3) and Two-Family Residential District (R-2) to the North, Office Professional District (O-P) and Single-Family Residential District (R-1) to the East, High Density Multi-Family Residential District (R-4) to the South and High Density Multi-Family Residential District (R-4) and Townhouse Residential District (R-TH) to the West. The area is generally designated for public/semi-public use in the Land Use Plan.

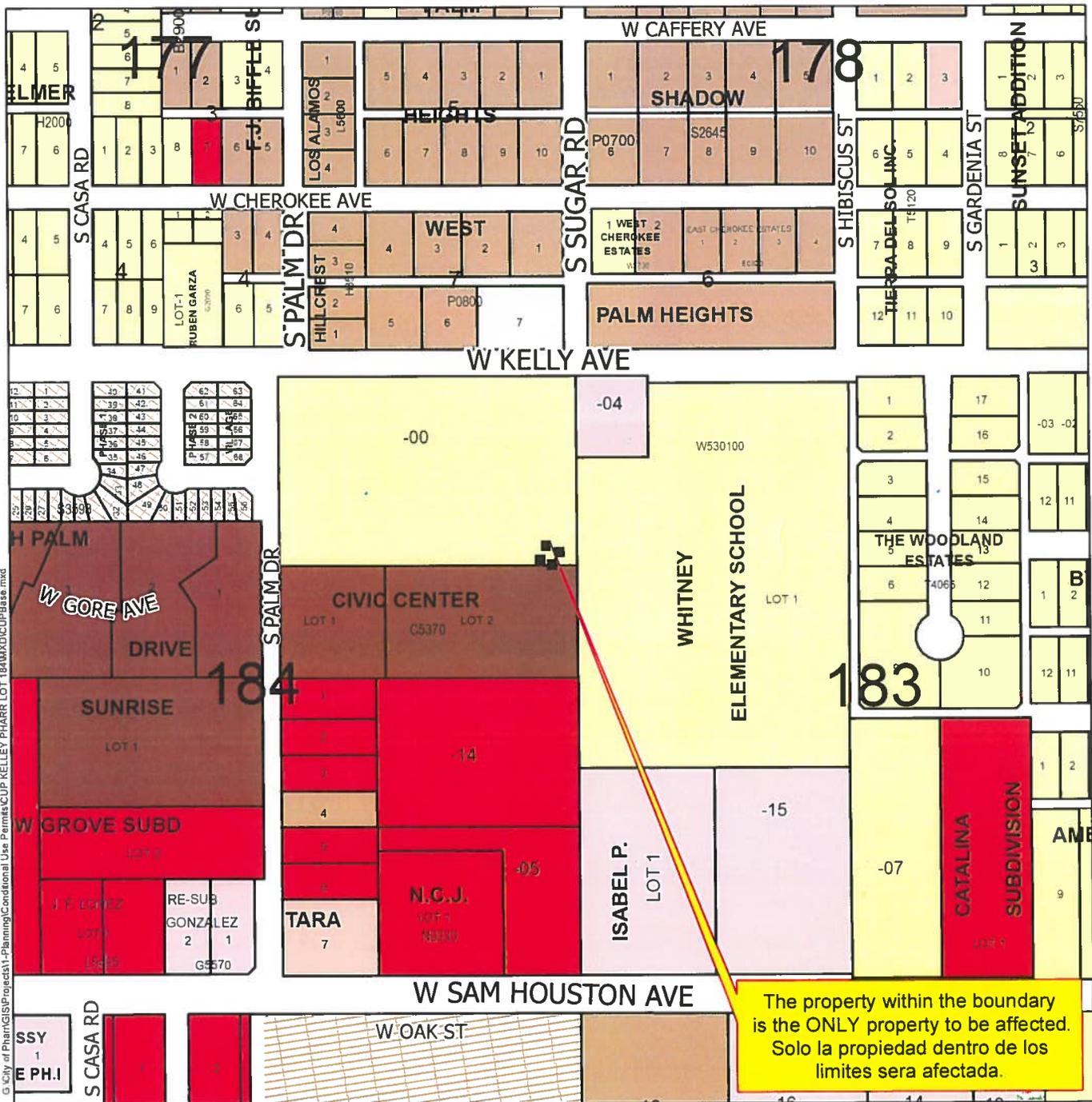
**NOTIFICATION OF PUBLIC:** Four (4) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**PLANNING STAFF RECOMMENDATIONS:** Planning Staff is recommending approval of the Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment in a Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The telecommunications tower must comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
  - Any change in use or change in extent of use, area or location being used.
  - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
  - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

**PLANNING & ZONING RECOMMENDATIONS:** The Planning and Zoning Commission voted unanimously to **approve** the Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment in a Single-Family Residential District (R-1) subject to site being in compliance with all City Ordinances and City Department requirements.

Proposed Conditional Use Permit  
 KELLY-PHARR LOT 184  
 T-MOBILE (CC01359A)/ KATY SWENSON



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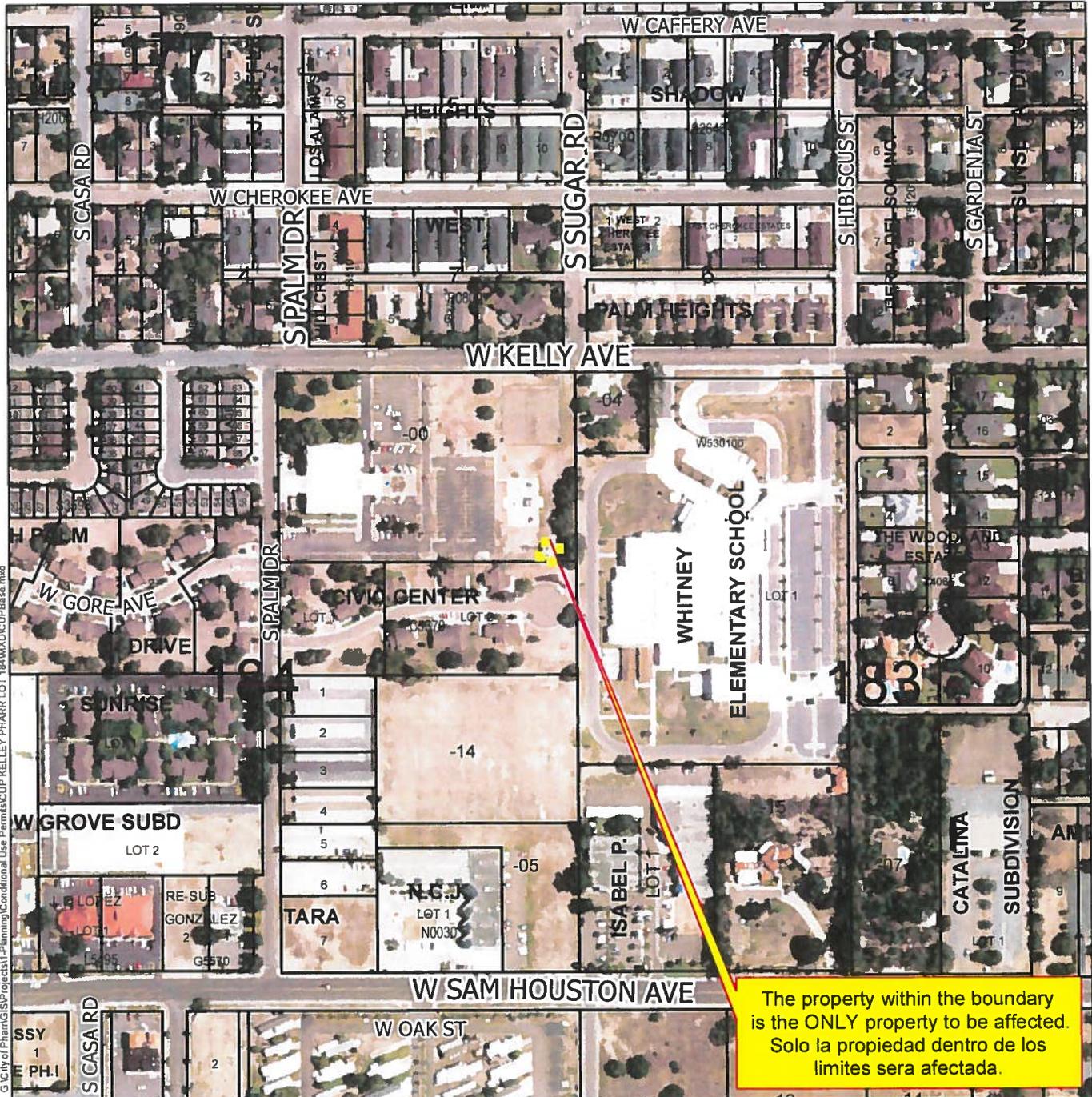
- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

Scale: 1 inch = 300 feet



Date: 11/3/2015

Proposed Conditional Use Permit  
 KELLY-PHARR LOT 184  
 T-MOBILE (CC01359A)/ KATY SWENSON

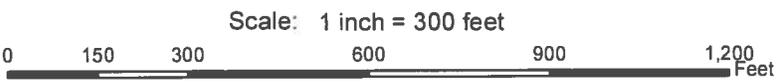


The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

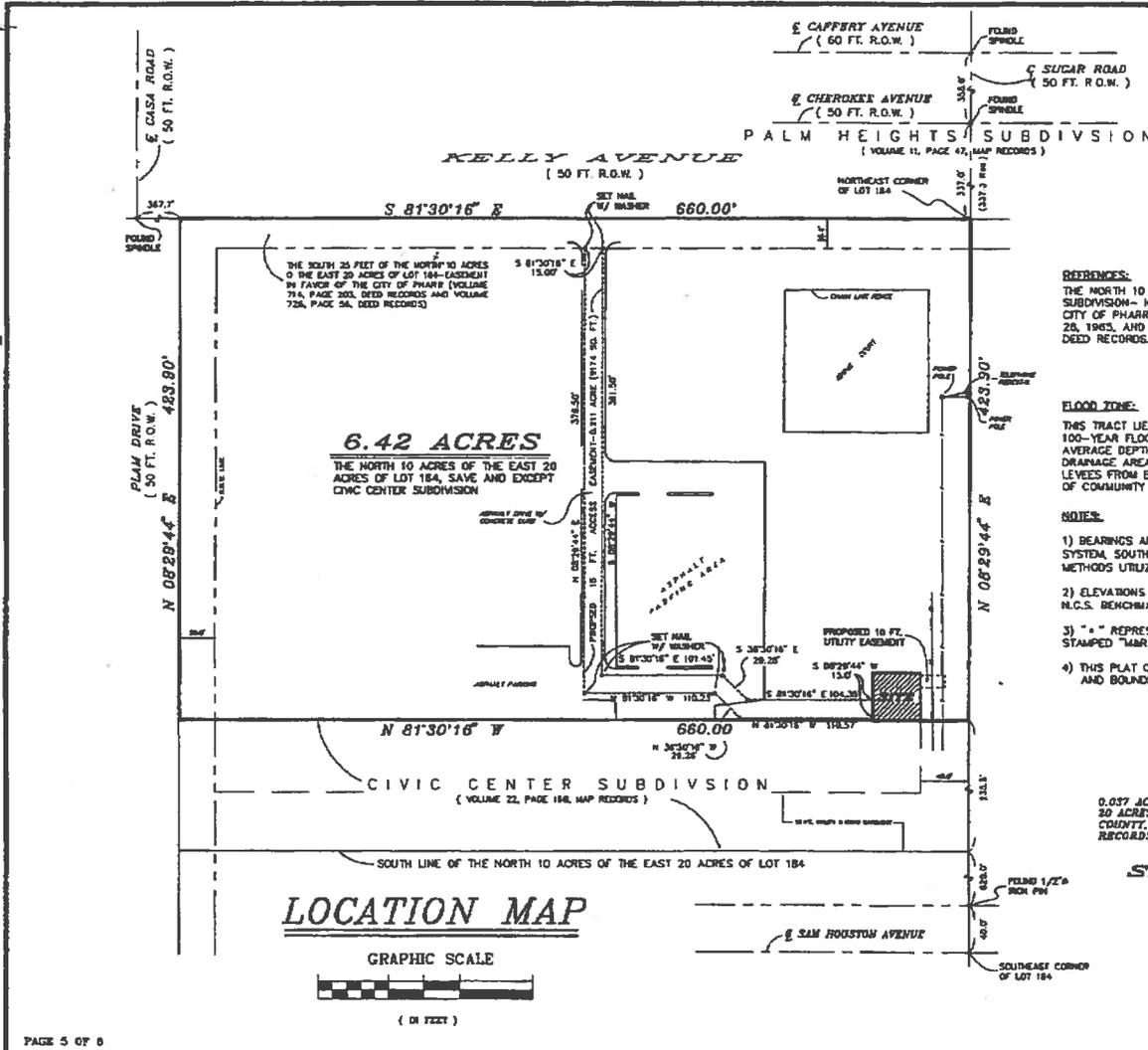
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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

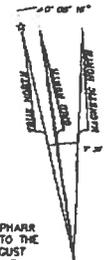
City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Date: 11/3/2015



NOTE:  
"MAGNETIC NORTH" & "TRUE NORTH" ARE NOT TO ANGULAR SCALE. BEARINGS ARE BASED ON "GRID NORTH"



**REFERENCES:**  
THE NORTH 10 ACRES OF THE EAST 20 ACRES OF LOT 184, KELLY-PHARR SUBDIVISION - KENNETH M. CRUMPLER AND WIFE LOIS M. CRUMPLER TO THE CITY OF PHARR BY WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 28, 1963, AND RECORDED IN VOLUME 1123, PAGE 199, HIDALGO COUNTY DEED RECORDS.

**FLOOD ZONE:**  
THIS TRACT LIES IN ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD; OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM BASE FLOOD, AS PER THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480347, PANEL NO. 0005C, EFFECTIVE OCTOBER 19, 1992.

- NOTES:**
- 1) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (N.A.D. 1983) DETERMINED BY G.P.S. METHODS UTILIZING N.G.S. STATION "MOCKLEY 2"
  - 2) ELEVATIONS ARE BASED ON MEAN SEA LEVEL DETERMINED BY N.G.S. BENCHMARKS (MAYD 1988).
  - 3) "•" REPRESENTS 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC." SET, UNLESS OTHERWISE SPECIFIED.
  - 4) THIS PLAT OF SURVEY IS ACCOMPANIED BY NARRATIVE METES AND BOUNDS DESCRIPTION

SITE NUMBER: RG 13XC007  
SITE NAME: PHARR  
HIDALGO COUNTY, TEXAS  
SURVEY OF

0.057 ACRES (1000 SQ. FT.) OF LAND OUT OF THE NORTH 10 ACRES OF THE EAST 20 ACRES OF LOT 184, KELLY-PHARR SUBDIVISION, IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 3, PAGE 124, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PREPARED FOR:  
**SPRINT SPECTRUM L.P.**

**Mejia & Rose, Incorporated**  
Engineering Surveying

1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78520  
Fax (956) 544-3068

**REFERENCES:**

THE NORTH 10 ACRES OF THE EAST 20 ACRES OF LOT 184, KELLY-PHARR SUBDIVISION - KENNETH M. CRUMPLER AND WIFE LOIS M. CRUMPLER TO THE CITY OF PHARR BY WARRANTY DEED WITH MENDON'S LHM DATED AUGUST 29, 1965, AND RECORDED IN VOLUME 1125, PAGE 198, HIDALGO COUNTY DEED RECORDS.

**FLOOD ZONE:**

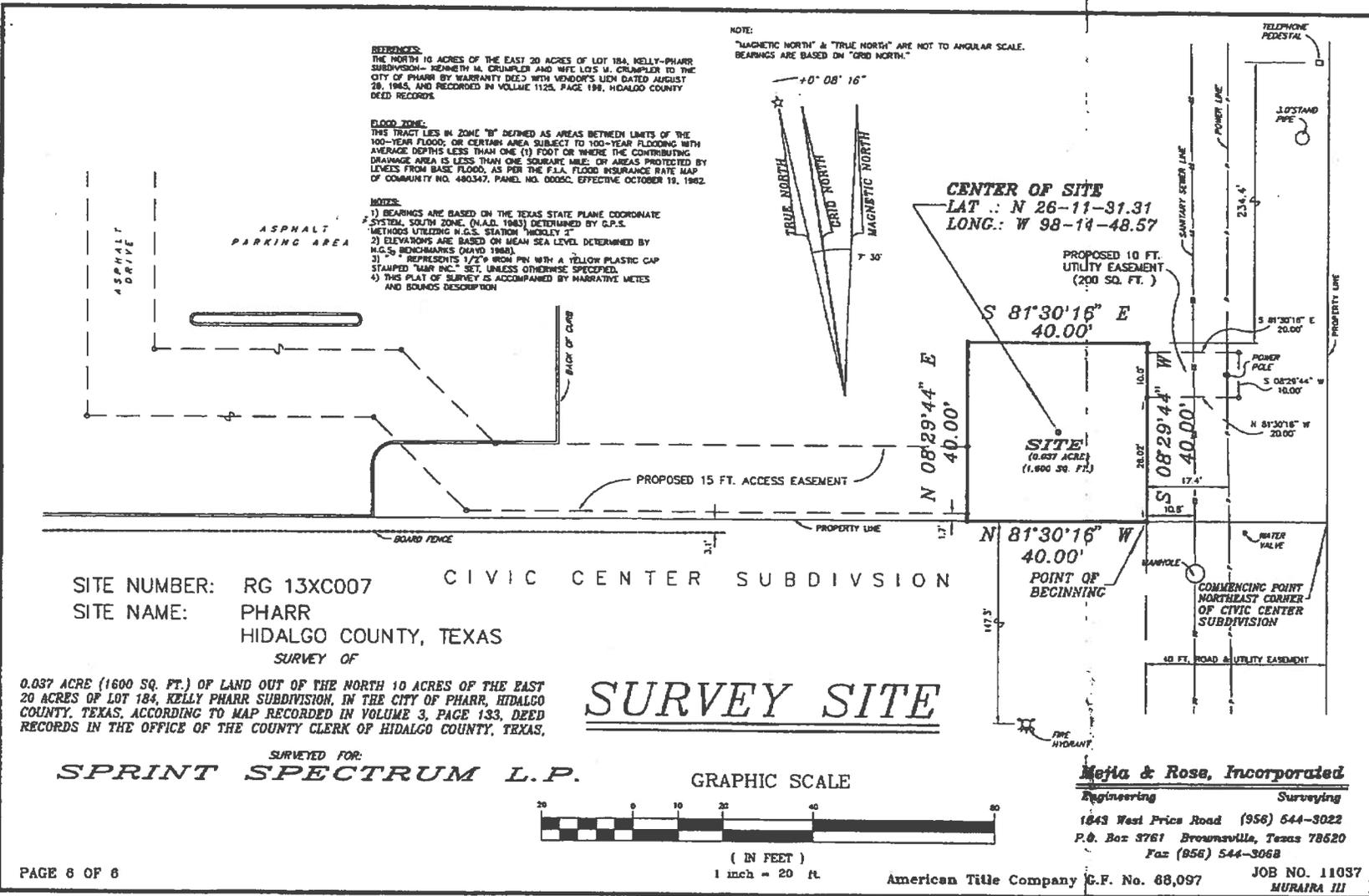
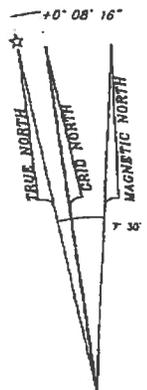
THIS TRACT LIES IN ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD, OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LINES FROM BASE FLOOD, AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480347, PANEL NO. 0005C, EFFECTIVE OCTOBER 19, 1982.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (N.A.S. 1983) DETERMINED BY G.P.S. METHODS UTILIZING N.G.S. STATION "MOORELY 2"
- 2) ELEVATIONS ARE BASED ON MEAN SEA LEVEL DETERMINED BY N.G.S. BENCHMARKS (MAY 1988)
- 3) REPRESENTS 1/2" X 9/16" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC." SET, UNLESS OTHERWISE SPECIFIED.
- 4) THIS PLAT OF SURVEY IS ACCOMPANIED BY NARRATIVE METES AND BOUNDS DESCRIPTION.

**NOTE:**

"MAGNETIC NORTH" & "TRUE NORTH" ARE NOT TO ANGULAR SCALE. BEARINGS ARE BASED ON "GRID NORTH."



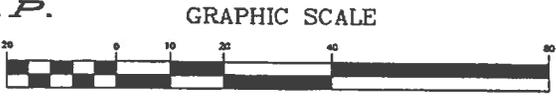
SITE NUMBER: RG 13XC007  
 SITE NAME: PHARR  
 HIDALGO COUNTY, TEXAS  
 SURVEY OF

CIVIC CENTER SUBDIVISION

0.037 ACRE (1600 SQ. FT.) OF LAND OUT OF THE NORTH 10 ACRES OF THE EAST 20 ACRES OF LOT 184, KELLY PHARR SUBDIVISION, IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

SURVEYED FOR:  
**SPRINT SPECTRUM L.P.**

# SURVEY SITE



**Mejia & Rose, Incorporated**  
 Engineering Surveying  
 1843 West Price Road (956) 544-3022  
 P.O. Box 3761 Brownsville, Texas 78520  
 Fax (956) 544-3068







## MEMORANDUM

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**DATE:** DECEMBER 01, 2015

**TO:** MAYOR AND CITY COMMISSION

**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** Re-zoning Request: From Single-Family Residential District (R-1) to a Medium Density Multi-Family Residential District (R-3): Being Lot 26, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physically address is 1301 West Kennedy Street.

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### REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

### DESCRIPTION OF PROPERTY:

Eleazar Perez, representing Templo El Divino Salvador, is requesting a change of zone from Single-Family Residential District (R-1) to a Medium Density Multi-Family Residential District (R-3). The property is located on the South side of West Kennedy Street and has a physical address of 1301 West Kennedy Street. The property consists of one (1) Lot and is legally described as being Lot 26, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Kennedy Street, a 50 foot Local Street with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential District (R-1). The property is designated for single family residential use in the Land Use Plan. The owner of the property is requesting a change of zone to Medium Density Multi-Family Residential District (R-3) in order to construct apartments on said property.

The adjacent zonings are Single Family Residential District (R-1) to the North, South and East and General Business District (C) to the West.

The Medium Density Multi-Family Residential District is established to provide adequate space and site diversification for medium density areas that are a mixture of single-family, duplex, and multifamily dwellings of up to eight units per lot. This is a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. The area requirements in this district are based on multifamily dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. Only one building will be allowed per lot, and the setbacks will be similar to that of the single-family district. This zone allows medium-density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. R-3 uses should not run traffic over long distances of single-family residential-sized streets, or through single-family neighborhoods, and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-Family developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential uses and traffic, or from pollution and or environment hazards.

Sixteen (16) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Planning staff is recommending **approval** of the request to re-zone to Medium Density Multi-Family Residential District (R-3) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

#### **PLANNING AND ZONING COMMISSION:**

The Planning and Zoning Commission carried by majority with seven (7) members voting yea and one (1) member voting nay to approve the rezoning request from Single-Family Residential District (R-1) to a Medium Density Multi-Family Residential District (R-3) subject to staff's recommendations.

**CITY COMMISSION OPTIONS:**

- 1. Approve the rezoning request;**
- 2. Table the item for:**
  - a) consideration by the full board;**
  - b) additional information;**
  - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



**REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN**

Eleazar Perez, representing Templo El Divino Salvador  
 APPLICANT

Single Family Residential District (R-1)  
 CURRENT ZONE

1301 West Kennedy Street  
 ADDRESS

Medium Density Multi-Family District (R-3)  
 PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?		X
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

**Approval**

The property meets area requirements and has adequate ingress and egress.

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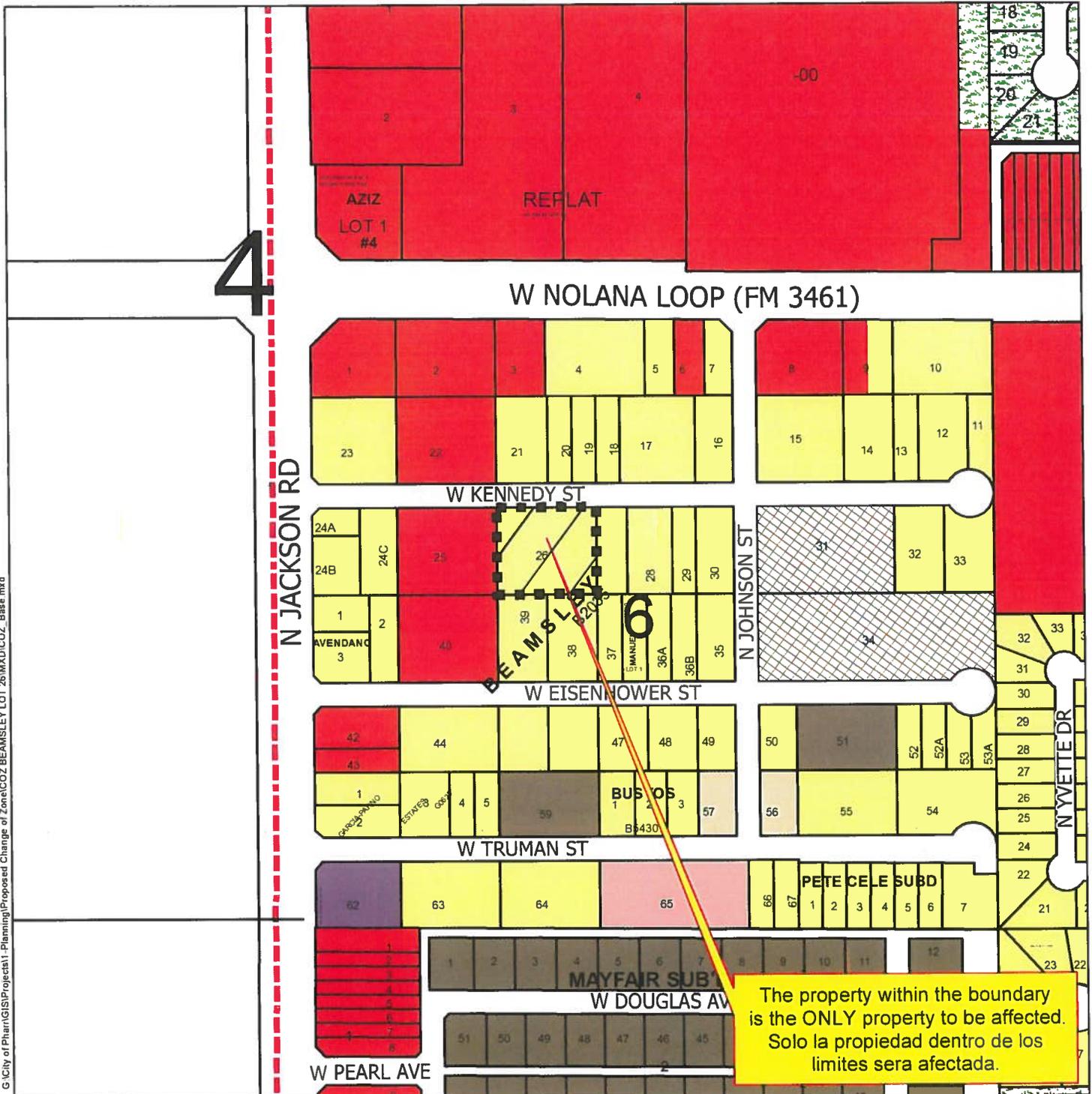


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Heriberto Martinez, Planner I  
 PREPARED BY

November 18, 2015  
 DATE

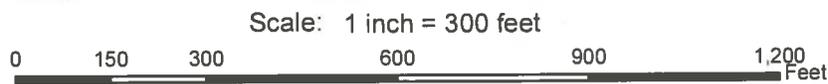
Proposed Change of Zone  
 BEAMSLEY SUBDIVISION LOT 26  
 ELEAZAR PEREZ



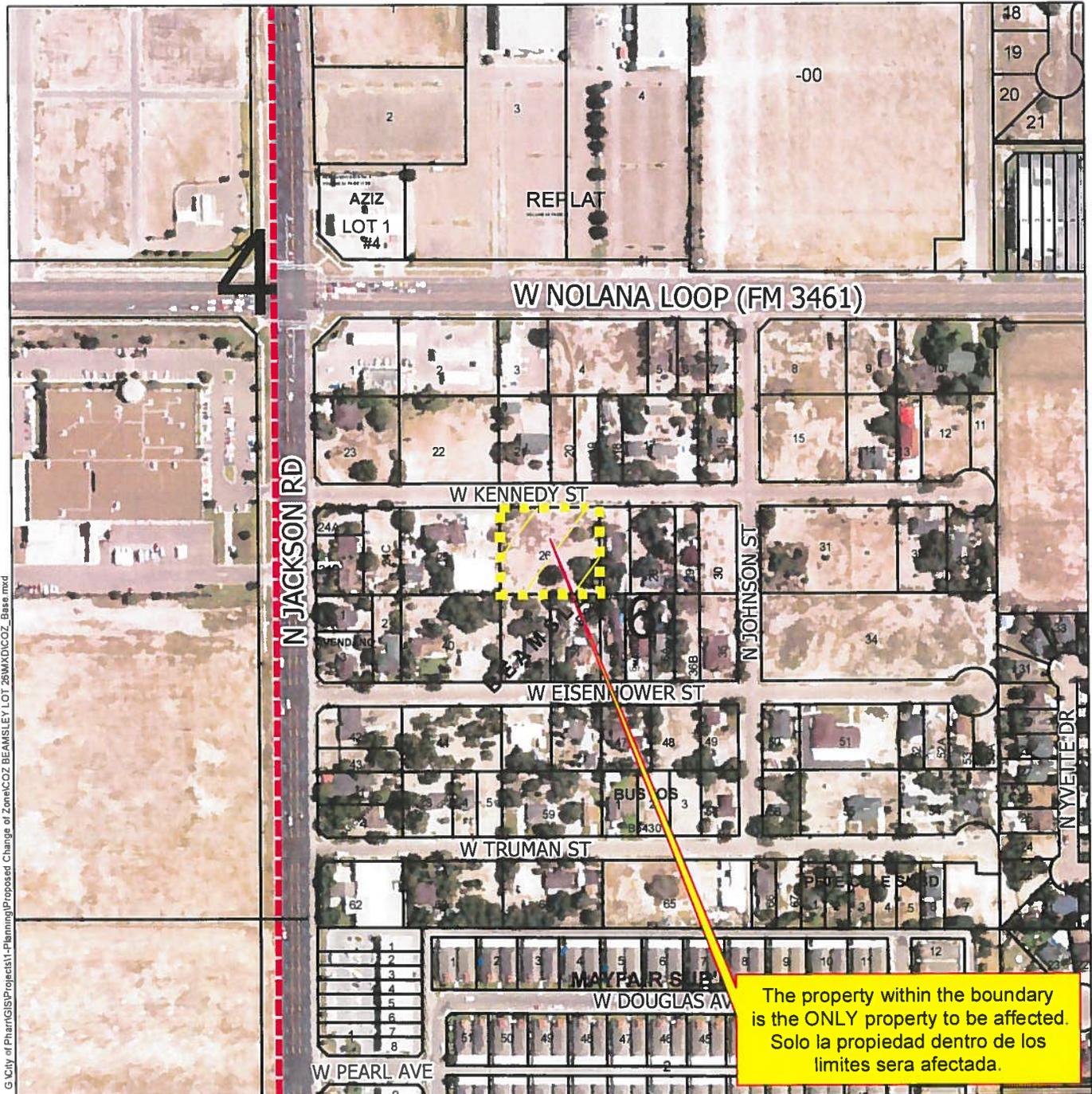
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- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

City of Pharr, Texas  
 Engineering Department  
 956.702.5355



Proposed Change of Zone  
 BEAMSLEY SUBDIVISION LOT 26  
 ELEAZAR PEREZ



The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |

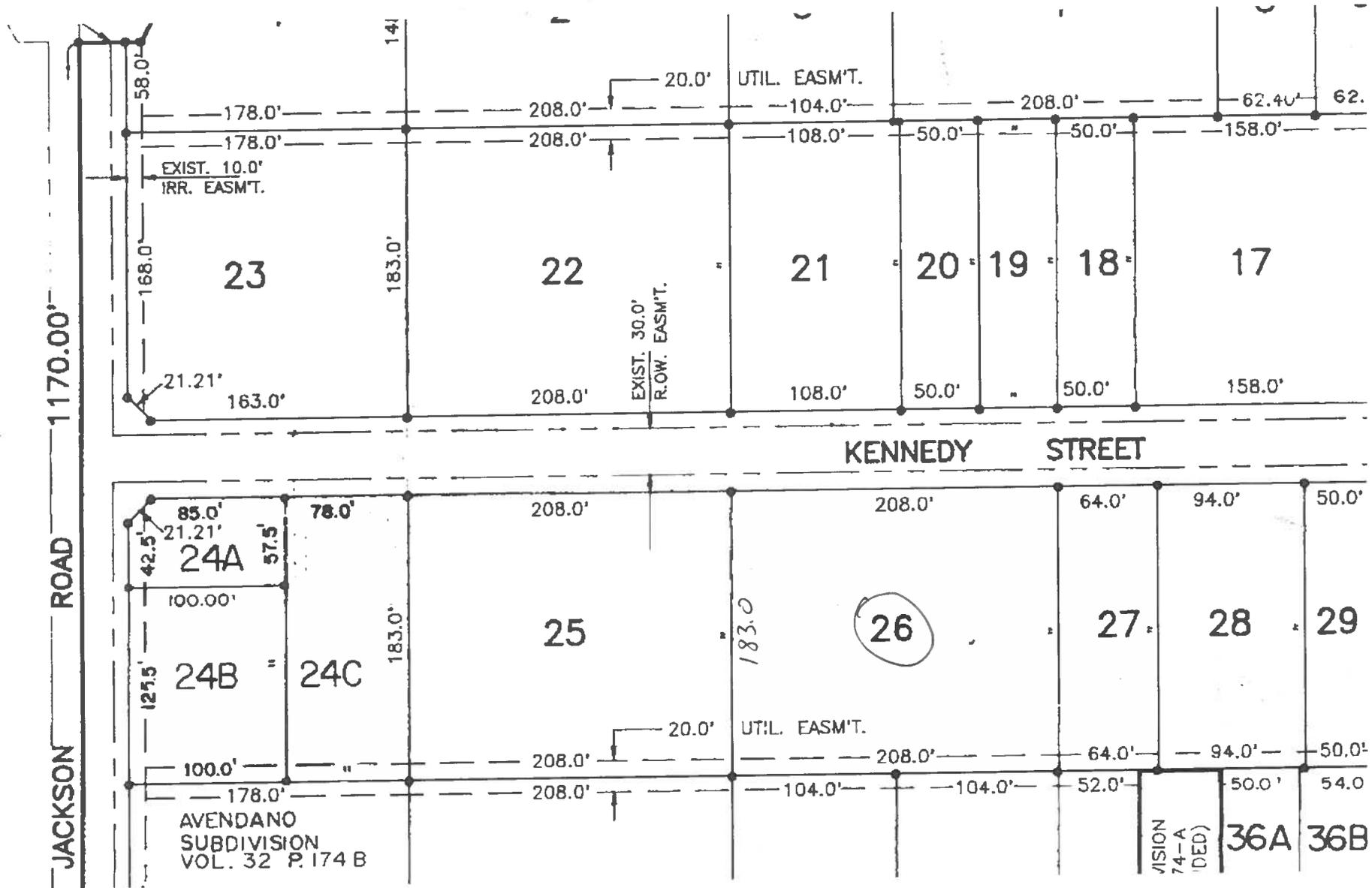
Scale: 1 inch = 300 feet



Date: 11/3/2015

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LOT 5  
 A.J. McCOLL SUBDIVISION  
 VOL. 21, PG. 598, H.C.M.R.





Rick Gamboa  
Nov 18, 2015 4:07:12 PM



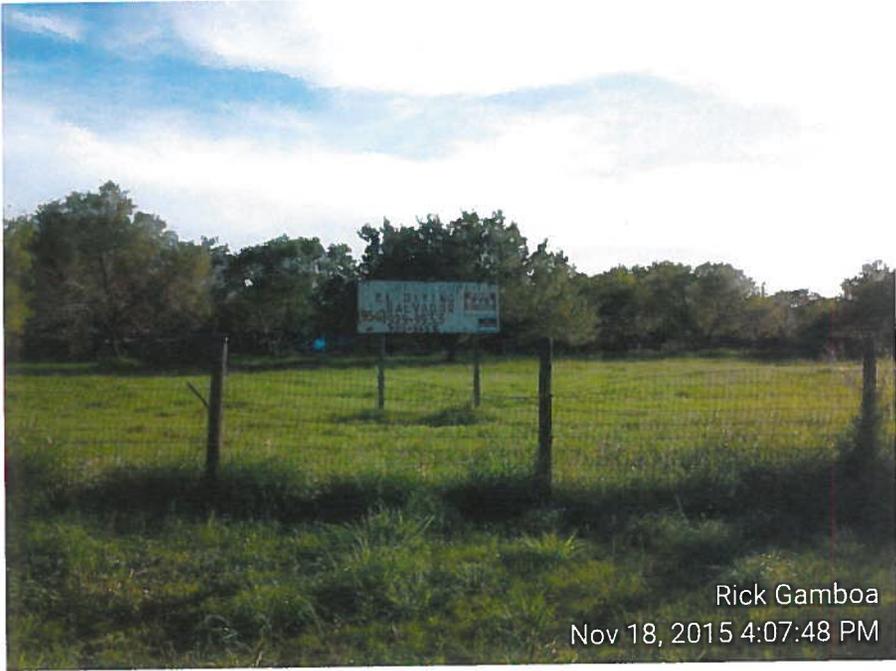
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Nov 18, 2015 4:07:41 PM



Rick Gamboa  
Nov 18, 2015 4:07:06 PM



Rick Gamboa  
Nov 18, 2015 4:07:36 PM



Rick Gamboa  
Nov 18, 2015 4:07:48 PM



## MEMORANDUM

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**DATE:** TUESDAY, DECEMBER 01, 2015

**TO:** MAYOR AND CITY COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** REPLAT OF PHARR COMMERCIAL PARK SUBDIVISION  
PHASE II LOTS 2A, 2B, AND 3A  
FILE NO. SUB#151125

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### GENERAL INFORMATION:

**APPLICANT:** Spoor Engineering Consultants, Inc., representing Pharr Economic Development Corporation II, is requesting preliminary and final plat approval of the proposed Re-plat of Pharr Commercial Park Subdivision Phase II Lots 2A, 2B, and 3A.

**LEGAL DESCRIPTION:** The property is legally described as being a re-plat subdivision of Lots 2 and 3, Pharr Commercial Park Subdivision Phase II, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located between the 1800 and 2000 Block of West Kelly Avenue.

**ZONING:** The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the North, East, South and West. The property is designated for public/semi public use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Commercial development.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff is recommending preliminary and final plat approval of the proposed Re-plat of Pharr Commercial Park Subdivision Phase II Lots 2A, 2B, and 3A subject to the following conditions:

**STREETS, PAVING  
AND R.O.W.:**

1) No Comments.

**EASEMENTS:**

1) No Comments.

**SIDEWALK:  
ADA:**

2) Plat note # 4 add at building permit phase.

**FIRE PROTECTION:**

1) No Comments.

**WATER:**

1) No Comments.

**SEWER:**

1) No Comments.

**DRAINAGE:**

1) No Comments.

**OTHER:**

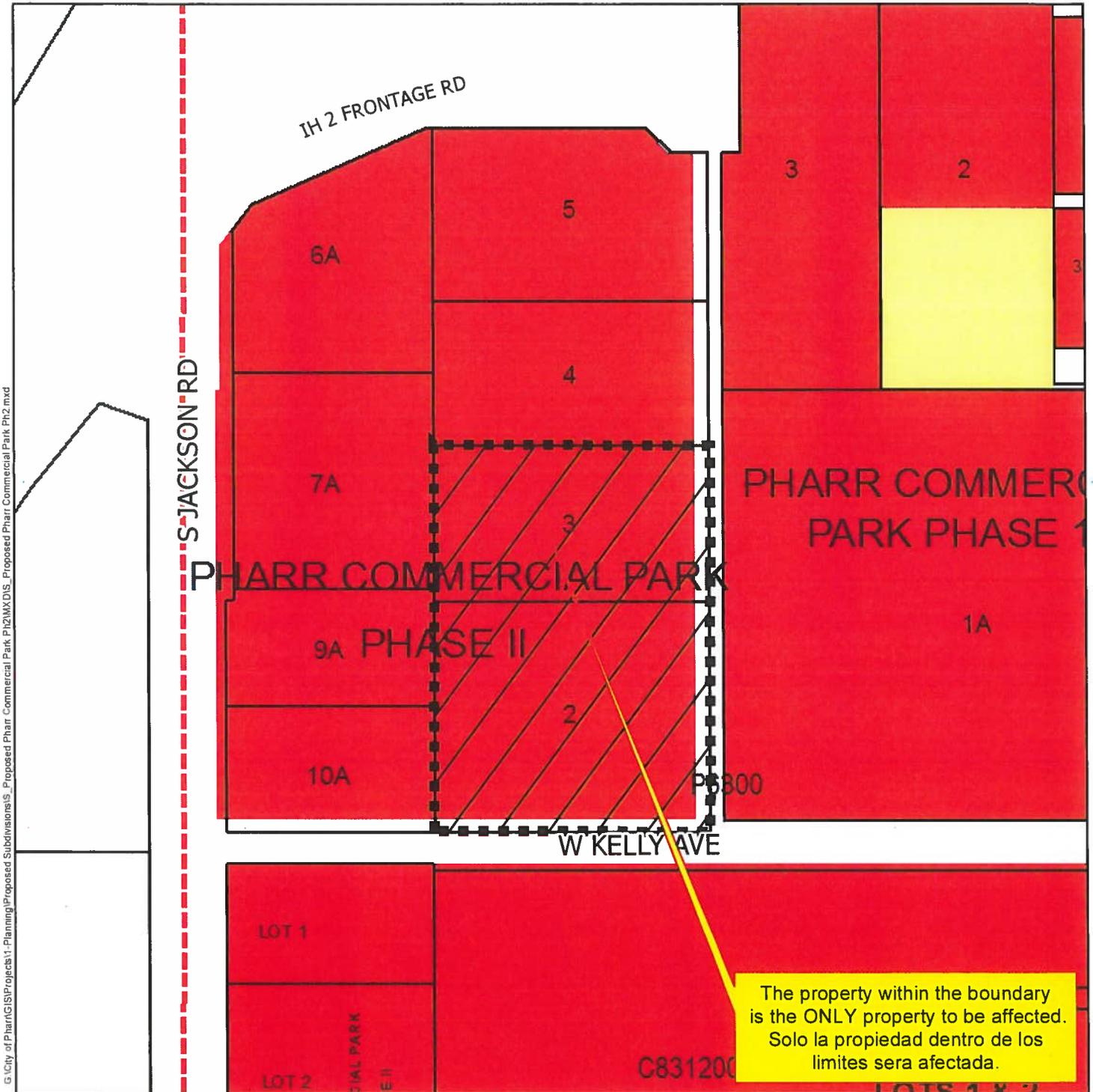
- 1) Add plat note: Landscaping as per City of Pharr Ordinance.
- 2) Metes and bounds need to be revised.
- 3) Add a plat note for the TPEDS guide lines.
- 4) Must submit a letter of credit for the improvements.

**GENERAL  
COMMENTS:**

This is a minor plat amendment under the authority of the Director of Planning under Local Government Code 212.0065 and City of Pharr Subdivision Ordinance 118-154 platting/replatting; short form procedure.

**PLANNING AND  
ZONING COMMISSION:**

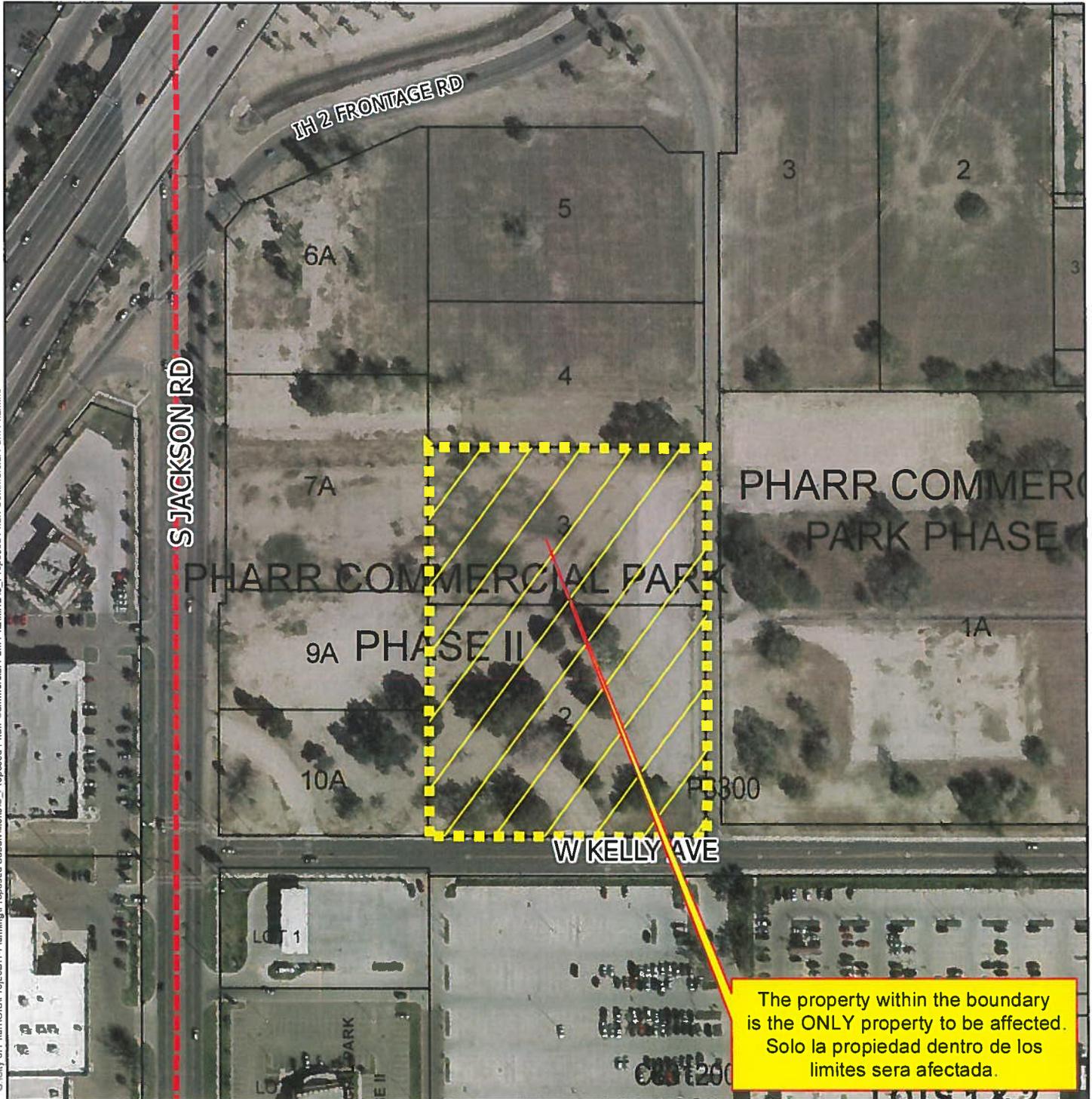
The Planning and Zoning Commission voted unanimously to approve the final plat approval of the proposed Replat Of Pharr Commercial Park Subdivision Phase II Lots 2A, 2B, and 3A.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Pharr Commercial Park Ph2\Map\Proposed Pharr Commercial Park Ph2.mxd

Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage Easement	Office Professional	
Medium Density Multi-Family	Rail Road R.O.W.	Heavy Commercial	PSJA ISD	





Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage Easement	Office Professional	
Medium Density Multi-Family	Rail Road R.O.W.	Heavy Commercial	PSJA ISD	

Scale: 1 inch = 200 feet









## MEMORANDUM

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**DATE:** TUESDAY, DECEMBER 01, 2015

**TO:** MAYOR AND CITY COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** PHARR BRIDGE BUSINESS PARK SUBDIVISION.  
FILE NO. SUB#130614

---

### GENERAL INFORMATION:

**APPLICANT:** Javier Hinojosa Engineering, representing Ilsa A. Vidaurri, Executive Director, Pharr Bridge Investment Company, LP, is requesting final plat approval of the proposed Pharr Bridge Business Park Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a tract of land containing 7.84 acres and being a part or portion of Lot 378, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 800 Block of West Hi-Line Road.

**ZONING:** The property is zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open-Space District (A-O) to the North, and Limited Industrial District (L-I) to the South, East and West. The property is designated for industrial use in the Land Use Plan.

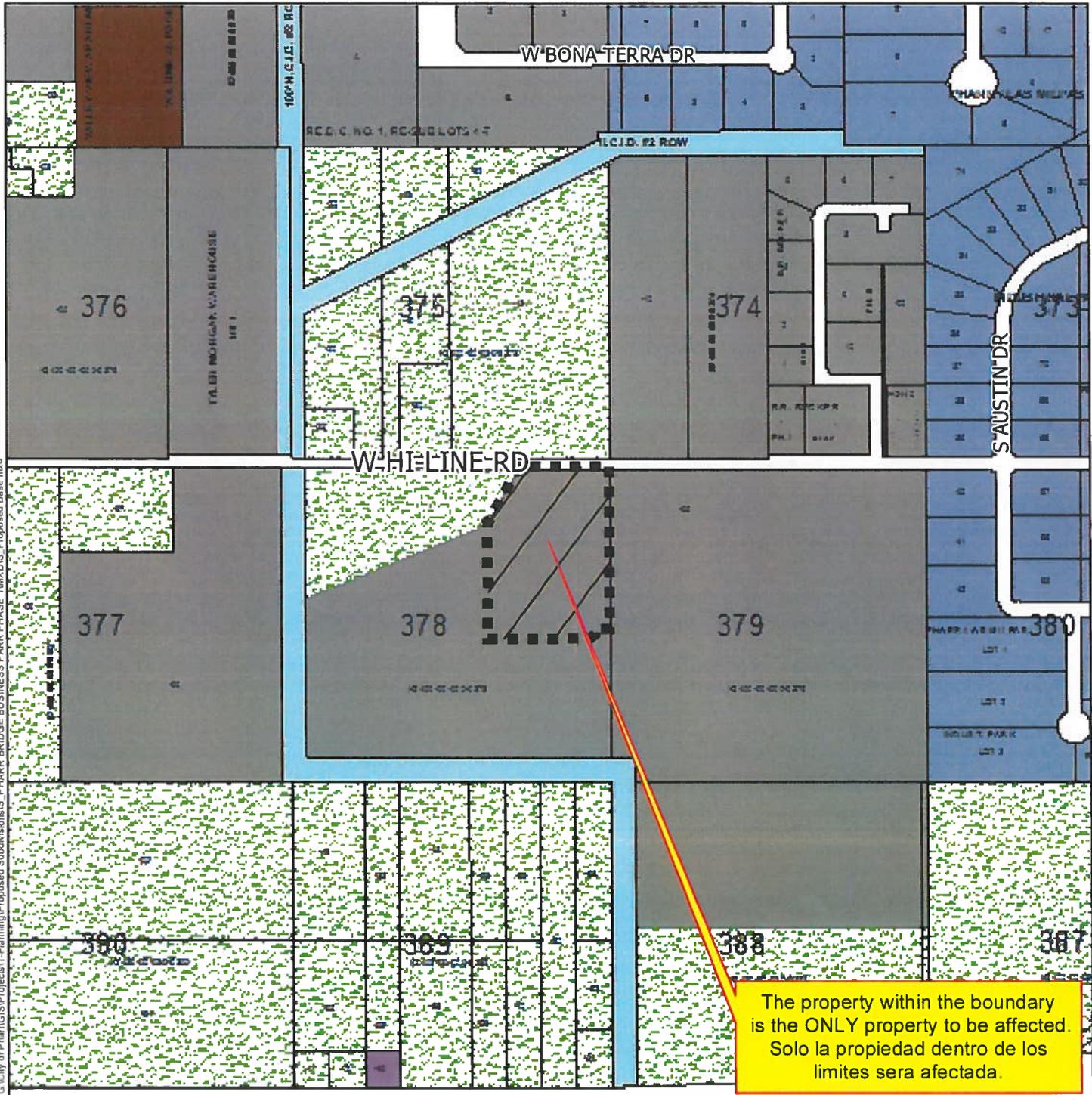
**PROPERTY PROPOSED USE:** Warehouse.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Planning staff recommends final plat approval of the proposed Pharr Bridge Business Park Subdivision subject to the following conditions:

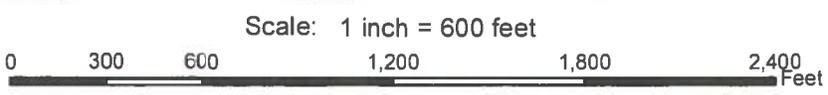
- STREETS, PAVING AND R.O.W.:** 1) No Comments.
- EASEMENTS:** 1) No Comments.
- SIDEWALK:  
ADA:** 2) No Comments.
- FIRE PROTECTION:** 1) No Comments.
- WATER:** 1) No Comments.
- SEWER:** 1) No Comments.
- DRAINAGE:** 1) No Comments.
- OTHER:** 1) Must submit the escrow for the relocation of power lines and 1/3 of the street paving.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission voted unanimously to approve the final plat approval of the proposed Pharr Bridge Business Park Subdivision.



The property within the boundary is the ONLY property to be affected.  
 Solo la propiedad dentro de los limites sera afectada.

- |                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | High Density Multi-Family | Government Owned  | Heavy Industrial        | Hidalgo ISD              |
| Single Family               | Mobile Home               | General Business  | Limited Industrial      | Valley View ISD          |
| Single Family Small Lot     | Townhouse                 | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family                  | HUD Code                  | Drainage Easement | Office Professional     |                          |
| Medium Density Multi-Family | Rail Road R.O.W.          | Heavy Commercial  | PSJA ISD                |                          |





# SUBDIVISION PLAT OF PHARR BRIDGE BUSINESS PARK PHASE 1

A TRACT OF LAND CONTAINING 7.84 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 378, KELLY-PHARR SUBDIVISION, MAP REFERENCE: VOLUME 3, PAGE 134, H.C.M.R., AND SAID 31.18 ACRES OF LAND BEING ALL OF A TRACT OF LAND DEEDED TO TRANSCASA USA, INC., RECORDED IN DOCUMENT NO. 2179282, HIDALGO COUNTY DEED RECORDS.

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PHARR BRIDGE BUSINESS PARK PHASE 1, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL JOURNALS OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

PHARR BRIDGE INVESTMENT COMPANY, LP  
3501 W. UTILITY DRIVE  
PHARR, TEXAS 78577  
BY: /s/ E. A. VIDAUHRR, EXECUTIVE DIRECTOR

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, I, E. A. VIDAUHRR, PERSONALLY APPEARED AND PROVIDED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D.  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON \_\_\_\_\_

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF PHARR HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY. HEREBY MY APPROVAL IS REQUIRED.

\_\_\_\_\_/s/ MAYOR, CITY OF PHARR \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_/s/ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND AUTHORIZED FOR RECORD BY THE PHARRING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY THE PHARRING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

\_\_\_\_\_/s/ CHAIRMAN, PHARRING & ZONING COMMISSION

### STATE OF TEXAS COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 74858

### STATE OF TEXAS COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4603  
C.V.D. LAND SURVEYORS L.L.C.  
517 BELMONT AVENUE  
MCALLEN, TEXAS 78502  
TEL. (361) 618-1551 DATE SURVEYED 01-03-15

### GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334-0500-B, DATED JANUARY 21, 2001. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- FRESH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
- A 6" GRADE BUFFER IS REQUIRED BETWEEN RESIDENTIAL ZONING AND COMMERCIAL ZONING.
- A TOTAL OF \_\_\_\_\_ ACRE FEET ( \_\_\_\_\_ CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE DETENTION REQUIRED FOR EACH LOT SHALL BE AS FOLLOWS:
- PERMETER FENCING SHALL BE REQUIRED IN DETENTION AREAS GREATER THAN OR EQUAL TO THREE (3) FEET IN DEPTH.
- LOT GRADER TO MAINTAIN DETENTION AREA WITHIN LOT 1.
- NO STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
- A 5' WIDE SIDEWALK WITH ADA COMPLIANT RAMP AND LANDINGS SHALL BE REQUIRED ALONG THE SOUTH SIDE OF E. HI-LINE ROAD, AT BUILDING PERMIT STAGE.
- PERMITS: (1) 1/2" TOP OF SIGN ORAIN MANHOLE LOCATED 20 FEET EAST AND 15 NORTH OF THE NORTHWEST CORNER OF THIS SUBDIVISION LOT 1 OF PHARR B.M. 6 (ELEVATION = 95.72) LOCATED 1/2 MILE EAST OF S. JACKSON ROAD ON THE SOUTH SIDE OF HI-LINE ROAD. 30 FEET IN A NORTH EASTERLY DIRECTION FROM THE NORTH EDGE OF AN EXISTING GRADE DRAIN.
- 1/2" DRAINAGE IRON REES SET AT ALL LOT CORNERS.
- LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE.
- A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TCEQS.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 10.17 ACRES AND A VOLUME OF APPROXIMATELY 3.81 ACRE FEET WILL BE REQUIRED FOR USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSES MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

### METES & BOUNDS

A TRACT OF LAND CONTAINING 7.84 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 378, KELLY-PHARR SUBDIVISION, MAP REFERENCE: VOLUME 3, PAGE 134, H.C.M.R., AND SAID 31.18 ACRES OF LAND BEING ALL OF A TRACT OF LAND DEEDED TO TRANSCASA USA, INC., RECORDED IN DOCUMENT NO. 2179282, H.C.M.R. AND SAID 7.84 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A MARK FOUND ON THE NORTHEAST CORNER OF SAID LOT 378 AND THE CENTER LINE OF HI-LINE ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING:

THENCE S 02° 28' 34" W, ALONG THE EAST LINE OF SAID LOT 378, AT A DISTANCE OF 20.00 FEET THATS AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HI-LINE ROAD, ALSO COVERING A TOTAL DISTANCE OF 673.80 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 51° 35' 26" W, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET, FOR AN INSIDE CORNER OF THIS TRACT.

THENCE S 08° 20' 24" W, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET, FOR AN OUTSIDE CORNER OF THIS TRACT.

THENCE N 52° 28' 34" W, A DISTANCE OF 28.28 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET, FOR AN OUTSIDE CORNER OF THIS TRACT.

THENCE N 81° 35' 26" W, A DISTANCE OF 423.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET, FOR AN OUTSIDE CORNER OF THIS TRACT.

THENCE N 41° 35' 26" E, A DISTANCE OF 479.74 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET ON THE EAST LINE OF A TRACT OF LAND DEEDED TO FSAM, L.L.C., RECORDED IN DOCUMENT NO. 2136085, H.C.M.R., FOR THE MOST NORTHWEST CORNER OF THIS TRACT.

THENCE N 37° 11' 25" E, ALONG THE EAST LINE OF SAID FSAM, L.L.C. TRACT, AT A DISTANCE OF 221.34 FEET PASS AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HI-LINE ROAD, COVERING A TOTAL DISTANCE OF 268.98 FEET TO A MARK FOUND ON THE NORTHEAST CORNER OF SAID FSAM, L.L.C. TRACT AND THE NORTH LINE OF SAID LOT 378, FOR THE NORTHERN MOST NORTHWEST CORNER OF THIS TRACT.

THENCE S 81° 35' 26" W, ALONG THE NORTH LINE OF SAID LOT 378, A DISTANCE OF 374.80 FEET TO THE POINT OF BEGINNING, CONTAINING 7.84 ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D. NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

\_\_\_\_\_/s/ PRESIDENT \_\_\_\_\_ ATTEST \_\_\_\_\_ SECRETARY \_\_\_\_\_



**STATE OF TEXAS  
COUNTY OF HIDALGO**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §2-216C. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

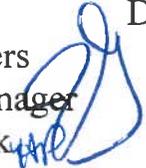
\_\_\_\_\_/s/ \_\_\_\_\_

DATE OF PREPARATION: JANUARY 1, 2015      DRAWN BY: H. GONZALEZ

**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOYE AVENUE, McALLEN, TEXAS 78504  
PHONE (954) 888-1588  
javh@jeh-llc.com  
TBPE FIRM No. F-1295

## MEMORANDUM

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**DATE:** November 25, 2015 Date of Meeting: December 1, 2015  
**TO:** Mayor and Commissioners  
**THRU:** Juan G. Guerra, City Manager  
**FROM:** Hilda Pedraza, City Clerk 

### Ordinance appointing five (5) members to the TIRZ #2 Board

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#### ISSUE

The City Commission adopted Ordinance O-2015-52, which created a Board of Directors for Tax Increment Reinvestment Zone Number Two consisting of not less than five (5) and not more than fifteen (15) members.

Appointees shall be for a two (2) year term. Upon expiration of their respective terms of office, replacements to the Board shall be appointed. Vacancies on the Board shall be filled by the respective taxing unit making such appointments for the remainder of the unexpired term.

The members of the TIRZ #1 Board are as follows:

Comm. Eleazar Guajardo  
Comm. Ricardo Medina  
Comm. Oscar Elizondo  
Comm. Mario Bracamontes  
Bobby Villarreal, Hidalgo County Representative

#### STAFF RECOMMENDATION

Consider appointment of five (5) members to the TIRZ #2 Board of Directors.

ORDINANCE NO. O-2015-\_\_

AN ORDINANCE SETTING THE SIZE OF THE BOARD AND APPOINTING FIVE (5) MEMBERS TO THE PREVIOUSLY ESTABLISHED BOARD OF DIRECTORS FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF PHARR REDEVELOPMENT PROJECT

**WHEREAS**, the City Commission adopted Ordinance O-2015-52, which created a Board of Directors for Tax Increment Reinvest Zone Number Two consisting of not less than five (5) and not more than fifteen (15) members.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:**

The following members are hereby appointed to the Board of Directors for Tax Increment Reinvestment Zone Number Two until December 1, 2017.

1. \_\_\_\_\_, Chairman

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_ Hidalgo County, to be appointed by Hidalgo County.

The requirement that this Ordinance is to be read on three (3) separate meetings is hereby waived and dispensed with and this Ordinance shall take effect and be in full force from and after its passage and approval. Publication may also be in caption form as allowed under Section 9 of the Pharr City Charter.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 1<sup>st</sup> day of December, 2015.

CITY OF PHARR

\_\_\_\_\_  
AMBROSIO HERNANDEZ, MAYOR

ATTEST:

\_\_\_\_\_  
HILDA PEDRAZA, CITY CLERK



interoffice  
MEMORANDUM

**To:** Mayor and City Commission

**From:** Imelda Barrera, Assistant City Clerk *IB*

**Subject:** Ordinance Adopting TIRZ #2 Project Plan & Financing Plan

**Date:** November 25, 2015

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Ordinance will be provided at time of meeting.

Thank you.



## MEMORANDUM

**DATE:** TUESDAY, DECEMBER 01, 2015  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES   
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** APPOINTMENT OF BOARD OF ADJUSTMENT ALTERNATE MEMBER

### ISSUE

Due to the resignation of Victor Carrillo III, the appointment of one (1) alternate member is needed at this time to the Board of Adjustment.

### FINANCIAL CONSIDERATION

Total cost for the City will be \$-0-.

### STAFF RECOMMENDATION

Planning staff is recommending the appointment of a new member to the Board of Adjustment.

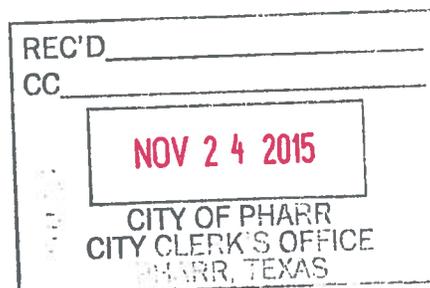
Dr. Kenneth Fletcher has expressed his desire to serve as an alternate member.

### ALTERNATIVES

None.

Please feel free to contact me should the need arise. I am at extension 1408.

THANK YOU.



THE STATE OF TEXAS {}

COUNTY OF HIDALGO {}

CITY OF PHARR {}

**RESOLUTION**  
**NO.R-2015-\_\_\_\_\_**

WHEREAS, the Board of Commissioners shall appoint a Board of Adjustments composed of five (5) regular members and two (2) two alternate members who shall be residents of the City of Pharr, Texas; and

WHEREAS, appointment of the one (1) alternate member needs to be made at this time in accordance with City Charter Article IV Section 7.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT;**

The following residents of the City of Pharr are hereby appointed members of the Board of Adjustments:

**NAME: \_\_\_\_\_ LENGTH OF TERM \_\_\_\_\_**

1.

**PASSED, APPROVED AND MADE EFFECTIVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**CITY OF PHARR**

\_\_\_\_\_  
**AMBROSIO "AMOS" HERNANDEZ, MAYOR**

**ATTEST**

\_\_\_\_\_  
**HILDA PEDRAZA, CITY CLERK**

Ray Sanchez 2014 (member)				
Meeting	Present	Absent	Exc.	UnExc.
1/2/2014	No Meeting			
1/15/2014	No Quorum			
2/5/2014	1			
2/19/2014	No Quorum			
3/5/2014	No Quorum			
3/20/2014		1	1	
4/2/2014	1			
4/16/2014	Moved to 4/22/2014			
4/22/2014	1			
5/7/2014	Applicant postponed Meeting			
5/21/2014	No Quorum			
6/4/2014	1			
6/18/2014	No Meeting			
7/2/2014	No Meeting			
7/16/2014	No Meeting			
9/6/2014	No Meeting			
8/20/2014	No Meeting			
9/3/2014	No Meeting			
9/17/2014	No Quorum			
10/1/2014	1			
10/15/2014	1			
11/5/2014	No Meeting			
11/19/2014	No Meeting			
12/3/2014	No Meeting			
12/17/2014	No Meeting			
<b>Total</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>0</b>

Ray Sanchez 2015 (member)				
Meeting	Present	Absent	Exc.	UnExc.
1/7/2015	No Meeting			
1/21/2015	No Meeting			
2/4/2015	No Meeting			
2/18/2015	No Meeting			
3/4/2015	No Meeting			
3/18/2015	No Meeting			
4/1/2015	No Meeting			
4/15/2015	No Meeting			
5/6/2015	No Meeting			
5/20/2015	1			
6/3/2015	No Meeting			
6/17/2015	No Meeting			
7/1/2015	No Meeting			
7/15/2015	No Meeting			
8/5/2015	No Meeting			
8/19/2015	No Meeting			
9/2/2015	No Meeting			
9/16/2015	No Meeting			
10/7/2015	No Meeting			
10/21/2015	No Meeting			
11/4/2015	No Meeting			
11/18/2015	1			
12/2/2015				
12/16/2015				
<b>Total</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Jorge Espinoza 2015 (member)**

<b>Meeting</b>	<b>Present</b>	<b>Absent</b>	<b>Exc.</b>	<b>UnExc.</b>
1/7/2015				
1/21/2015				
2/4/2015				
2/18/2015				
3/4/2015				
3/18/2015				
4/1/2015				
4/15/2015				
5/6/2015				
5/20/2015				
6/3/2015				
6/17/2015				
7/1/2015				
7/15/2015	Appointed on 08.04.2015			
8/5/2015	No Meeting			
8/19/2015	No Meeting			
9/2/2015	No Meeting			
9/16/2015	No Meeting			
10/7/2015	No Meeting			
10/21/2015	No Meeting			
11/4/2015	No Meeting			
11/18/2015	1			
12/2/2015				
12/16/2015				
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

## MEMORANDUM

---

**DATE:** TUESDAY, DECEMBER 01, 2015  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** MELANIE CANO, INTERIM DIRECTOR OF DEVELOPMENT SERVICES   
**THROUGH:** JUAN GUERRA, CITY MANAGER

**SUBJECT:** APPOINTMENT/RE-APPOINTMENT OF PLANNING AND ZONING  
REGULAR MEMBERS

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### ISSUE

Due to the expiration of the term of services for the following regular members: Romeo Robles, Rafael Mungia, Guadalupe Cano and Charlie Ramirez on December 06, 2015, the appointment/re-appointment of four (4) regular members is needed at this time to the Planning and Zoning Commission.

### FINANCIAL CONSIDERATION

Total cost for the City will be \$-0-.

### STAFF RECOMMENDATION

Planning staff is recommending the re-appointment of Romeo Robles, Rafael Mungia and Charlie Ramirez and the appointment of a new member to the Planning and Zoning Commission.

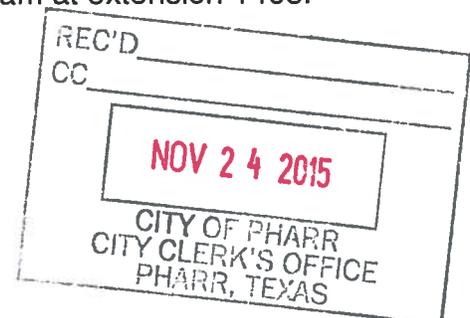
Each member has expressed their desire to continue serving on the Planning and Zoning Commission.

### ALTERNATIVES

None.

Please feel free to contact me should the need arise. I am at extension 1408.

THANK YOU.



STATE OF TEXAS

§  
§  
§

CITY OF PHARR

RESOLUTION  
NO: R-1015-\_\_\_\_

**WHEREAS**, there is hereby a City Planning and Zoning Commission which shall function by making plans and acting as a Zoning Commission being composed of seven (7) members and four (4) alternates to be appointed by the Board of Commissioners, and

**WHEREAS**, re-appointment/appointment of four (4) regular members needs to be made at this time in accordance with City Ordinance No. 0-2007-48 whereby a person, either citizen/resident or Pharr business owner, shall not serve as an officer or member on more than two (2) Pharr board or committee concurrently.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:**

The following residents of the City of Pharr are hereby appointed as a regular / alternate member(s) of the Planning and Zoning Commission.

<b>NAME:</b>	<b>LENGTH OF TERM</b>
1.	
2.	
3.	
4.	

**PASSED, APPROVED AND MADE EFFECTIVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the \_\_\_\_ day of \_\_\_\_\_, 2015.**

CITY OF PHARR

\_\_\_\_\_  
Ambrosio "Amos" Hernandez, Mayor

ATTEST

\_\_\_\_\_  
Hilda Pedraza, City Clerk

Romeo Robles (Member)				
Meeting	Pres.	Absnt	Exc.	UnExc.
1/13/2014	No Meeting			
1/27/2014	1			
2/10/2014	1			
2/24/2014	1			
3/10/2014	No Meeting			
3/24/2014		1	1	
4/14/2014	1			
4/28/2014	1			
5/12/2014		1	1	
5/27/2014	1			
6/9/2014	1			
6/23/2014	1			
7/14/2014	1			
7/28/2014	1			
8/11/2014	1			
8/22/2014	1			
9/8/2014		1	1	
9/22/2014	1			
10/13/2014		1	1	
10/27/2014		1	1	
11/10/2014	1			
11/24/2014	1			
12/8/2014		1	1	
12/22/2014	1			
<b>Total</b>	<b>16</b>	<b>6</b>	<b>6</b>	<b>0</b>

Romeo Robles (Member)				
Meeting	Pres.	Absnt	Exc.	UnExc.
1/12/2015	1			
1/26/2015	1			
2/9/2015		1	1	
2/23/2015	1			
3/9/2015		1	1	
3/23/2015		1	1	
4/13/2015		1	1	
4/27/2015	1			
5/11/2015	1			
5/26/2015	No Quorum			
6/8/2015	1			
6/22/2015		1	1	
7/13/2015	1			
7/27/2015	1			
8/6/2015	1			
8/24/2015	1			
9/14/2015	1			
9/28/2015	1			
10/12/2015	1			
10/26/2015	1			
11/9/2015	1			
11/23/2015	1			
12/14/2015				
12/28/2015				
<b>Total</b>	<b>16</b>	<b>5</b>	<b>5</b>	<b>0</b>

Charlie Ramirez (Member)				
Meeting	Pres.	Absnt	Exc.	UnExc.
1/13/2014	No Meeting			
1/27/2014	1			
2/10/2014		1	1	
2/24/2014	1			
3/10/2014	No Meeting			
3/24/2014	1			
4/14/2014	1			
4/28/2014	1			
5/12/2014		1	1	
5/27/2014		1	1	
6/9/2014	1			
6/23/2014	1			
7/14/2014	1			
7/28/2014	1			
8/11/2014	1			
8/22/2014	1			
9/8/2014	1			
9/22/2014	1			
10/13/2014		1	1	
10/27/2014	1			
11/10/2014	1			
11/24/2014	1			
12/8/2014	1			
12/22/2014	1			
<b>Total</b>	<b>18</b>	<b>4</b>	<b>4</b>	<b>0</b>

Charlie Ramirez (Member)				
Meeting	Pres.	Absnt	Exc.	UnExc.
1/12/2015	1			
1/26/2015	1			
2/9/2015		1	1	
2/23/2015	1			
3/9/2015	1			
3/23/2015		1	1	
4/13/2015	1			
4/27/2015	1			
5/11/2015	1			
5/26/2015	No Quorum			
6/8/2015	1			
6/22/2015	1			
7/13/2015	1			
7/27/2015	1			
8/6/2015	1			
8/24/2015	1			
9/14/2015	1			
9/28/2015	1			
10/12/2015	1			
10/26/2015	1			
11/9/2015	1			
11/23/2015	1			
12/14/2015				
12/28/2015				
<b>Total</b>	<b>19</b>	<b>2</b>	<b>2</b>	<b>0</b>

<b>Rafael Mungia (Member)</b>				
<b>Meeting</b>	<b>Pres.</b>	<b>Absnt</b>	<b>Exc.</b>	<b>UnExc.</b>
1/12/2015				
1/26/2015				
2/9/2015				
2/23/2015				
3/9/2015				
3/23/2015				
4/13/2015				
4/27/2015				
5/11/2015				
5/26/2015				
6/8/2015				
6/22/2015				
7/13/2015				
7/27/2015				
8/6/2015				
8/24/2015				
9/14/2015				
9/28/2015				
10/12/2015				
10/26/2015				
11/9/2015	Appointed on 11.17.2015			
11/23/2015	1			
12/14/2015				
12/28/2015				
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

## MEMORANDUM

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**DATE:** November 24, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** Karla Moya, Finance Director



**SUBJECT:** 2015 Tax Rolls Approval

---

### ISSUE

On October 28, 2015 Hidalgo County officially released the City of Pharr 2015 Tax Rolls. Per Section 26.09 of Texas property Code, item needs to be approved.

### FINANCIAL CONSIDERATION

N/A

### STAFF RECOMMENDATION

To Approve

### ALTERNATIVES

N/A

Please let me know if you have any questions on this or you want more detail

THANK YOU

*Karla Moya*

*Finance Director*

*City of Pharr*

*Phone: 956-402-4150 Ext. 1907*

Office of Tax Assessor - Collector  
**COUNTY of HIDALGO**

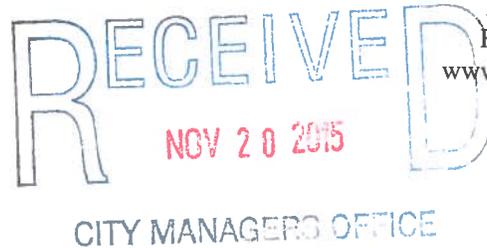
*Pablo "Paul" Villarreal, Jr. RTA*



P.O. Box 178  
Edinburg, Texas 78540-0178  
Ph. (956) 318-2157  
Fax (956) 318-2733  
[www.hidalgocountytax.org](http://www.hidalgocountytax.org)

October 28, 2015

Juan Guerra, City Manager  
City of Pharr  
P.O. Box 1729  
Pharr, TX. 78577



Dear Mr. Guerra,

Enclosed please find the 2015 Tax Roll Totals for your district.

Be advised these totals do not include totals for accounts currently under protest. Those totals will be added once the protests are resolved.

Please place this item on the agenda of your next meeting for approval by your governing body, as per Section 26.09(e), of the Texas Property Tax Code.

Should you have any questions in regards, do contact our office.

Sincerely,

Pablo (Paul) Villarreal Jr., PCC  
Hidalgo County Tax Assessor-Collector

Xc: Hon. Ray Eufrazio,  
Hidalgo County Auditor



CITY OF PHARR

ENTITY

The Following information is furnished as requested.

**NOTE: IT IS IMPORTANT YOU COMPLETE EACH SECTION SEPARATELY.**

Itemized 2015 Tax Rate (per \$100 valuation):

(A) Maintenance and Operation (M and O) \$ 0.5821

(B) Debt Service (I and S) \$ 0.0719

Total TAX RATE (A + B) FOR 2015 \$ 0.6540

Total TAX LEVY FOR 2015 \$ 16,681,597.30

Effective Tax Rate 2015 \$ 0.6482

Rollback Tax Rate 2015 \$ 0.7134

Average Residential Value 2015 \$ 73,918

10-19-15

DATE

Pablo (Paul) Killian  
SIGNATURE



HIDALGO COUNTY TAX ASSESSOR-COLLECTOR

TITLE

PLEASE RETURN AS SOON AS POSSIBLE TO:

HIDALGO COUNTY APPRAISAL DISTRICT  
Attn: Lydia Elizondo, Finance/Personnel Director  
PO BOX 208  
EDINBURG, TX 78540-0208  
FAX: (956) 289-2120

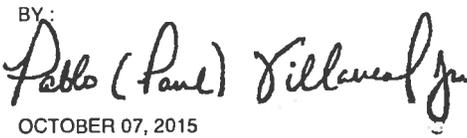
### CERTIFIED TAX ROLL AS OF OCTOBER 1, 2015

TAX ASSESSMENT ROLLS OF CITY OF PHARR FOR THE YEAR 2015 SHOW THE FOLLOWING SUMMARIES:

ROLL	NUMBER ACCTS	MARKET VALUE	TAXABLE VALUE	FREEZE LOSS	TOTAL LEVY
REAL PROPERTY	23,960	2,957,045,407	2,223,765,806	147,223.19	14,396,206.71
PERSONAL PROPERTY	4,289	427,086,915	347,551,015	7,568.07	2,285,390.59
MOBILE HOME PROPERTY	0	0	0	.00	.00
MINERAL PROPERTY	0	0	0	.00	.00
OTHER PROPERTY	0	0	0	.00	.00
TOTAL	28,249	3,384,132,322	2,571,316,821	154,791.26	16,681,597.30

RATE OF TAXATION ASSESSMENT RATIO 100%  
TOTAL TAX RATE 00.654000

PABLO (PAUL) VILLARREAL JR., PCC, MPA, PCC  
TAX ASSESSOR - COLLECTOR HIDALGO COUNTY

BY:  
  
OCTOBER 07, 2015

Tax Collection System - HIDALGO COUNTY  
 Certified Roll Jurisdiction Summary  
 Processing For Tax Year: 2015 County Code: ALL Tax Unit: ALL

Jurisdiction: **33 CITY OF PHARR**

<b>Total Parcels:</b>	28,249	<b>Tax Rate:</b>	0.6540000		
<b>Market Value:</b>	3,384,132,322	<b>State Hom:</b>	0	<b>Opt Hom:</b>	0.0000000
		<b>State O65:</b>	0	<b>Opt O65:</b>	10,000
		<b>Disabled:</b>	0	<b>Opt Disabled:</b>	0

<b>AG Exclusion Count:</b>	239	<b>AG Exclusion Amt:</b>	152,671,385
<b>Timber Exclusion Count:</b>	0	<b>Timber Exclusion Amt:</b>	0
<b>HS Capped Count:</b>	3,090	<b>HS Capped Amt:</b>	21,756,892
<b>Assessed Value:</b>	3,209,704,045		

<b>Exempt Count/Amt:</b>	23	15,187,644	<b>Pro Schools Count/Amt:</b>	2	509,387
<b>Hb366 Count/Amt:</b>	408	66,234	<b>Freeport Count/Amt:</b>	27	70,570,919
<b>Prorated-Exxv Count/Amt:</b>	699	502,976,300	<b>Historical Site Count/Amt:</b>	1	93,447
<b>100% Exempt Vet Count/Amt:</b>	100	9,613,633	<b>Pro Misc Exempts Count/Amt:</b>	2	460,803

<b>State Homestead Count:</b>	10,744	<b>State Homestead Amt:</b>	0
<b>Local Homestead Count:</b>	0	<b>Local Homestead Amt:</b>	0
<b>State Over 65 Count:</b>	0	<b>State Over 65 Amt:</b>	0
<b>Local Over 65 Count:</b>	3,519	<b>Local Over 65 Amt:</b>	34,350,346
<b>Surviving Spouse Count:</b>	200	<b>Surviving Spouse Amt:</b>	1,990,000
<b>Disabled Count:</b>	607	<b>Disabled Amt:</b>	0
<b>Total VET Count:</b>	237	<b>Total VET Amt:</b>	2,568,511
<b>*VET Surviving Spouse Count:</b>	19	<b>*VET Surviving Spouse Amt:</b>	212,000
<b>*included in the Total VET Count/Amt</b>			

<b>Partial Exempt Values:</b>	38,908,857		
<b>Taxable Value:</b>	2,571,316,821		
<b>Total Levy Amt:</b>	16,681,597.30		
<b>Late Rendition Penalty Count:</b>	765	<b>Late Rendition Penalty Amt:</b>	19,974.96
<b>Frozen Account Count:</b>	4,144		
<b>Frozen Homesite Value:</b>	229,621,020		
<b>Frozen Taxable Value:</b>	187,169,943		
<b>Unfrozen Levy Amt:</b>	1,224,091.78		
<b>Frozen Levy Amt:</b>	1,069,300.52		
<b>Frozen Levy Loss Amt:</b>	154,791.26		
<b>Total Non-Exempt Parcel Count:</b>	28,226		

ENTITY	CITY OF PHARR (CPR)		2015
JURISDICTION	33		
EXEMPT VALUE (EXXV)	0	TOTAL PARCELS	28,249
AG EXCLUSION	152,671,385	TOTAL MARKET VALUE	3,384,132,322
HS CAPPED AMOUNT	21,756,892	TOTAL EXEMPT PROPERTY	- 812,815,501
ABATED AMOUNT	0	TAXABLE VALUE	= 2,571,316,821
FREEPORT VALUE	70,570,919	TAX RATE PER \$100	* 0.6540
HB366 VALUE	66,234	LEVY (Before Frozen Levy Loss)	= 16,816,412.01
POLLUTION VALUE	0	LEVY LOSS DUE TO FREEZE	- 154,791.26
HISTORICAL VALUE	93,447	LATE AG	+ 0.00
CHDO EXEMPTION	0	LATE RENDITION	+ 19,974.96
PRO SCHOOLS	509,387	LEVY	= 16,681,595.71
VETERAN FULL EXEMP OVER 65 HOMESTEAD	9,613,633	TOTAL LEVY (From TC502)	= 16,681,597.30
EXEMPTION	34,350,346	VARIANCE	+/- -1.59
OVER 65 HOMESTEAD SURVIVING SPOUCE	1,990,000		
VETERAN EXEMPTIONS	2,568,511		
EXEMPT	15,187,644		
PRORATED EXXV	502,976,300		
PRO MISC EXEMPTS	460,803		
EXXJ	0		
PRORATED	0		
TOTAL EXEMPT PROPERTY	<b>812,815,501</b>		



## MEMORANDUM

**DATE:** November 20, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer

**SUBJECT: Agenda Request: Consideration and action, if any, on awarding bid for Pavement Markings for Public Works Annual Use - FY 2015-2016.**

### ISSUE

During FY 2015 -2016 Public Works perform in-house paving projects that require pavement markings.

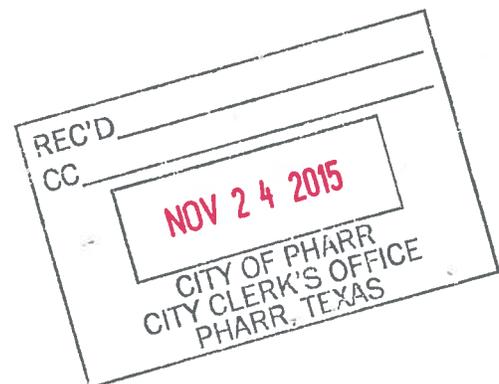
### FINANCIAL CONSIDERATION

Contract amount \$51,415.00

### STAFF RECOMMENDATION

The project was advertised in the Advance Newspaper and City of Pharr website. A total of two (2) bids were received. See attached bid tabulation. Staff recommends to award the contract to the low bidder "Valley Striping Corporation".

### ALTERNATIVES



## BID TABULATION

**PROJECT:** PAVEMENT MARKING FOR PUBLIC WORKS ANNUAL USE FY 2015 - 2016

**BID NO:** 1516-01-528-0007

**DATE:** NOVEMBER 19, 2015

**TIME:** 2:00 PM

**LOCATION:** 2ND FLOOR CITY COMMISSION ROOM

BASE BID				VALLEY STRIPING CORP		PAVEMENT MARKINGS INC.	
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	ELIMINATE EXISTING PAV MRK & MRKS (4")	4,000	LF	\$ 0.50	\$ 2,000.00	\$ 0.20	\$ 800.00
2	ELIMINATE EXISTING PAV MRK & MRKS (6")	500	LF	\$ 0.60	\$ 300.00	\$ 0.25	\$ 125.00
3	ELIMINATE EXISTING PAV MRK & MRKS (8")	500	LF	\$ 0.60	\$ 300.00	\$ 1.20	\$ 600.00
4	ELIMINATE EXISTING PAV MRK & MRKS (12")	500	LF	\$ 2.00	\$ 1,000.00	\$ 1.80	\$ 900.00
5	ELIMINATE EXISTING PAV MRK & MRKS (24")	500	LF	\$ 3.00	\$ 1,500.00	\$ 2.20	\$ 1,100.00
6	ELIMINATE EXISTING PREFAB MRK (WORDS)	20	EA	\$ 40.00	\$ 800.00	\$ 20.00	\$ 400.00
7	PAVEMENT SEALER 4"	1,500	LF	\$ 0.20	\$ 300.00	\$ 0.40	\$ 600.00
8	PAVEMENT SEALER 8"	600	LF	\$ 0.30	\$ 180.00	\$ 0.90	\$ 540.00
9	PAVEMENT SEALER 12"	300	LF	\$ 0.40	\$ 120.00	\$ 2.00	\$ 600.00
10	PAVEMENT SEALER 24"	500	LF	\$ 1.50	\$ 750.00	\$ 2.40	\$ 1,200.00
11	ELIMINATE EXISTING PREFAB MRK (SINGLE-ARROWS)	15	EA	\$ 30.00	\$ 450.00	\$ 20.00	\$ 300.00
12	ELIMINATE EXISTING PREFAB MRK (DOUBLE-ARROWS)	10	EA	\$ 60.00	\$ 600.00	\$ 30.00	\$ 300.00

13	REFL PAV MRK TY I (WHITE) 4" (BROKEN) (100MIL). ALL COMPLETE IN PLACE.	10,560	LF	\$ 0.40	\$ 4,224.00	\$ 0.25	\$ 2,640.00
14	REFL PAV MRK TY I (WHITE) 4" (SOLID) (100MIL). ALL COMPLETE IN PLACE.	4,000	LF	\$ 0.40	\$ 1,600.00	\$ 0.60	\$ 2,400.00
15	REFL PAV MRK TY I (WHITE) 8" (DOTTED) (100MIL). ALL COMPLETE IN PLACE.	750	LF	\$ 0.90	\$ 675.00	\$ 2.60	\$ 1,950.00
16	REFL PAV MRK TY I (WHITE) 8" (SOLID) (100MIL). ALL COMPLETE IN PLACE.	3,000	LF	\$ 0.90	\$ 2,700.00	\$ 0.95	\$ 2,850.00
17	REFL PAV MRK TY I (WHITE) 12" (SOLID) (100MIL) FOR CROSSWALKS. ALL COMPLETE IN PLACE.	1,000	LF	\$ 1.95	\$ 1,950.00	\$ 3.60	\$ 3,600.00
18	REFL PAV MRK TY I (WHITE) 24" (SOLID) (100MIL) FOR STOP BAR. ALL COMPLETE IN PLACE.	1,000	LF	\$ 3.25	\$ 3,250.00	\$ 6.40	\$ 6,400.00
19	REFL PAV MRK TY I (YELLOW) 4" (BROKEN) (100MIL). ALL COMPLETE IN PLACE.	21,120	LF	\$ 0.40	\$ 8,448.00	\$ 0.30	\$ 6,336.00
20	REFL PAV MRK TY I (YELLOW) 4" (SOLID) (100MIL). ALL COMPLETE IN PLACE.	10,560	LF	\$ 0.40	\$ 4,224.00	\$ 0.60	\$ 6,336.00
21	REFL PAV MRK TY I (YELLOW) 12" (SOLID) (100MIL) FOR DIAGONAL CROSSHATCH. ALL COMPLETE IN PLACE.	100	LF	\$ 2.50	\$ 250.00	\$ 7.40	\$ 740.00
22	PREFAB PAV MRK TY B (WHITE) (THRU-ARROW). ALL COMPLETE IN PLACE.	5	EA	\$ 90.00	\$ 450.00	\$ 120.00	\$ 600.00
23	PREFAB PAV MRK TY B (WHITE) (LEFT-ARROW). ALL COMPLETE IN PLACE.	20	EA	\$ 90.00	\$ 1,800.00	\$ 90.00	\$ 1,800.00
24	PREFAB PAV MRK TY B (WHITE) (RIGHT-ARROW). ALL COMPLETE IN PLACE.	5	EA	\$ 90.00	\$ 450.00	\$ 120.00	\$ 600.00
25	PREFAB PAV MRK TY B (WHITE) (THRU & LEFT-DOUBLE ARROW). ALL COMPLETE IN PLACE.	5	EA	\$ 180.00	\$ 900.00	\$ 180.00	\$ 900.00

26	PREFAB PAV MRK TY B (WHITE) (THRU & RIGHT-DOUBLE ARROW). ALL COMPLETE IN PLACE.	3	EA	\$ 180.00	\$ 540.00	\$ 190.00	\$ 570.00
27	PREFAB PAV MRK TY B (WHITE) (WORD-"ONLY"). ALL COMPLETE IN PLACE.	25	EA	\$ 90.00	\$ 2,250.00	\$ 100.00	\$ 2,500.00
28	PREFAB PAV MRK TY B (WHITE) (WORD-"STOP"). ALL COMPLETE IN PLACE.	8	EA	\$ 90.00	\$ 720.00	\$ 120.00	\$ 960.00
29	PREFAB PAV MRK TY B (WHITE) (WORD-"R X R"). ALL COMPLETE IN PLACE.	8	EA	\$ 200.00	\$ 1,600.00	\$ 180.00	\$ 1,440.00
30	PREFAB PAV MRK TY B (WHITE) (WORD-"SCHOOL XING"). ALL COMPLETE IN PLACE.	4	EA	\$ 300.00	\$ 1,200.00	\$ 260.00	\$ 1,040.00
31	REFL PAV MRKR TY I-C. ALL COMPLETE IN PLACE.	482	EA	\$ 3.50	\$ 1,687.00	\$ 4.80	\$ 2,313.60
32	REFL PAV MRKR TY II-A-A. ALL COMPLETE IN PLACE.	792	EA	\$ 3.50	\$ 2,772.00	\$ 4.80	\$ 3,801.60
33	REFL PAV MRKR TY II-B-B (FIRE HYDRANT MARK). ALL COMPLETE IN PLACE.	50	EA	\$ 3.50	\$ 175.00	\$ 7.80	\$ 390.00
34	REFL PAV MRK TY B (WHITE) (WORD-"YIELD"). ALL COMPLETE IN PLACE	4	EA	\$ 150.00	\$ 600.00	\$ 220.00	\$ 880.00
35	REFL PAV MARK TY B (WHITE) (YIELD LINE) ISOSCELES TRIANGLES TO BE 24"X36". ALL COMPLETE IN PLACE.	26	EA	\$ 25.00	\$ 650.00	\$ 32.00	\$ 832.00
<b>TOTAL BASE BID</b>					<b>\$ 51,415.00</b>		<b>\$ 59,344.20</b>



## MEMORANDUM

**DATE:** November 19, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. - City Engineer

**SUBJECT: Agenda Request: Consideration and action, if any, on awarding bid for the 1<sup>st</sup> Year Phase "A" paving project.**

### ISSUE

The City Commission approve a four (4) year city wide paving program during the budget presentation. This request is to advertise for bids for the 1<sup>st</sup> Year of the paving program. The 1<sup>st</sup> Year is divided into Phases based on available budget amount. Phase "A" are streets in the south section of Pharr. See attached breakdown of streets.

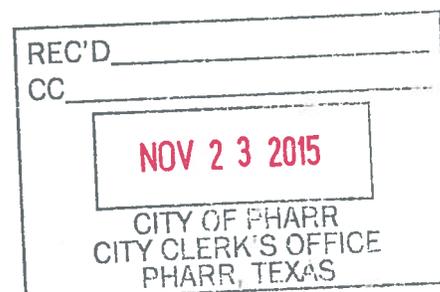
### FINANCIAL CONSIDERATION

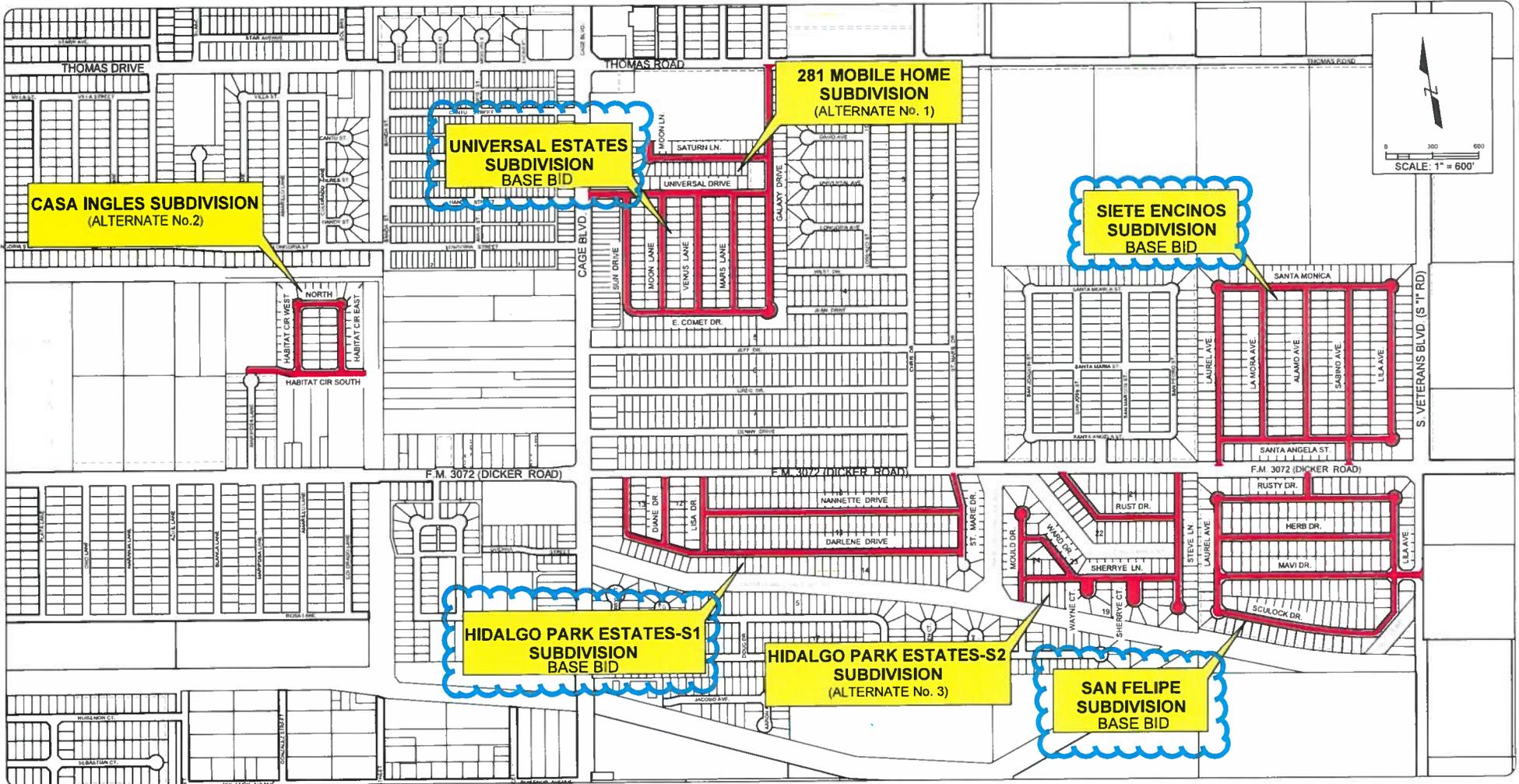
Contract amount \$1,377,768.35.

### STAFF RECOMMENDATION

The project advertised in the Advance Newspaper and Plan Rooms in San Antonio, Austin and Houston. Only one bid was received from Cutler Repaving Inc. Staff recommends to award the contract to Cutler Repaving Inc. in the amount of \$1,377,768.35. Finance department has indicated there are funds to complete the project. See attached bid tabulation.

### ALTERNATIVES





**STREET IMPROVEMENTS PLAN**  
**YEAR 1 - PHASE A**  
 LOCATION MAP

Engineering Department City of Pharr Hidalgo County, TX		DESIGNED BY: JAP	DATE: 5-Oct-15
118 S Cage Blvd. Pharr, TX 78577 956-402-4221		DRAWN BY: JAP	CHECKED BY: MR
PLOT SCALE: 1:1	PLOT SIZE: ANSI_B	PROJECT NO.: PROJECT_NO	
FILE NAME: Year 1 - Phase A - Street Improvements Location Map.dwg			
FILE PATH: P:\ENGINEERING\Yearly Paving Program\Year 1 2015-2016\Drafting Folder\DWG			



## BID TABULATION

**PROJECT:** SINGLE MACHINE REPAVING PROJECT YEAR 1 - PHASE A

**BID NO:** 1516-01-528-0001

**DATE:** NOVEMBER 12, 2015

**TIME:** 2:00 PM

**LOCATION:** CITY COMMISSION ROOM, 2ND FLOOR, PHARR CITY HALL

BASE BID			CUTLER REPAVING, INC.		
UNIVERSAL ESTATES SUBDIVISION					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	22,398	SY	\$ 2.90	\$ 64,954.20
2	CURB LINE MILLING AND REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE	14,257	LF	\$ 2.10	\$ 29,939.70
3	REJUVENATOR	2,240	GAL	\$ 3.60	\$ 8,064.00
4	MH ADJUSTMENT TO GRADE	12	EA	\$ 250.00	\$ 3,000.00
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$ 150.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	2,026	TON	\$ 68.50	\$ 138,781.00
7	PAVEMENT DISTRESS REPAIR. REMOVE & REPLACE, VARIABLE DEPTH (2" TO 4"); MATERIAL NOT INCLUDED. (TO INCLUDE REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE) (BASE MATERIAL TO BE BLADED & RESHAPED TO 2% CROSS SLOPE AND COMPACTED)	3,242	SY	\$ 8.50	\$ 27,557.00
8	PRIME COAT MC-30	324	GAL	\$ 6.00	\$ 1,944.00
<b>SUBTOTAL</b>					<b>\$ 274,389.90</b>

HIDALGO PARK ESTATES - S1 SUBDIVISION					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	17,597	SY	\$ 2.90	\$ 51,031.30
2	CURB LINE MILLING AND REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE	11,863	LF	\$ 2.10	\$ 24,912.30
3	REJUVENATOR	1,760	GAL	\$ 3.60	\$ 6,336.00
4	MH ADJUSTMENT TO GRADE	17	EA	\$ 250.00	\$ 4,250.00
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$ 150.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	1,594	TON	\$ 68.50	\$ 109,189.00
7	PAVEMENT DISTRESS REPAIR. REMOVE & REPLACE, VARIABLE DEPTH (2" TO 4"); MATERIAL NOT INCLUDED. (TO INCLUDE REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE) (BASE MATERIAL TO BE BLADED & RESHAPED TO 2% CROSS SLOPE AND COMPACTED)	2,583	SY	\$ 8.50	\$ 21,955.50
8	PRIME COAT MC-30	258	GAL	\$ 6.00	\$ 1,548.00
9	CLEANOUT ADJUSTMENT TO GRADE	1	EA	\$ 250.00	\$ 250.00
<b>SUBTOTAL</b>				<b>\$</b>	<b>219,622.10</b>
SIETE ENCINOS SUBDIVISION					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	24,228	SY	\$ 2.90	\$ 70,261.20
2	CURB LINE MILLING AND REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE	16,052	LF	\$ 2.10	\$ 33,709.20
3	REJUVENATOR	2,423	GAL	\$ 3.60	\$ 8,722.80
4	MH ADJUSTMENT TO GRADE	2	EA	\$ 250.00	\$ 500.00
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$ 150.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	2,326	TON	\$ 68.50	\$ 159,331.00

7	PAVEMENT DISTRESS REPAIR. REMOVE & REPLACE, VARIABLE DEPTH (2" TO 4"); MATERIAL NOT INCLUDED. (TO INCLUDE REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE) (BASE MATERIAL TO BE BLADED & RESHAPED TO 2% CROSS SLOPE AND COMPACTED)	5,955	SY	\$ 8.50	\$ 50,617.50
8	PRIME COAT MC-30	595	GAL	\$ 6.00	\$ 3,570.00
<b>SUBTOTAL</b>				<b>\$</b>	<b>326,861.70</b>
SAN FELIPE SUBDIVISION					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	21,942	SY	\$ 2.90	\$ 63,631.80
2	CURB LINE MILLING AND REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE	13,830	LF	\$ 2.10	\$ 29,043.00
3	REJUVENATOR	2,194	GAL	\$ 3.60	\$ 7,898.40
4	MH ADJUSTMENT TO GRADE	3	EA	\$ 250.00	\$ 750.00
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$ 150.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	1,972	TON	\$ 68.50	\$ 135,082.00
7	PAVEMENT DISTRESS REPAIR. REMOVE & REPLACE, VARIABLE DEPTH (2" TO 4"); MATERIAL NOT INCLUDED. (TO INCLUDE REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE) (BASE MATERIAL TO BE BLADED & RESHAPED TO 2% CROSS SLOPE AND COMPACTED)	2,940	SY	\$ 8.50	\$ 24,990.00
8	PRIME COAT MC-30	294	GAL	\$ 6.00	\$ 1,764.00
<b>SUBTOTAL</b>				<b>\$</b>	<b>263,309.20</b>
<b>TOTAL BASE BID</b>				<b>\$</b>	<b>1,084,182.90</b>

ALTERNATE BID NO. 1				CUTLER REPAVING, INC.	
281 MOBILE HOME SUBDIVISION					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	3,224	SY	\$ 2.85	\$ 9,188.40
2	CURB LINE MILLING AND REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE	2,001	LF	\$ 2.05	\$ 4,102.05
3	REJUVENATOR	322	GAL	\$ 3.50	\$ 1,127.00
4	MH ADJUSTMENT TO GRADE	0	EA	\$ 250.00	\$ -
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$ 150.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	272	TON	\$ 68.50	\$ 18,632.00
7	PAVEMENT DISTRESS REPAIR. REMOVE & REPLACE, VARIABLE DEPTH (2" TO 4"); MATERIAL NOT INCLUDED. (TO INCLUDE REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE) (BASE MATERIAL TO BE BLADED & RESHAPED TO 2% CROSS SLOPE AND COMPACTED)	117	SY	\$ 8.50	\$ 994.50
8	PRIME COAT MC-30	12	GAL	\$ 6.00	\$ 72.00
<b>TOTAL ALTERNATE NO. 1</b>				<b>\$</b>	<b>34,265.95</b>
ALTERNATE BID NO. 2				CUTLER REPAVING, INC.	
CASA INGLES SUBDIVISION					
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	6,399	SY	\$ 2.85	\$ 18,237.15
2	CURB LINE MILLING AND REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE	4,247	LF	\$ 2.05	\$ 8,706.35
3	REJUVENATOR	640	GAL	\$ 3.50	\$ 2,240.00
4	MH ADJUSTMENT TO GRADE	1	EA	\$ 250.00	\$ 250.00
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$ 150.00

6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	684	TON	\$ 68.50	\$ 46,854.00
7	PAVEMENT DISTRESS REPAIR. REMOVE & REPLAC	2,846	SY	\$ 7.50	\$ 21,345.00
8	PRIME COAT MC-30	285	GAL	\$ 6.00	\$ 1,710.00
<b>TOTAL ALTERNATE NO. 2</b>				<b>\$</b>	<b>99,492.50</b>
<b>ALTERNATE BID NO. 3</b>				<b>CUTLER REPAVING, INC.</b>	
<b>HIDALGO PARK ESTATES – S2 SUBDIVISION</b>					
<b>ITEM NO.</b>	<b>ITEM DESCRIPTION</b>	<b>ESTIMATED QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	14,918	SY	\$ 2.75	\$ 41,024.50
2	CURB LINE MILLING AND REMOVAL & HAULING OF MILLINGS TO PUBLIC WORKS SITE	9,154	LF	\$ 2.00	\$ 18,308.00
3	REJUVENATOR	1,492	GAL	\$ 3.50	\$ 5,222.00
4	MH ADJUSTMENT TO GRADE	16	EA	\$ 250.00	\$ 4,000.00
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$ 150.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	1,262	TON	\$ 68.50	\$ 86,447.00
7	PAVEMENT DISTRESS REPAIR. REMOVE & REPLAC	577	SY	\$ 7.50	\$ 4,327.50
8	PRIME COAT MC-30	58	GAL	\$ 6.00	\$ 348.00
<b>TOTAL ALTERNATE NO. 3</b>				<b>\$</b>	<b>159,827.00</b>
<b>BASE BID + ALT. NO. 1 + ALT. NO. 2</b>				<b>\$</b>	<b>1,217,941.35</b>
<b>BASE BID + ALT. NO. 1 + ALT. NO. 2 + ALT. NO. 3</b>				<b>\$</b>	<b>1,377,768.35</b>



## MEMORANDUM

**DATE:** November 20, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E., City Engineer

**SUBJECT:** Agenda Request: Consideration and action, if any, on approving the Professional Geotechnical Engineering Firm Rotation List for various city projects.

### ISSUE

Received a total of four (4) Professional Geotechnical Engineering Request of Qualifications for various engineering projects. Attached is the list of firms that submitted.

### FINANCIAL CONSIDERATION

N/A

### STAFF RECOMMENDATION

Attached is the list of recommended firms for various geotechnical engineering projects.

### ALTERNATIVES

REC'D _____
CC _____
<b>NOV 24 2015</b>
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS



## MEMORANDUM

---

**DATE:** November 20, 2015  
**TO:** Juan Guerra, Ed Wylie  
**FROM:** William F. Ueckert Jr., P.E.

**SUBJECT: Professional Geotechnical Engineering Rotation List**

---

Below are my recommendations of Geotechnical Engineering Firms for the rotation List.

1. Professional Service Industries, Inc.
2. Millennium Engineers Group
3. Terracon
4. Raba - Kistner



## MEMORANDUM

---

**DATE:** November 19, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** William F. Ueckert Jr., P.E. City Engineer

**SUBJECT: Agenda Request: Consideration and action, if any, on approving the Professional Engineering Firm Rotation List for various city projects.**

---

### ISSUE

Received a total of twenty five (25) Professional Engineering Request of Qualifications for various engineering projects. Attached is the list of firms that submitted.

### FINANCIAL CONSIDERATION

N/A

### STAFF RECOMMENDATION

Attached is the list of recommended firms for various engineering projects.

### ALTERNATIVES

# Professional Engineering Rotation List

## By Type of Project

		BEST USE FOR FIRM		
		TxDOT Projects	Streets & Drainage	Water & Wastewater
1	S&B Infrastructure	X	X	X
2	R. Gutierrez Engineering	X	X	X
3	Dannenbaum	X		X
4	Halff Associates	X		X
5	Terracon	X	X	
6	Melden & Hunt		X	X
7	Javier Hinojosa Engineering		X	X



## MEMORANDUM

**DATE:** November 24, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** Roy S. Garcia, Community Events Director

**SUBJECT:** In- House Production Company Contract

### ISSUE

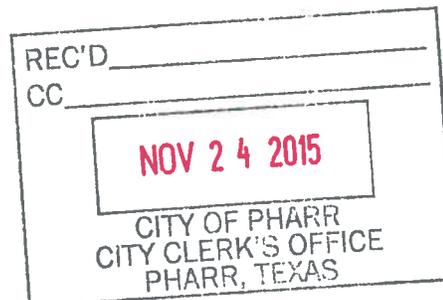
The City of Pharr has gone out for bids to negotiate and enter in a contract with an in- house production company that will be used at the Boggus Ford Events Center. The bids were turned in on November 12, 2015

### FINANCIAL CONSIDERATION

Please see attachment.

### STAFF RECOMMENDATION

Recommending the City of Pharr enters into a three year contract with Melharts Music Center. Melharts will contribute discount rates to the City of Pharr Events and to PSJA ISD. Melharts will donate two free events to the City of Pharr for rental of sound and lights.



**Melhart**  
**MUSIC CENTER**

3325 NORTH 10 STREET  
McALLEN TX, 78501

**Concert Sound/Light System Bid**

City Of Pharr

November 10, 2015

To Whom It May Concern:

Melhart proposes to enter into a contract with the City of Pharr, Texas for the rental and operation of concert/Lighting Systems for all types of events exclusively for the Pharr Events Center (currently called Boggus Ford Events Center).

The events will include but not limited for ticketed, non-ticketed, festivals, and other events that may use P.A. systems or event lighting including LED Screens.

Rates will be determined by what is required and agreed upon for the proposed events.

Melhart will include helping nonprofit events at its discretion where it may elect to be beneficial and worthy.

Melharts will contribute to PSJA ISD and City of Pharr Festivals with discounted rates from its normal rental rates.

Melharts will also donate two (2) free events to the City of Pharr for the rental of Sound and Lights off of its normal rates of up to \$10,000, excluding Hubphest and July 4<sup>th</sup> events.

Melharts will contract these services for a period of three years.

Sincerely,

Jim Melhart  
  
Melhart Music Center  
3325 North 10th Street  
McAllen, TX 78501

**Melhart**  
**MUSIC CENTER**  
3325 NORTH 10 STREET  
McALLEN TX, 78501

**Concert Sound/Light System Bid**

City Of Pharr

November 10, 2015

To Whom It May Concern:

It is well known in the Concert Circles that if a venue continues to have good performances that are properly enhanced with good production, that venue will continue to have good customer recognition and the patrons will continue to return to the venue.

Melhart proposes to enter into a contract with the City of Pharr, Texas for the rental and operation of concert/Lighting Systems for all types of events exclusively for the Pharr Events Center (currently called Boggus Ford Events Center).

The events will include but not limited for ticketed, non-ticketed, festivals, and other events that may use P.A. systems or event lighting including LED Screens.

Rates will be determined by what is required and agreed upon for the proposed events. Melharts fee would be considerably less than normal fees charged for comparable equipment with professional engineers. But if a promoter decides not to use any of the production gear in place, that the renter would pay \$1000 to strike and reset equipment and another \$500 for a total of \$1500 for complete removal of all the production gear.

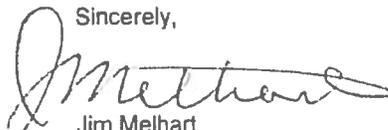
Melhart will include helping nonprofit events at its discretion where it may elect to be beneficial and worthy.

Melharts will contribute to PSJA ISD and City of Pharr Festivals with discounted rates from its normal rental rates

Melharts will also donate two (2) free events to the City of Pharr for the rental of Sound and Lights off of its normal rates of up to \$10,000, excluding Hubphest and July 4<sup>th</sup> events.

Melharts will contract these services for a period of three years.

Sincerely,



Jim Melhart  
Melhart Music Center



## MEMORANDUM

**DATE:** November 24, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** Roy S. Garcia, Community Events Director

**SUBJECT:** In- House Security Company Contract

### ISSUE

The City of Pharr has gone out for bids to negotiate and enter in a contract with an in- house security company that will be used at the Boggus Ford Events Center. The bids were turned in on November 12, 2015

### FINANCIAL CONSIDERATION

Please see attachments.

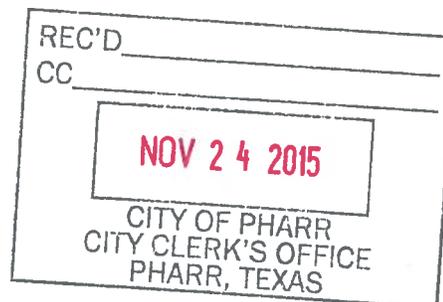
### STAFF RECOMMENDATION

Recommending the City of Pharr enters into a three year contract with South Star Security Services. South Star will provide the following:

HubPhest – 10 guards at no charge

City Christmas Party – 4 guards at no charge

Unarmed guard \$20.00 per hour charged to the promoter/renter. \$5.00 per guard hour will be donated to the venue / City of Pharr.





TO WHOM IT MAY CONCERN:

I would like to take this opportunity to introduce my business and myself to you. My name is Juan "Johnny" Ayala and I am a twenty-one year police veteran, retired with the Pharr Police Department as a police officer.

Throughout my tenure in law enforcement, I have gained tremendous knowledge and experience in different aspects of police work ranging from patrol, criminal investigations, firearms instructor and a member of the Special Weapons and Tactics Team (S.W.A.T.).

In June 28, 1998 I obtained my state license from the Texas Department of Public Safety Private Security Bureau, Austin, Texas. The name of my business is registered under the name of South Star Security Service (S.S.S.S.), state license No. B09037 and is insured through General Liability and Worker's Compensation to provide different types of security service. My experience in security measures is unlimited and I operate a first class security agency in the Lower Rio Grande Valley. My goal is to serve my clients with all their security needs, assuring their safety, protection of all property and life. Additionally, my staff consists of armed and unarmed uniformed security officers, loyal and dedicated to their assigned duties.

It is wonderful and exciting to see that our region is experiencing a tremendous growth in economic development; however, with this booming phase; unfortunately, crime and corruption is also attracted to businesses and establishment such as yours. South Star Security Service is readily available to effectively assist you in any way possible to conduct your daily business worry free with quality guard service to your establishment needs. When you hire S.S.S.S., you get the best service with experience personnel and on-going training.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ayala", written over a white rectangular area.

Juan "Johnny" Ayala  
Owner



**Proposal agreement and or contract for 3 years:**

Christmas Party for city employees – 4 guards at no charge.

City HUB Fest - 10 guards at no charge. (eight hours each)

Ticketed, non-ticketed, concerts, community Events, or schools – \$15.00 per guard hour.

(\$1.00 increased on 01/01/2017)

**Promoters, private individuals, firms, renting or borrowing the venue**

Unarmed guard \$20.00 per hour. \$5.00 per guard hour will be donated to the venue/City of Pharr. (\$1.00 increased on 01/01/2017)

**Commercial General Liability Insurance**

General Aggregate Limit ..... \$2,000,000.00

Products-Completed Operations Aggregate Limit..... \$2,000,000.00

Personal and Advertising Injury Limit .....\$1,000,000.00

Each Occurrence Limit .....\$1,000,000.00

Medical Expense Limit .....\$5,000.00

**Workers Compensation Limits**

Bodily Injury by Accident .....\$1,000,000.00 – each accident

Bodily Injury by Disease .....\$1,000,000.00 – policy limit

Bodily Injury by Disease .....\$1,000,000.00 – each employee

**Client (City of Pharr) will be added to our Insurance at no extra cost.**

**Client (City of Pharr) will be covered under Waiver of Subrogation at no extra cost.**



**802 W. Del Oro Lane**

**Pharr, Texas 78577**

**0-956-783-8669**

**F-956-783-8704**

**C-956-460-1047**

**[starj@att.net](mailto:starj@att.net)**

**[www.southstarsecurity.com](http://www.southstarsecurity.com)**



# CERTIFICATE OF LIABILITY INSURANCE

SOUTH03

OP ID: DO

DATE (MM/DD/YYYY)  
06/25/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Central Insurance Agency, Inc. 93 East Main Street Smithtown, NY 11787 George Gavaris	CONTACT NAME: Central Insurance Agency	
	PHONE (A/G. No. Ext): 877-242-9600	FAX (A/G. No): 877-243-8995
	E-MAIL ADDRESS: certificates@ciainsures.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Steadfast Insurance Company	26387
	INSURER B: American Guarantee and	26247
	INSURER C: Zurich American Insurance Co.	16636
	INSURER D: Great American Insurance Group	
	INSURER E:	
	INSURER F:	

INSURED South Star Security Services  
Johnny Ayala  
802 W Del Oro Lane  
Pharr, TX 78577

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Assault & Battery <input checked="" type="checkbox"/> Errors & Omission GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC	X	EOL9224414-05	07/07/2015	07/07/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		EOL9224414-05	07/07/2015	07/07/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTIONS					EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A WC 9591555 03	03/25/2015	03/25/2016	<input checked="" type="checkbox"/> WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Crime		AA150094303	11/14/2014	11/14/2015	250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
Proof of Insurance

CERTIFICATE HOLDER	CANCELLATION
PROOF-2  Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 

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**Texas Department of Public Safety**  
*Certificate of Licensure*



The Private Security Board certifies that:

**SOUTH STAR SECURITY SERVICES**

**C09037**

*Is Duly Licensed as*

Investigations / Security Contractor  
Guard Company  
Security Consultant Company

*Steven C. McCraw*  
Director, Texas Department of Public Safety

**EXPIRES: 6/30/2016**

This certificate affirms the above stated company is licensed pursuant to Texas Occupations Code 1702. The license will expire on the date stated above.  
Texas Department of Public Safety, Regulatory Services Division, 5806 Guadalupe Street, Austin, Texas 78752  
[www.dps.texas.gov](http://www.dps.texas.gov)



interoffice  
MEMORANDUM

**To:** Mayor and City Commission  
**From:** Anali Cantu, HR Director   
**Subject:** Award for RFQ #1516-01-526-0013 – Cafeteria Plan Administrative Services  
**Date:** November 25, 2015

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Staff recommendation will be provided at time of meeting.

Thank you.

PHARR MUNICIPAL COURT



**MEMORANDUM**

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**DATE:** November 25, 2015

**TO:** Juan G Guerra, City Manager

**FROM:** Judge Rudy Martinez

A handwritten signature in black ink, appearing to be 'R. Martinez', written over the 'TO:' and 'FROM:' lines.

**SUBJECT: AMNESTY PROGRAM**

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**ISSUE**

The Pharr Municipal Court intends to initiate the Amnesty Program beginning December 2, 2015 and ending December 29, 2015. This Program will allow people with past due traffic tickets to pay without the additional penalty imposed for Failure to Appear. If approved by the Pharr City Council, Traffic Violators will be allowed to appear without fear of reprisal and request the waiver of the "Failure to Appear" fine. This will be the case only during the course of this program.

**FINANCIAL CONSIDERATION**

The Court has collected an estimated additional amount of approximately \$10,000 to \$20,000 during past Amnesty Programs.

**STAFF RECOMMENDATION**

The Court recommends approval of the Amnesty Program item.

**ALTERNATIVES**

Due to the nature and specificity of the program there are no other alternatives.



## MEMORANDUM

**DATE:** November 19, 2015

**TO:** Juan G Guerra, City Manager

**FROM:** Jason Arms, IT Director / Emergency Management Coordinator

**SUBJECT: Authorizing Contract with EVERBRIDGE**

### ISSUE

The City of Pharr uses mass notification systems for notifying the community of emergencies, as well as notifying residents of water leaks, public events and other miscellaneous issues via automated notification systems for the past 6 years. The vendor currently being used no longer meets the needs of our City and therefore we are requesting approval to switch to Everbridge which offers more services that are in immediate need by management and emergency professionals.

### FINANCIAL CONSIDERATION

The total first years costs is \$14,920.18; which is 3,420 more annually than current vendor. Years two and three will 18,920.00; which is 7,420 more than current rate (assuming they had no increase) – Prices based on GSA pricing. Hidalgo County is a current user of this system.

### STAFF RECOMMENDATION

Due to the features required, current vendor no longer supports our needs. I recommend that we switch to Everbridge and implement immediately.

### ALTERNATIVES

We can continue with our current renewal which will take into effect on January, 2016; which we can meet the minimal requirements of mass notification without enhancing services to the community our city leadership.

THANK YOU



500 N Brand Blvd, Suite 1000  
Glendale, CA 91203 USA

tel: 888.366.4911  
fax: 818.484.2299

www.everbridge.com

**QUOTATION**

Quote Number: 00018546

**Confidential**

1 of 2

**Prepared for:** Jason Arms  
City of Pharr TX  
118 S. Cage Blvd., 3rd Floor  
Pharr, TX 78577  
(956) 402-4900 x4911  
jason.arms@pharr-tx.gov

**Quotation Date:** September 30, 2015  
**Quote Expiration Date:** December 15, 2015  
**Rep:** Matthew Ward  
(818) 230-9785  
matthew.ward@everbridgemail.com

**Contract Summary Information**

**Contract Period:** 1 Year  
**Contract Optional Years:** 2 Years  
**MN Contacts up to:** 70,400

**ANNUAL SUBSCRIPTION - See attached Product Inclusion Sheet/s for product details.**

<u>Service</u>	<u>Fee Type</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Total Price</u>
Special Incentive Discount	One-Time	1	(\$4,000.00)	(\$4,000.00)
Everbridge Mass Notification (MN) with Unlimited Domestic Minutes	Recurring	1	\$17,500.18	\$17,500.18

**PREMIUM FEATURES / USAGE**

<u>Service</u>	<u>Fee Type</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Total Price</u>
Everbridge ContactBridge	Recurring	1	\$2,840.00	\$1,420.00

*CAJ*





## Everbridge Mass Notification

Everbridge Mass Notification allows users to send notifications to individuals or groups using lists, locations, and visual intelligence. Everbridge Mass Notification is supported by state-of-the-art security protocols, an elastic infrastructure, advanced mobility, interactive reporting and analytics, adaptive people and resource mapping to mirror your organization, and true enterprise class data management capabilities to provide a wide array of data management options. Below is a list of key system inclusions with your new Everbridge Mass Notification system.

### Usage

Unlimited Domestic Emergency Alerts and Testing Messages

Unlimited Domestic Non-Emergency Alerts Messaging

\*Usage above applies to notifications generated through the Everbridge Manager user interface. Automated notifications are subject to additional fees.

### Core Platform Access

Unlimited Administrators for web-based portal to initiate messages, reporting, and administration

Unlimited Administrators for ContactBridge Application (iOS, Android) and Mobile Optimized Notification Site (for Blackberry, Windows 10, etc.)

Two (2) Organization with unlimited nested static and dynamic groups

Access to Everbridge Elastic Infrastructure for message delivery

Custom branded community opt-in portal with custom fields and opt-in subscriptions

Flexible role-based access controls to manage user permissions

Access to Real-Time Dashboard, Notifications Library, Everbridge Universe, and Custom Reporting

### Key Notification Features

Integrated GIS/Map-based, rule-based, group-based, or individual contact selection

Ability to send standard, polling, or on-the-fly 'One-Touch' Conference Call messages

One-screen broadcast creation workflow to speed message creation and reduce human error

Everbridge Network to access situational intelligence & notifications shared by other public and private groups

Publish notifications directly to Websites and services that support API access via HTTPS using 'Web Posting'

Contact filtering based on custom criteria

Map-based drawing and selection tools and imported shape files (e.g. Google Maps, Bing Maps, ESRI)

Automatic address geo-coding for contacts

Organization specific customizable caller ID, greetings, and broadcast settings

SMPP based SMS text messaging

Multi-language Text to Speech Engine and Custom Voice Recording

Real-time reporting for improved situational awareness and easier after action analysis

5 Live Operator Message Initiations per year

Interactive Dashboard for Organizational Activity Summary

Unlimited Notification Templates

Self-service Single Contact Record Adjustments

Self-service Contact Import via CSV Upload

Bulk Contact Management Automation via Secure FTP

### Set-up, Implementation & Support

Up to 10 total hours of a dedicated Implementation Specialist during a Standard Implementation

Self Service Administrative Set-up, Configuration and Default Preferences

Initial Member Data Upload and Test Broadcast Support

Unlimited Access to Everbridge University classes

24x7 Customer Support (phone, web, email)

Global Support/Operations Centers for Redundant Live Support

Dedicated Account Manager



## ONBOARDING - STANDARD

### OVERVIEW

The standard onboarding is right-sized to support small to medium organizations on deploying all basic Mass Notification and Interactive Visibility functionality. A dedicated onboarding specialist is provided to guide you through the onboarding process and provide strategic advice, tailored to your organization.

#### Included Standard Onboarding Resources

- + Client portal
- + Knowledgebase
- + Everbridge University
- + Up to 10 hours of an onboarding specialist

### TIME FRAME

Standard Everbridge Onboarding requires approximately 15 days to complete. Depending on the size and complexity of the organization, it may take more or less time. The timeframe can be tailored within the following limits for standard onboarding:

- + Access to an Onboarding Specialist for up to 10 hours.
- + Onboarding Specialist hours must be used within 60 days of contract signing.
- + Additional hours are billable at \$250/hr.

### SCOPE

A standard onboarding will provide the following:

- + Orientation to your onboarding resources, including the Everbridge Client Portal, knowledgebase articles library, and Everbridge University.
- + Access to your functional account, configured with default templates and default notification paths.
- + 30-minute hands-on demo of creating new users, the basic setup of contacts and the sending of a test notification.
- + Best practices and onboarding guidance as outlined in this document.
- + The onboarding specialist will ensure the client has demonstrated the ability to upload a sample of their contact data, send a notification and interpret the results.

### KEY MILESTONES

#### ORIENTATION CALL

This call will provide an orientation to Everbridge onboarding resources and a review of preparation necessary to conduct a successful onboarding.

#### KICK-OFF CALL

The Kick-off call will focus on reviewing the basic settings and developing the onboarding project plan.

#### CONSULTATION CALL

The Consultation Call will focus on reviewing the completion of the project plan and identifying gaps and next steps.

#### CLOSE-OUT CALL

The Close-out Call will provide guidance on go-live strategies and mark the account's transition to customer success.

# KEY MILESTONES

## ORIENTATION CALL

The purpose of the orientation call is to prepare for the onboarding process. The Everbridge specialist will provide an overview of the onboarding process to key client stakeholders, introduce the stakeholders to the various onboarding resources, provide a short, interactive demo and access to a live, working account preloaded with default templates and settings. Orientation calls will be held within 5 days of the completion of your order processing. The specialist will also provide a checklist of actions to be completed in order to kick-off the onboarding process. The Call Agenda will include the following:

- + Introductions
- + Review communication goals/use cases
- + Review onboarding process
- + Review resources available to the client
- + Review the success criteria of the Milestone calls
- + Schedule all follow up calls
- + Review the Getting Started checklist
- + An onboarding specialist will provide a demo of the product showing how to create a new user, how to create a contact, and how to send a message using a pre-loaded test template. At the conclusion of the demo, the customer will be provided with their live production account.

**Time: 1.5-2 hours**

## KICK-OFF CALL

The Kick-off call will be held as soon as the actions on the Getting Started checklist are complete, but no later than 3 weeks after the Orientation Call. The agenda will include the following items:

- + Review completion of the Getting Started checklist
- + Verify settings and configurations selected
- + Discuss design and strategy of the organization hierarchy in relation to the client's needs.
- + Review Role-based access control and its application with the client's organization.
- + Review the contact data quality of the sample uploaded by the customer.
- + Upon successful setup of the basic settings, the onboarding specialist will provide a customized Project Plan to guide the remainder of the onboarding. The Project Plan will include guidance on topics such as: data management strategy, reporting, groups and filters, mobile manager, awareness campaigns, training plans, member portal, Weather, IV, and mobile member.

**Time: 1-2 hours**

## CONSULTATION CALL

The Consultation Call should be scheduled to take place within 5 days of the Kick-off Call. The call is a strategy session between the onboarder and the customer, with the following objectives:

- + Review Project Plan action items
- + Define testing strategy
- + Review contact management strategy
- + Review relevant advanced configuration topics

**Time: 1-2 hours**

## CLOSE-OUT CALL

The close out should occur approximately 3-4 weeks after Orientation (not to exceed 60 days). The call will provide a final opportunity for the client to strategize with the onboarding specialist and will cover the following topics:

- + Functional testing conducted by customers/or review results of functional testing
- + Discuss transition to customer success
- + Provide best practices for troubleshooting issues
- + Where to find support information
- + Roll-Out Planning:
  - Review project plan for completing system-wide test
  - Review best practices for system test planning
  - Awareness programs

**Time: 1 hour**

## EVERBRIDGE UNIVERSITY

- + Learning modules and training are continuously available and free for customers and partners to learn or review
- + Use Adobe flash videos with audio narrations
- + Self-paced training that allows students to learn when they have time and at their own pace
- + Just-in-time learning using small, focused content modules
- + No travel or facilities required, the classroom is anywhere a learner has Internet access

## Everbridge ContactBridge

Everbridge ContactBridge application allows users to aggregate mobile recipient feedback in a single communications place enabling decision makers to communicate efficiently with first responders, and their employees and constituents. Below is a list of key system inclusions with Everbridge ContactBridge Application.

### Usage

Unlimited Outbound Notifications to Everbridge Mobile Recipient Application via ContactBridge Notifications  
Unlimited Inbound Notifications from Everbridge Mobile Recipient Application

### Access

Single Web interface console to display aggregated Information  
Unlimited administrator access to the Everbridge System

### Key Notification Features

Fully integrated with Everbridge Mass Notification  
Custom threshold rules and settings for ContactBridge initiated messages

- Define messages and key recipients upon threshold trigger
- Visual and automated alerts when Threshold is reached

Receive and display images, comments and location information from contacts  
Advanced Graphical Reporting including Geographic locations if available  
Recipient ContactBridge Application for iOS and Android Devices

### Set-up & Implementation

Access to a dedicated Implementation Specialist during a Standard Implementation  
Self Service Administrative Set-up, Configuration and Default Preferences  
Initial Member Creation and Test Notification Support  
Unlimited Access to Everbridge University  
24x7 Customer Support (phone, web, email)  
Global Support/Operations Centers  
Dedicated Account Manager

For a full product description, along with best practices and product details please see the Everbridge User Guide and Everbridge University.



### CLIENT REGISTRATION FORM

**\*Required information**

**\*Client Name:**

City of Pharr

**Account Number: (Internal use only)**

**\*Requestor/Approver of Services:**

Contact Name:

JASON ARMS

Email Address:

jason.arms@pharr-tx.gov

Phone Number:

956.402.4900

Other Number:

**\*Billing Address:**

Contact Name:

Accounts Payable

Address:

118 S. Cage Blvd.

City:

Pharr

State/Province/Region:

Texas

Postal/Zip Code:

78577

Country:

USA

**\*Shipping/Primary Service Location Address:**

Contact Name:

(Same)

Address:

City:

State/Province/Region:

Postal/Zip Code:

Country:

**\*Accounts Payable Department:**

Contact Name:

Email Address:

Phone Number:

956-402-4000

Fax Number:

Address:  same as Billing Address

same as Shipping Address

City:

State/Province/Region:

Postal/Zip Code:

Country:

**\*Purchasing Department:**

Contact Name:

Email Address:

Phone Number:

Fax Number:

Address:  same as Billing Address

same as Shipping Address

City:

State/Province/Region:

Postal/Zip Code:

Country:

**\*Invoice Submission Email Address(s):**

rosie.ortiz@pharr-tx.gov

**\*Do you require a Purchase Order to process payment?**

Yes

No

If Yes, please send Purchase Order to Final.Documents@everbridge.com

(For U.S. Clients only)

**\*Is your organization exempt from paying Sales and Use Tax?**

Yes

No

If your organization is exempt or is utilizing Direct Pay, please attach a copy of your Exemption or Direct Pay Certificate to this form

\*If either of the certificates is not attached to this form, sales tax will be added where applicable.

**Please provide any special instructions for submitting and processing invoices for payment:**

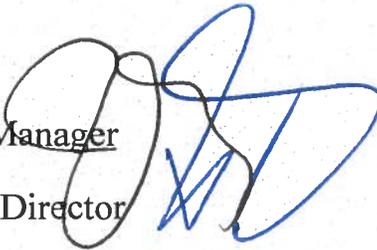
**Please list and attach any required forms and/or web links for invoice processing:**

e.g., Wire/EFT/ACH forms, Vendor forms, W9 forms, Registration links



## MEMORANDUM

**DATE:** November 16, 2015  
**TO:** Juan G Guerra, City Manager  
**FROM:** Karla Moya, Finance Director



**SUBJECT:** Cathy Jones-Internal Auditor Contract Renewal

### ISSUE

Contract for Cathy Jones, Internal Auditor Consulting Services contract expires on 12/6/15. Ms. Jones is currently contracted to conduct internal audit procedures that include: inventory control procedures, purchasing control, financial and operational control, and review of current city policies and procedures.

### FINANCIAL CONSIDERATION

N/A

### STAFF RECOMMENDATION

It is recommended that Ms. Cathy Jones' contract be renewed for a 60 day term period.

### ALTERNATIVES

N/A

Please feel free to contact me should the need arise, I am at extension 1907.

THANK YOU

RECEIVED  
NOV 16 2015  
CITY MANAGERS OFFICE

## PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("**Agreement**") is entered into by and between the City of Pharr, a municipal corporation ("**City**"), and Cathy B. Jones CPA, CIA, CFE, CRMA ("**INDEPENDENT AUDITOR**") in accordance with the Texas laws. It is effective for all purposes upon adoption by the governing body and executed by all necessary parties.

### 1. SERVICES TO BE PERFORMED.

The governing body has determined to enter into this Agreement as the Independent Auditor has demonstrated the necessary competence and qualifications to perform the services at a fair and reasonable price.

The Independent Auditor agrees to provide professional internal auditing services to the City of Pharr as described in the attached proposal marked Exhibit A.

The parties agree performance of the work shall commence after execution upon authorization to proceed by the City Contract Administrator. The City Manager is designated as the Contract Administrator responsible for all phases of performance and operations under this Agreement, including authorizations for payment. All notices or communications regarding this Agreement shall be directed to the Contract Administrator.

**2. FEE FOR SERVICES.** The professional services of the Independent Auditor shall be billed at an hourly rate of \$75; however, the total cost for all services provided by the Independent Auditor and all expenses incurred by the Independent Auditor under this Agreement for each sixty (60) day term shall not exceed \$10,000 unless expressly authorized by written amendment to this Agreement. This is calculated by the commitment of Independent Auditor to work no more than twenty (20) hours a week which will be tracked in the Independent Auditor's billing system. Payments shall be made within thirty (30) days from receipt of invoice on a monthly basis. Other cost reimbursement includes all out-of-pocket costs for expenses such as business mileage at the IRS mileage reimbursement of \$.575 a mile, meetings, consulting, emails communication, telephone calls both local and long distance, photocopies, computer printouts, fax charges, and scans to complete each request for service.

**3. CITY DELIVABLES.** The City will provide to Independent Auditor all deliverables needed to perform the agreement as set forth in Exhibit B.

### 4. EFFECTIVE DATE, TERM, TERMINATION, RENEWAL.

- A. This agreement takes effect upon date of last signature.
- B. The term of this agreement is sixty (60) days from effective date unless sooner terminated in accordance with Subsection C
- C. The City or Independent Auditor may, at any time, with or without cause, terminate

this Agreement upon two (2) weeks written notice to the other party. In such event of termination without cause, City will be invoiced for the actual time and charges accumulated through the date of termination.

D. In the event of any conflicting terms between this Agreement and Independent Auditor's Proposal, the terms in this Agreement control.

**5. ASSIGNABILITY.** The Independent Auditor shall not assign, transfer, or delegate any obligations or duties in this Contract to any other person without the prior written consent of the Interim City Manager. The performance of this Agreement by Consultant is the essence of this Agreement and City's right to withhold consent to such assignment shall be within the sole discretion of the City on any grounds whatsoever.

**6. INDEPENDENT CONTRACTOR.** Independent Auditor shall perform all professional services as an independent contractor and shall furnish such services in its own manner and method, and under no circumstances or conditions shall an agent, servant, or employee of the Independent Auditor be considered an employee of the City. City shall provide Independent Auditor an onsite office to perform services and a computer or laptop that gives access to all city's financial systems, Internet access and has Microsoft Office Suite installed.

**7. SUBCONTRACTORS.** Independent Auditor may use subcontractors in connection with the work performed under this Agreement. When using subcontractors, however, Independent Auditor must obtain prior written approval from the Contract Administrator. In using subcontractors, Independent Auditor agrees to be responsible for all their acts and omissions to the same extent as if the subcontractor and its employees were employees of the Independent Auditor. All requirements set forth as part of this Agreement shall be applicable to all subcontractors and their employees to the same extent as if the Independent Auditor and its employees had performed the services.

**8. VENUE AND APPLICABLE LAW.** This Agreement shall be subject to all federal, state and local laws. All duties of the parties shall be performed in the City of Pharr, Texas. The applicable law for any legal disputes arising out of this Agreement shall be the law of Texas and such forum and venue for such disputes shall be the appropriate district, county, or justice court in and for Hidalgo County, Texas.

**9. WAIVER.** No waiver of any breach of any term, or condition of this Agreement, shall be construed to waive any subsequent breach of the same.

**10. INDEMNIFICATION.** Independent Auditor agrees to indemnify and save harmless City, its agents, servants, and employees, ("Indemnities"), officials, and insurers from any and all liabilities, losses, damages, or expenses, including attorney's fees resulting from the negligent acts or omissions of Independent Auditor, its employees, officers, agents or contractors, while in performance of this Agreement.

**11. INSURANCE.** Independent Auditor agrees to provide Error & Omissions - professional liability insurance in the amount of \$250,000 per claim during the Agreement periods.

**12. NO WAIVER.** No waiver of any covenant or condition, or the breach of any covenant or condition of this Agreement, constitutes a waiver of any subsequent breach of the covenant or condition of the Agreement.

**13. AMENDMENTS OR MODIFICATIONS.** No amendments or modifications to this Agreement may be made, nor any provision waived, unless in writing signed by a person duly authorized to sign agreements on behalf of each party.

**14. OWNERSHIP OF WORK PRODUCT.** All deliverables, data, findings or information in any form prepared, assembled or encountered by or provided to Independent Auditor under this Agreement are property of the City. During performance of services under this Agreement, independent Auditor is responsible for any loss or damage to the deliverables, data, findings or information while in Independent Auditor's possession. Any such loss or damage, deliverables, data, findings, or information must be restored at the expense of independent Auditor. If not restorable, independent Auditor bears the cost of replacement and of any loss suffered by the City on account of the destruction.

**15. CONFIDENTIALITY.** All deliverables and reports, data, findings, or information in any form prepared, assembled or encountered by or provided by Independent Auditor under this Agreement are property of the City and are confidential. AU deliverables and reports, data, findings, or information in any form prepared, assembled or encountered by or provided by Independent Auditor under this Agreement shall not be disclosed to or discussed with third parties without the prior written approval of the City Manager, unless otherwise required by law to be disclosed under the Texas Public Information Act.

**16. NOTICES.** Notices provided shall be in writing and delivered to:

On behalf of the City:           City of Pharr  
  City Manager, Juan Guerra  
  P.O. Box  
  Pharr, TX 78577

On behalf of the  
Consultant:

With copy to: \_\_\_\_\_  
\_\_\_\_\_

**17. MERGER.** This Agreement and its exhibits attached constitute the sole agreement between the City and Consultant. Any prior agreements, promises, negotiations, or representations, verbal or otherwise, not expressly stated in this Agreement, have been merged into this Agreement, and any terms or conditions not found have no force or

effect.

**18. PROPER NOTICE AND MEETING.** It is hereby officially found and determined that the meeting at which this instrument was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Discussion, however, may have

**EXECUTED IN DUPLICATE**, each of which shall be considered an original, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**CITY OF PHARR**

**By:** \_\_\_\_\_  
**Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**APPROVED BY**  
**CITY COMMISSION**  
**ON:** \_\_\_\_\_

occurred in a closed session on related legal matters as allowed by applicable laws.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

**INDEPENDENT AUDITOR:** Cathy B. Jones CPA, CIA, CFE, CRMA

**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## Exhibit A

**Independent Auditor's agreed upon internal audit procedures will be performed at a reasonable, yet cautious, timeframe which may require several contract period(s):**

Review inventory control procedures for all departments including fixed assets, tools and equipment and usable supplies that require restocking and give written recommendations to City Manager. Areas where policies are needed or modification is needed will be recommended.

- Review purchasing control operations ensuring compliance with State and Federal laws when required) and give written recommendations to City Manager. Areas where policies are needed or modification is required will be recommended.
- Perform an assessment of each major city departments' financial and operational control environment identifying weaknesses, inefficiencies, duplication of efforts and give written recommendations to City Manager.
- Identify potential sources of new revenue and areas where cost containment can be achieved for the city and give written recommendations to the City Manager.
- Review the city written financial policies and procedures on citywide processes as agreed upon such as timekeeping, payroll, human resources, cash handling & receipting, purchasing and contracting, procurement cards, travel & entertainment, disbursement processes and give written recommendations to City Manager. Identify areas where policies are needed or modification need to be made will be recommended.
- Any other action required. Notification of action will be in writing.

## Exhibit B

City agreed upon deliverables during contract period(s):

- Provide a secure office for Independent Auditor to perform her services during normal city business hours.
- Provide: a city computer or laptop with administrative access to financial, payroll and t4-nekeeping automated systems.
- Access to a city copier, printer and scanner needed while in performance of the Agreement.  
E setup on the city's email system so as to have easy communication with the City Manager, Department Heads and city employees while in performance of this Agreement.
- Provide that the City IT department will provide any data files needed while in performance of this Agreement.
- Provide a City Manager Directive Letter to all Department Heads to cooperate with Independent Auditor allowing for open communication and :explanation, employee interviews, access and copies/scans of any and all 'financial or support records, management reports or sub-control systems deemed necessary by Independent Auditor to give independent and objective recommendations while in performance of the Agreement.



## MEMORANDUM

DATE: November 19, 2015  
TO: Juan G Guerra, City Manager  
FROM: William F. Ueckert Jr., P.E. - City Engineer

**SUBJECT: Agenda Request: Consideration and action, if any, on authorizing City Manager to negotiate a contract with DBR Engineers to evaluate the electrical system at the Pharr Aquatic Center in conjunction with PSJA ISD.**

### ISSUE

The Pharr Aquatic has experienced some major electrical outages and electrical malfunctions, since the completion of the project. PSJA ISD has agreed to share the cost with the city to retain an electrical engineer to evaluate the electrical system of the facility.

### FINANCIAL CONSIDERATION

Estimated engineering cost is estimated at \$50,000.

### STAFF RECOMMENDATION

Staff recommends to request to retain the services of DBR Engineers. Three (3) requests for Qualification's were sent and DBR Engineers was the only firm that responded. PSJA ISD has no objection to retain the firm.

### ALTERNATIVES

