



**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, NOVEMBER 3, 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. PROCLAMATIONS:**

- A) Presentation of Proclamation proclaiming Veterans Day.
- B) Presentation of Proclamation proclaiming Class of 1966 Day.

**3. 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
- C) Presentation of The Warren Group - Pharr Research & Development Center
- D) Presentation of UTRGV – Update on School of Medicine and MOU

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) Approval of Minutes for October 6, 2015 – Regular Called Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance establishing policies and procedures for the use and/or disposition of city property. (DEVELOPMENT SERVICES) – **Final Reading**
- C) Consideration and action, if any, on request from St. Anne Church to close streets for their annual Fall Festival on Sunday, November 9, 2015 from 12:00 noon to 10:00 pm. (PUBLIC WORKS)
- D) Consideration and action, if any, on PSJA Education Foundation Annual Gala for platinum sponsorship in the amount of \$5,000. (BRIDGE)
- E) Consideration and action, if any, on request from TxDOT for Right of Way deficit balance due in the amount of \$6,900 for Sam Houston street improvements project (Cage to Veterans). (ENGINEERING)
- F) Consideration and action, if any, accepting a balance amount of \$8,715.99 from TxDOT for Sam Houston Street improvements project (Cage to Veterans). (ENGINEERING)
- G) Consideration and action, if any, on TRMI computerized toll system maintenance agreement for Pharr International Bridge. (BRIDGE)
- H) Consideration and action, if any, on request from PSJA ISD to utilize Jose “Pepe” Salinas Civic Center on Tuesday, November 17, 2015 to celebrate “Parental Engagement Day”. (PARKS & REC.)
- I) Consideration and action, if any, on request from Hidalgo County Head Start Program to utilize Jose “Pepe” Salinas Civic Center the week of April 10-14, 2016. (PARKS & REC.)
- J) Consideration and action on Planning & Zoning Cases:

**PUBLIC HEARINGS:**

- 1. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, is requesting renewal of the 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 16.317 acre tract of land out of Lot 3, El Centro Mall No. 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road. CUP#131046

AGENDA REGULAR MEETING  
NOVEMBER 3, 2015

**PLATS:**

2. Melden & Hunt Inc., representing Domain Development Corporation, Shavi Mahtani – Director; El Pato Mexican Food, LP, Terry Van Burkleo – Chief Executive; R.C.J.V. Development, Rick Caballero – Manager, are requesting preliminary and final plat approval of the proposed Amended Plat of Jackson Ridge Court Subdivision Phase III. The property is legally described as being a re-subdivision of 6.565 acres out of Jackson Ridge Court Subdivision Phase III, Pharr, Hidalgo County, Texas. The property is located at the 1000 Block of South Jackson Road. SUB#151023

**REGULAR AGENDA – OPEN SESSION:**

**5. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance designating the City of Pharr – TIF Reinvestment Zone #2. (ADMINISTRATION) **(TABLED)**
- B) Consideration and action, if any, on Ordinance amending Ordinance O-2014-52, for the department of Development Services fee schedule. (DEVELOPMENT SERVICES)
- C) Consideration and action, if any, on Ordinance amending Ordinance #O-2006-39 decreasing members of the Tierra Del Sol Golf Club Advisory Board from nine (9) to seven (7) members. (PARKS & REC.)
- D) Consideration and action, if any, on Resolution appointing/reappointing nine (9) members to the Tierra Del Sol Golf Club Advisory Board. (PARKS & REC.) **(TABLED)**
- E) Consideration and action, if any, on Resolution submitting entitlement votes for candidate(s) to the Appraisal District Board of Directors 2016-2017. (ADMINISTRATION)
- F) Consideration and action, if any, on Resolution declaring expectations to reimburse expenditures with proceeds of intended future debt. (FINANCE)

**6. ADMINISTRATIVE:**

- A) Consideration and action, if any, on implementation of the Fraud Reporting Policy & Procedures. (FINANCE)
- B) Consideration and action, if any, on petition requesting a street name change (North Gay Drive to Los Unicos Street) within the corporate city limits of Pharr. (DEVELOPMENT SERVICES)
- C) Consideration and action, if any, awarding proposal for Employee Benefit Plans. (HR)

**7. PURCHASING:**

- A) Consideration and action, if any, on payment in the amount of \$158,934 to TxDOT for construction and engineering costs for the City of Pharr Bicycle Accessible Improvements project according to the advance funding agreement. (ENGINEERING)

**8. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on contract between the City of Pharr and Zambelli Fireworks Manufacturing, Co. for firework display on Saturday, November 7, 2015 in celebration of Veterans Day. (EVENTS CENTER)
- B) Consideration and action, if any, authorizing staff to negotiate contract to an entertainment group for HUB Phest on Saturday, April 2, 2016. (EVENTS CENTER)
- C) Consideration and action, if any, on Advance Funding Agreement Amendment #1 for the Intelligent Transportation System (ITS) at Pharr/Reynosa International Bridge. (ENGINEERING)
- D) Consideration and action, if any, on Advance Funding Agreement Amendment #2 for International Bridge Expansion improvements at Pharr/Reynosa International Bridge. (ENGINEERING)
- E) Consideration and action, if any, authorizing City Manager to negotiate contract with Prodigy Construction Management LLC. for construction management services for the PHFC Jackson Place Apartments Project. (ENGINEERING)
- F) Consideration and action, if any, authorizing City Manager to negotiate contract with Prodigy Construction Management LLC. for construction management services for the South Pharr Development and Research Center. (ENGINEERING)
- G) Consideration and action, if any, on agreement between City of Pharr and Pharr Community Theater (PCT) for theater productions and cultural programs. (ADMINISTRATION)
- H) Consideration and action, if any on agreement between City of Pharr and Active Networks for professional services at the Parks and Recreation Department. (IT)

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 4 - 8 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 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.

10. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in closed session.
11. **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 30<sup>TH</sup> day of October, 2015, at 6:00 P.M. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 30<sup>TH</sup> DAY OF OCTOBER 2015.**



*Hilda Pedraza*  
\_\_\_\_\_  
HILDA PEDRAZA, TRMC  
CITY CLERK

I hereby 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 5<sup>th</sup> day of November, 2015 by,

*Hilda Pedraza*  
\_\_\_\_\_

Title: City Clerk