



**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  
MONDAY, APRIL 4, 2016**

*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 March 7, 2016 – Regular Called Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance adopting the Comprehensive Plan "Pharr into the Future, Your Vision! Pharr 2025". (DEVELOPMENT SERVICES) – **3<sup>RD</sup> Reading and Final**

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- C) Consideration and action, if any, on sponsorship in the amount of \$1,000 for the 29<sup>th</sup> Annual Maquiladora Spring Picnic on Saturday, April 30, 2016. (BRIDGE)
- D) Consideration and action, if any, on sponsorship in the amount of \$1,000 for the Copa Internacional Soccer Tournament on April 29<sup>th</sup>, 30<sup>th</sup> and May 1<sup>st</sup>, 2016 at Sports Plaza in Pharr. (PARKS & REC)
- E) Consideration and action, if any, on request from PSJA ISD for the use of the Tierra Del Sol Golf Club Banquet Room for their Advisory Council Meeting on Tuesday, April 5, 2016 from 5:00 p.m. to 9:00 p.m. (PEDC)
- F) Consideration and action, if any, on request from PSJA ISD for the use of the Boggus Ford Events Center for the College and Career Conference on Tuesday, April 19, 2016 from 8:00 a.m. to 3:00 p.m. (PEDC)
- G) Consideration and action, if any, rejecting all proposals for the Parks, Recreation and Open Space Master Plan and authorize staff to re-advertise. (ENGINEERING)
- H) Consideration and action, if any, authorizing City Manager to advertise for bids for 1<sup>st</sup> Year – Phase “B” Street Paving Program. (ENGINEERING)
- I) Consideration and action, if any, authorizing City Manager to advertise for bids for replacement and reconstruct curb and gutters for 1<sup>st</sup> Year – Phase “B” Street Paving Program. (ENGINEERING)
- J) Consideration and action on Planning & Zoning Cases:

**PUBLIC HEARING:**

1. Sebastian A. Sobczak, d/b/a La Ofrenda, LLC, 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 Limited Industrial District (L-1). The property is legally described as Lot A, Re-Plat of Lots 9 and 10, Steel Horse Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5704 North Gumwood. **CUP#130309**
2. Ricardo Garza, d/b/a The Fraternal Order of Eagles of Pharr, Texas, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lot 3, Block 58, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 305 South Cage Boulevard. **CUP#060312**

**PLATS**

3. Nain Engineering, L.L.C., representing Javier Cantu Barragan, is requesting final plat approval of the proposed Replat Border Line Industrial Park Subdivision Phase I. The property is legally described as being a 10.28-acre tract of land being all of Lot 1, Border Line Industrial Park Subdivision Phase I and 5.24 acres out of Lots 357 and 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 West Anaya Road. **SUB#140925**

**REGULAR AGENDA – OPEN SESSION:**

**4. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Resolution designating Hidalgo County Metropolitan Planning Organization Members. (ADMINISTRATION)

**5. ADMINISTRATIVE:**

- A) Consideration and action, if any, awarding proposal for Capital Lease Financing for Fiscal Year 2015-2016. (FINANCE)
- B) Consideration and action, if any, on selection of a Construction Manager for construction project management services for the South Pharr Development and Research Center Building. (ENGINEERING)

**6. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, authorizing City Manager or his designee to negotiate and execute contract with SECOESC Consultores for bridge wait time/efficiency and origin/destination study. (BRIDGE)
- B) Consideration and action, if any, authorizing City Manager or his designee to negotiate and execute contract amendment with Hicks & Company for additional environmental services for the Pharr Bicycle Accessible Improvement Project. (ENGINEERING)
- C) Consideration and action, if any, authorizing City Manager or his designee to negotiate and execute contract amendment with R. Gutierrez Engineering for additional engineering services required to obtain an International Boundary Water Commission (IBWC) permit for the Pharr Bicycle Accessible Improvement Project. (ENGINEERING)
- D) Consideration and action, if any, authorizing City Manager or his designee to negotiate and execute contract amendment with SDI Engineering for additional engineering services required for detail construction and inspection for the Downtown Lighting Project. (ENGINEERING)
- E) Consideration and action, if any, authorizing City Manager or his designee to negotiate fee and execute contract with Aldana Engineering & Traffic Design, LLC for professional services for traffic signal at the intersection of Veterans Road and Kelly Avenue. (ENGINEERING)
- F) Consideration and action, if any, authorizing City Manager or his designee to negotiate and execute contract amendment with Aldana Engineering & Traffic Design, LLC for additional engineering services required to obtain an International Boundary Water Commission (IBWC) permit for the Pharr Bicycle Accessible Improvement Project. (ENGINEERING)

- G) Consideration and action, if any, on agreement with the State Energy Conservation Office (SECO) for preliminary energy assessment service of the water treatment plant and wastewater treatment plant. (UTILITIES)
- H) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and Pharr-San Juan- Alamo ISD for Collegiate Academy internship program. (PEDC)
- I) Consideration and action, if any, on 380 Comprehensive Economic Stimulus Agreement with Khan's Grill. (PEDC)

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 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.

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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 1<sup>ST</sup> day of April, 2016, at 4:00 P.M. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



**WITNESS MY HAND AND SEAL, this 1<sup>st</sup> DAY OF APRIL 2016.**

*Hilda Pedraza*  
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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 \_\_\_\_\_, 2016 by,

\_\_\_\_\_

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