



**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, JUNE 6, 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.

**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
- C) Special Recognitions

**3. PUBLIC COMMENTS/PUBLIC HEARINGS:**

- A) **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.*
- B) **PUBLIC HEARING on Development Services Cases:** *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

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 May 16, 2016 – Regular Called Meeting; and May 23, 2016 – Special Called Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, approving list and authorize public auction of City of Pharr Departments’ surplus, awarded, unclaimed and seized property. (POLICE)
- C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-29 adopting the City of Pharr Purchasing Manual. (FINANCE) **2<sup>nd</sup> Reading**
- D) Consideration and action, if any, on Development Services Cases:
1. Aurelio Cadena, d/b/a Tejas Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 1308 Maco Drive. **CUP#970325**
  2. Luby’s Bevco Inc. d/b/a Luby’s Cafeteria, 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 Lot 1, El Centro Mall No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 1900 West Expressway 83. **CUP#130419**
  3. Alba Dora Pedraza, d/b/a Sepi’s 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 22, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 212 West State Street. **CUP#120423**
  4. Juan F. Garza, d/b/a Muelle 37, is requesting renewal of the Conditional Use 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 a 0.073-acre tract of land, more or less, out of Lot 2, Browning Commercial Area Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 1000 North Cage Boulevard, Suite A. **CUP#150325**
  5. Maria Dolores Montenegro, d/b/a Pato’s Place, is requesting the 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 the West 8.6 feet of Lot 29 and all of Lot 30, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 226 West State Avenue. **CUP#990583**

6. Gumercindo Ortega and Maria Luica Ortega have filed with the Planning and Zoning Commission a request for a change of zone from an Office Professional District (O-P) to a Neighborhood Commercial District (N-C). The property is legally described as being Lot 1, Block 2, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 901 West Lee Street. **COZ#160421**
7. Gumercindo Ortega representing Gloria Ortega de Baez, has filed with the Planning and Zoning Commission a request for a change of zone from an Office Professional District (O-P) to a Neighborhood Commercial District (N-C). The property is legally described as being Lot 2, Block 2, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 901 West Lee Street. **COZ#160422**

**REGULAR AGENDA – OPEN SESSION:**

**5. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-44 rental of city facilities. (EVENTS CENTER)
- B) Consideration and action, if any, on Ordinance establishing and creating the Mayor's Chairman Commission; providing and prescribing for powers, duties and responsibilities of all chairmen; and providing for an appointment process for all chairmen. (ADMINISTRATION)
- C) Consideration and action, if any, on Resolution appointing one board member as Chairman of their respective board and/or committee to the Mayor's Chairman Commission. (ADMINISTRATION)
- D) Consideration and action, if any, on Resolution cancelling/re-scheduling the City Commission meeting of July 4, 2016. (ADMINISTRATION)
- E) Consideration and action, if any, on Resolution adopting the updated Other Post-Employment Benefit Program Investment Policy. (FINANCE)
- F) Consideration and action, if any, on Resolution approving the City of Pharr Investment Policy. (FINANCE)
- G) Consideration and action, if any, on Resolution authorizing BBVA Compass Bank account for the procurement card (P-Cards) program. (FINANCE)
- H) Consideration and action, if any, on Resolution appointing/re-appointing one (1) regular member to the Planning & Zoning Commission. (DEVELOPMENT SERVICES)
- I) Consideration and action, if any, on Resolution authorizing the City of Pharr to submit a grant application to the Texas Water Development Board for a City-wide Flood Protection Planning Study. (ENGINEERING)

**6. ADMINISTRATIVE:**

- A) Consideration and action, if any, awarding bid for Concrete Repair Work for Single Machine Repaving Project Year 1 – Phase B. (ENGINEERING)
- B) Consideration and action, if any, on request to the Texas Department of Transportation for traffic signal improvements at Newcombe (Park) Avenue and South Cage Blvd. (ADMINISTRATION)
- C) Consideration and action, if any, on request to the Texas Department of Transportation for traffic improvements at South Jackson Road. (ADMINISTRATION)
- D) Consideration and action, if any, on letter of support to Pharr-San Juan-Alamo Independent School District for Emergency Medical Technician (EMT) Program through the Texas Workforce Commission. (ADMINISTRATION)
- E) Consideration and action, if any, on plat deferral request for 615 West Expressway 83. (DEVELOPMENT SERVICES)
- F) Consultation with Board of Commissioners on review of Department Directors. (ADMINISTRATION)

**7. PURCHASING:**

- A) Consideration and action, if any, authorizing the purchase of emergency vehicle for police equipment in the amount of \$236,392.58. (POLICE)

**8. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on agreement between City of Pharr and Bond & Bond Auctioneers & Realty for an auction of city surplus property. (POLICE)
- B) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with TEDSI Infrastructure Group, Inc. for additional engineering services for Owassa Road (Jackson to US 281). (ENGINEERING)

**9. LEGAL:**

- A) Consideration and action, if any, on attorney consultation concerning pending lawsuit against Aurora Motel.
- B) Consultation with Bond Counsel on waterworks and sewer system bonds 2015. (FINANCE)

- 10. 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 - 9 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 **lawsuit against Aurora Motel, legal advice concerning 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.

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

- 12. 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 3<sup>rd</sup> day of June, 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 3<sup>rd</sup> DAY OF JUNE 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: \_\_\_\_\_