



**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., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 5:00 P.M. ON
MONDAY, JUNE 20, 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) Submission of Monthly Report – Pharr Municipal Court
- C) Submission of May 2016 Tax Collection Report
- D) Submission of June 2016 Sales Tax Report
- E) City Events of Interest

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) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-29 adopting the City of Pharr Purchasing Manual. (FINANCE) - **3rd & Final Reading**

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-44 rental of city facilities. (PARKS & REC.) – **2nd Reading**

C) 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) – **2nd & Final Reading**

D) Consideration and action, if any, on request from PSJA ISD for use of Boggus Ford Events for their Annual District College Night on Tuesday, September 27, 2016 from 5:00pm – 8:00pm. (EVENTS CENTER)

E) Consideration and action, if any, on request from Miracle Kids of South Texas for use of Pharr Aquatic Center for their annual swimming event on Wednesday, July 6, 2016 from 2:30 p.m. – 6:30 p.m. (PARKS & REC.)

F) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications (RFQ) for preparation of environmental documents for various HCMPO Projects. (ENGINEERING)

G) Consideration and action, if any, on agreement between City of Pharr and Wildfox Films, LLC. for use of library facilities and filming. (LIBRARY)

- H) Consideration and action, if any, on bids received on struck-off properties described as Lot 6, Block 18, Citrus Bay Subdivision; Lot 12, Block 2, Bustamante Subdivision; Lots 5 and 6, Block 100, third addition to Hackberry Addition; the northeast 2.33 acres out of Lot 375, Kelly Tract Subdivision; all of Lot 18, Villas Del Valle Subdivision; Lot 4, Block 20, Citrus Bay Unit No. 2; Lot 14, Block 6, Hidalgo Park Estates Subdivision; Lot 115, Villa Del Norte Subdivision; Lot 10, Block 18, Original Townsite; all of Lot 27, Citrus Trails Subdivision; the west 108 feet of the east 248 feet of the north 100 feet of the east half of Block "B" of the adjacent acreage to Pharr Townsite; all of Lot 180, La Quinta Subdivision; Lot 78, South Creek Subdivision; all of Lot 118, Crown Point Estates Phase 2; Lot 14, Block 15, Citrus Bay Subdivision; Lot 15, Block 15, Citrus Bay Subdivision; Lot 13, Block 15, Citrus Bay Unit No. 2; Lot 10, Villa Espana Estates; and Lot 2, Block 5, Hidalgo Park Estates, an addition to the City of Pharr. (ADMINISTRATION)
- I) Consideration and action, if any, on Development Services Cases:
1. Jose Ruben Mendez, d/b/a 100% Antojitos Mexicanos, 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 0.04 acre tract of land out of Lot 1, Jackson Ridge Court Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Suite 9. **CUP#140545**
 2. Eduardo Lee Corpus, representing Mani Skaria, has filed with the Planning and Zoning Commission a request for a change of zone from a Residential Townhouse District (R-TH) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as being Lot 31, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1105 West Kennedy Street. **COZ#160523**
 3. Eduardo Lee Corpus, representing Mani Skaria and Anne Skaria, 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 30, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1207 West Kennedy Street. **COZ#160524**

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance appointing Patricia A. Rigney as General Counsel and City Attorney for the City of Pharr. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance establishing procedures and rates for rental of Boggus Ford Events Center. (EVENTS CENTER) – **1st Reading**

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- C) Consideration and action, if any, on Resolution appointing one (1) member to the Golf Course Advisory Board. (PARKS & REC.)
- D) Consideration and action, if any, on Resolution appointing one (1) member to the Parks & Recreation Advisory Board. (PARKS & REC.)
- E) Consideration and action, if any, on Resolution appointing/re-appointing seven (7) members and one (1) ex-officio member to the Library Board. (LIBRARY)
- F) Consideration and action, if any, on Resolution appointing/re-appointing one (1) member for Census Tract 215 and appointing one (1) member for Census Tract 217 to the Community Development Council. (CDBG)
- G) Consideration and action, if any, on Resolution by the City of Pharr approving a resolution of the City Council of the City of Pharr, Texas ("City"), approving (I) the resolution of the Board of Directors of the Pharr Economic Development Corporation II ("Corporation") approving the entering into a Loan Agreement, Promissory Note and Sales Tax Pledge Agreement with Lone Star National Bank ("Bank"); (II) a Sales Tax Remittance Agreement between the City and the Corporation ("Sales Tax Remittance Agreement"); (III) a Guaranty Agreement executed by the City for the benefit of the Bank ("City Guaranty"); and (IV) the authority of the Mayor to execute, on behalf of the City, a General Certificate of the City, Sales Tax Remittance Agreement and the City Guaranty, to support economic development projects. (PEDC)
- H) Consideration and action, if any, on Resolution by the City of Pharr approving Guaranty of Loan and related items by City of Pharr, Texas, for the benefit of Pharr Economic Development Corporation II to support economic development projects. (PEDC)
- I) Consideration and action, if any, on Resolution by the City of Pharr approving a Sales Tax Remittance Agreement between the City of Pharr, Texas and Pharr Economic Development Corporation II, to support economic development projects. (PEDC)
- J) Consideration and action, if any, on Resolution approving the bids received on tax resale properties on June 7, 2016. (ADMINISTRATION)

6. ADMINISTRATIVE:

- A) Consideration and action, if any, on request from City of Pharr and Upfame Promotions for use of Boggus Ford Events Center for the Friday Night Honky Tonk event on Friday, July 22, 2016. (EVENTS CENTER)

- B) Consideration and action, if any, on letter of approval from City of Pharr to Texas EMS, LLC for non-emergency ambulance transports. (ADMINISTRATION)
- C) Consideration and action, if any, on Change Order #1 in the deduct amount of \$48,619.96 and addition of forty (40) days to Foremost Paving contract for Jones Box Park Pedestrian Bridge Project. (ENGINEERING)
- D) Consideration and action, if any, on acceptance of the Jones Box Pedestrian Bridge Project with Foremost Paving and release of final payment and retainage in the amount of \$19,617.55. (ENGINEERING)
- E) Consideration and action, if any, on loan to APRL Investment, LLC. (PEDC)
- F) Consideration and action, if any, authorizing PEDC II Executive Director on Advance Request and Compliance Certificate for APRL Investments, LLC. loan. (PEDC)
- G) Consideration and action, if any, awarding bid for Lift Station #25 and Force Main Improvements Project. (UTILITIES)

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on Interlocal agreement between City of Pharr and City of Progreso for fire dispatching services. (FIRE)
- B) Consideration and action, if any, on sponsorship agreement with Academy Sports and Outdoors. (PARKS & REC.)
- C) Consideration and action, if any, on selection of consultant for Parks and Recreation and Open Space Master Plan and authorizing City Manager to negotiate a fee and execute a contract for professional services. (PARKS & REC.)
- D) Consideration and action, if any, authorizing City Manager to negotiate fee and execute contract for professional engineering services with Aldana Engineering & Traffic Design (AETD) for traffic signal at intersection of Veterans and El Dora Road. (ENGINEERING)
- E) Consideration and action, if any, authorizing City Manager to negotiate fee and execute contract for professional engineering services with S&B Engineers for HCMPO Projects – South Veterans Road from Military Highway (US 281) to East Rancho Blanco Road; East and West Hi-Line Road from South Jackson Road to South Veterans Road; and Anaya Road from Cage Blvd. (US 281) to Veterans Road. (ENGINEERING)

- F) Consideration and action, if any, authorizing PEDC II Executive Director to execute agreement with De Saro Rodriguez Advertising Agency for professional services on media production services, utilizing Hotel/Motel budget funds. (PEDC)
- G) Consideration and action, if any, authorizing PEDC II Executive Director to amend consulting contract with RGEA Advisors on economic development strategies. (PEDC)
- H) Consideration and action, if any, authorizing PEDC II Executive Director to negotiate rental agreement on PEDC II real estate property located at 301 S. Cage. (PEDC)
- I) Consideration and action, if any, authorizing City Manager to enter into a contract with Upfame Promotions for Pilot Program of Friday Night Honky Tonk at the Boggus Ford Events Center. (EVENTS CENTER)

8. LEGAL:

- A) Consideration and action, if any, on Memorandum of Understanding with development company. (ADMINISTRATION)

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 **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.

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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 or 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. This Notice was posted on the 17th 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 17th DAY OF JUNE 2016.

Hilda Pedraza

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: _____