



**TAKE NOTICE THAT A SPECIAL-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, JULY 11, 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. PROCLAMATIONS:

- A) Proclamation proclaiming Refugio "Cuco" Castillo 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

4. 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.*

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- B) PUBLIC HEARING: Solicitation of comments on the Pharr Police 2016 Edward Bryne Memorial Assistance Grant application for funding the purchase of two (2) Cisco vCenter Servers with the allocated grant funding of \$21,172.00.
 - C) 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.*
5. **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 June 6, 2016 – Regular Called Meeting and June 20, 2016 – Regular Called Meeting. (ADMINISTRATION)
 - B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-44 rental of city facilities. (PARKS & REC.) – **3rd & Final Reading**
 - C) Consideration and action, if any, on Ordinance establishing procedures and rates for rental of Boggus Ford Events Center. (EVENTS CENTER) – **2nd Reading**
 - D) Consideration and action, if any, on Request for Qualifications for Architectural Design for the Pharr International Bridge Administration building expansion. (BRIDGE)
 - E) Consideration and action, if any, rejecting proposal for Used Tires and Rubber Scrap Removal and Disposal/Recycling Services and authorize staff to re-advertise. (PUBLIC WORKS)
 - F) Consideration and action, if any, on request by Outcry In The Barrio for street closure for their upcoming ribbon cutting/grand opening ceremony on Wednesday, August 17, 2016. (ADMINISTRATION)
 - G) Consideration and action, if any, on Development Services Cases:
 - 1. Ramiro Garza, representing Heavenly Splendor Ministry, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). The property is legally described as being Lot 14, Landmark Commercial Plaza, Pharr, Hidalgo County, Texas. The property is physically located at 5500 North Birch Street. **CUP#160526**

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2. The City of Pharr has filed with the Planning and Zoning Commission a request for 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 Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3000 North Cage. **CUP#160627**
3. The City of Pharr has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD). The property is legally described as being a tract of land containing 3.28 acres out of Lots 226, 238 and 239, and all land comprising of the Golf Course, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 700 East Hall Acres Road. **CUP#160628**
4. Rommel Organista, d/b/a Kurai Chinese & Sushi 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 being Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson, Suite 1. **CUP#120424**
5. Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana. **CUP#040644**
6. R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, 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 being Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6801 South Jackson Road. **CUP#120529**
7. RGV Pizza Hut, LLC d/b/a Pizza Hut of Pharr, 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 the North 256.0'-East 125.0' of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 West Highway 83. **CUP#010519**

REGULAR AGENDA – OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit an application for the FY 2016 Edward Bryne Memorial Justice Assistance Grant Allocation of \$21,172.00 and authorize the purchase of two (2) Cisco vCenter Servers. (POLICE)
- B) Consideration and action, if any, on Resolution for appointment/re-appointment of two (2) alternate members to the Board of Adjustment. (DEVELOPMENT SERVICES)

7. ADMINISTRATIVE:

- A) Consideration and action, if any, on Change Order #1 in the total deduct amount of \$240,216.81 and add 65 days to Cutler Repaving, Inc. contract for Single Machine Repaving Project Year 1 - Phase B.
- B) Consideration and action, if any, if any, on acceptance of the Single Machine Repaving Project Year 1 - Phase A with Cutler Repaving, Inc. and release of final payment and retainage in the amount of \$ 264,316.63.

8. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on Interlocal Agreement between Hidalgo County Drainage District No. 1 and the City of Pharr for the McAllen/Pharr Lateral Drainage Improvements. (PUBLIC WORKS)
- B) Consideration and action, if any, on agreement between Pharr Housing Finance Corporation and the City of Pharr for program administration. (ADMINISTRATION)
- C) Consideration and action, if any, on cancellation and or giving the City Manager the authority to negotiate and enter into a contract on the selection of a Construction Manager for construction project management services for the South Pharr Development and Research Center Building. (ENGINEERING)
- D) Consideration and action, if any, on project developer for the PHFC Jackson Place Apartments project. (ADMINISTRATION)

9. LEGAL:

- A) Consideration and action, if any, on agreement between Pharr Housing Finance Corporation, PHFC Jackson Place Apartments Corporation, City of Pharr, and Peralez Franz, LLP for legal representation. (ADMINISTRATION)

- 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 **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

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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 or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

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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 8th day of July, 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 8th DAY OF JULY 2016.




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: _____

WHEREAS, Refugio T. Castillo was born in Cameron, Texas to Apolonio Castillo and Sotera Tobias; and

WHEREAS, Refugio T. Castillo came to Pharr at the age of 15 and made it his home; and

WHEREAS, Refugio T. Castillo worked for the Texas Department of Transportation (TXDOT) for 37 years until his retirement in 1986; and

WHEREAS, Refugio T. Castillo was known to many people as Coach Castillo who coached for over 20 years in the Pharr Bronco League. He managed the Bronco All-Star team that advanced all the way to division playoffs in Marietta, Georgia in 1971; in 1977 advanced to Lafayette Louisiana in Regional Play and

WHEREAS, in 1987 the City of Pharr honored him by naming a baseball field at Witten Park after him. Refugio T. Castillo was very instrumental to the Baseball program in the City of Pharr; and

WHEREAS, Refugio T. Castillo is preceded in death by his wife, Carmen Z. Castillo in March 2016 and by two brothers, Juan and Nasario in June and August 2015. He is survived by his children, Erasmo (Deanna), Ramiro (Manuela), Maria Esmelda Borden (Lonnie) and Refugio "Cuki" (Noemi). He left behind seven grandchildren and two great-grandchildren. He is also survived by a sister, Jesusa Ortiz from San Antonio; and countless nephews and nieces from Michigan and Donna, Texas.

NOW THEREFORE, I, Ambrosio "Amos" Hernandez, Mayor of the City of Pharr, Texas: by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim the 11th day of July 2016 as:

"Refugio "Cuco" Castillo Day"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 11th day of July, 2016.

CITY OF PHARR

Ambrosio "Amos" Hernandez
Mayor

ATTEST:

Hilda Pedraza, City Clerk

City Engineer's Report
July 11, 2016

Design Projects:

Cage Boulevard Traffic Signal Improvements – Polk Ave to Ridge Road

TxDOT has agreed to oversee this project with some city participation.

City of Pharr Bicycle Accessible Improvements

Consultant has completed plans and specifications for Bike Trail on Cage Blvd and submitted to TxDOT for review. TxDOT will have bid letting in August 2016.

Sugar & El Dora Traffic Signal Improvements

Contract were submitted to the contractor to execute. A pre-construction will be scheduled within two week.

Wastewater Treatment Plant – Secondary Clarifier No. 2 Replacement

Project is currently under design.

Lift Station No. 25 (Nolana Loop & Raiders Drive) – Lift Station Replacement

Received construction contracts from contractor. A pre-construction meeting will be held within two weeks.

Kelly & Veterans Traffic Signal Improvements

The project is currently under design.

South Pharr Development and Research Center

Warren Group – Architects have completed 100% Design Plans and Specifications. A meeting will be scheduled with staff, architect and construction manager next week to review the 100% plans and specifications.

Jones Box Park Improvements

Melden & Hunt – Engineers has completed preliminary plans of Phase 1 of the park improvements. A meeting is scheduled next week to review the construction plans for Phase 1.

Owassa Road

TEDSI Engineers have submitted 60% of the plans to TxDOT for review. Right of Way information has been submitted to TxDOT to approval.

Construction Projects:

Hi-Line Road

Public Works forces has begun to reconstruct road on December 1, 2015. There is a delay in the construction of the road due to recent rains. Estimated completion date is June 30, 2016.

Navarro Street Roadway & Drainage Improvements

Contractor has begun construction on the project.

Contract Amount: \$ 817,648.70

Current Expenditures: \$ 611,715.50

Percent Completed: 74%

Ridge Road and Cage Blvd Sidewalk Improvements

Contractor has begun construction on the project. Project is 98% complete.

Contract Amount: \$ 234,153.00

Current Expenditures: \$ 224,784.00

Percent Completed: 98%

Water Line Transmission Improvements

Contractor has begun Construction

Contract Amount: \$ 6,591,196.00

Current Expenditures \$ 357,683.53

Percent Complete 2.41%

PHFC Jackson Apartments

Contractor has begun Construction

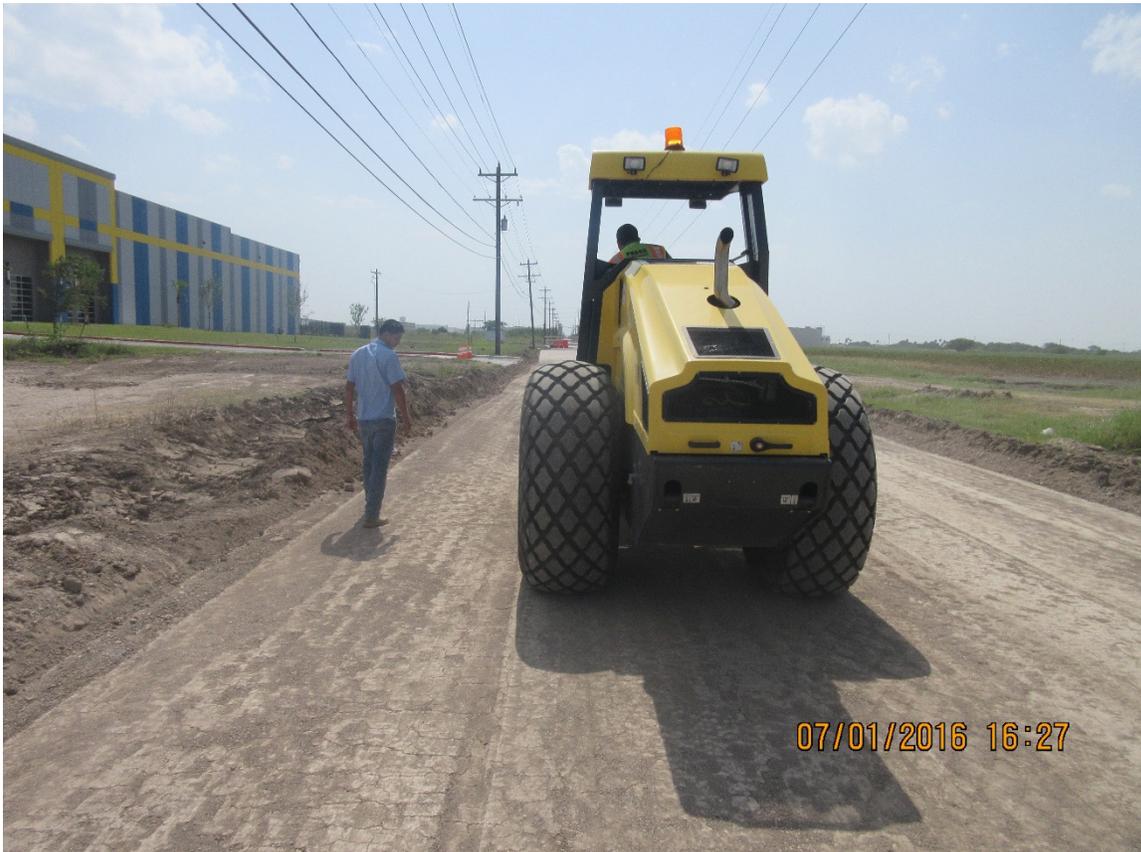
Contract Amount: \$ 24,975,221.00

Current Expenditures \$ 1,549,098.50

Percent Complete 6.20%



Hi-Line Road Improvements



Hi-Line Road Improvements



Navarro Street Improvements



Navarro Street Improvements



Navarro Street Improvements



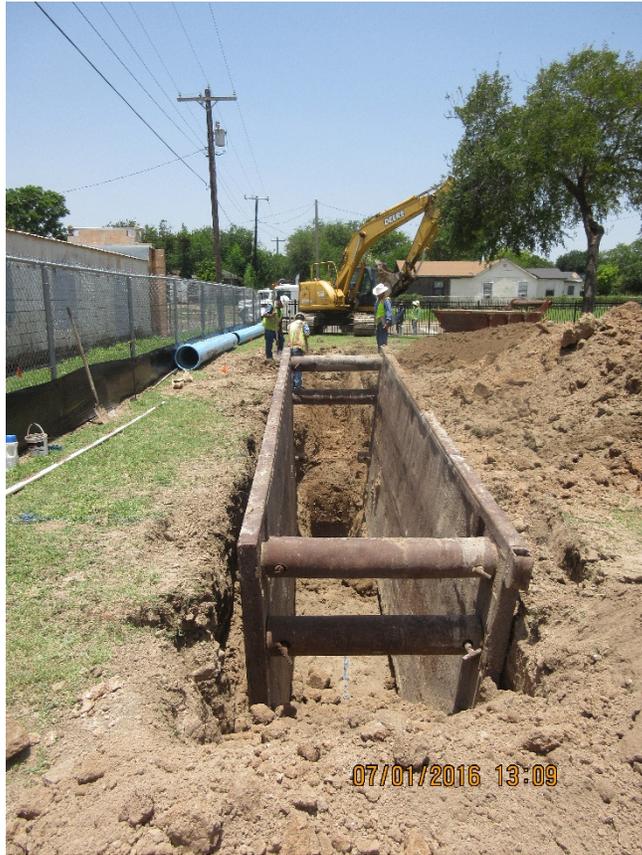
Navarro Street Improvements



Ridge Road and Cage Blvd Sidewalk Improvements



Ridge Road and Cage Blvd Sidewalk Improvements



Water Line Transmission Improvements



Water Line Transmission Improvements



Water Line Transmission Improvements



PHFC Jackson Place Apartment



PHFC Jackson Place Apartment



PHFC Jackson Place Apartment



**CITY COMMISSION
AGENDA MEMORANDUM**

TO: Mayor and Commissioners
FROM: Hilda Pedraza, TRMC City Clerk

SUBJECT: PUBLIC COMMENTS

No backup information is needed for this item.

THANK YOU



CITY COMMISSION AGENDA MEMORANDUM

DATE: June 1, 2016

TO: Juan G. Guerra, City Manager

FROM: Ruben Villegas, Police Chief

SUBJECT: Request for Public Hearing on the Pharr Police 2016 Edward Bryne Memorial Justice Assistance Grant Application for Funding the Purchase of (2) Cisco v Center Servers with the Allocated Grant Funding of \$21,172.00

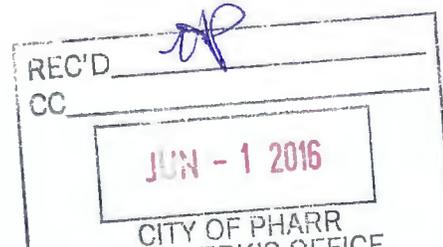
ISSUE

The Pharr Police Department received notification from the Department of Justice Bureau of Justice Assistance of our allocation of \$21,172.00 under the Edward Byrne Memorial Justice Assistance Grant Program FY 2016 Local Solicitation. We have to submit a grant application that required that it be made available to the governing body for review. The application further required that the public be provided an opportunity to comment on the grant application. The grant does not require any matching funds from the city.

The department presently has (2) Cisco servers that are outdated and out of warranty requiring replacement. These servers store law enforcement documents, databases and support different law enforcement technology applications.

FINANCIAL CONSIDERATION

The department has received notification that the grant allocation for the City of Pharr Police Department is \$21,172.00. The total cost of project is approximately \$24,000.00 and the difference will be funded with seized assets.



STAFF RECOMMENDATION

Based on the foregoing discussion, I hereby recommend that the City Commission hold a public hearing for comments from the public on the requested application and purchase of (2) Cisco v Center Servers utilizing the allocated grant funds of \$21,172.00.

ALTERNATIVES

Not hold public hearing

June 8, 2016

LEGAL NOTICE

**PUBLIC HEARING NOTICE &
REQUEST FOR COMMENTS**

**A EDWARD BYRNE MEMORIAL FY 2016 JUSTICE ASSISTANCE
GRANT (JAG) PROGRAM-LOCAL SOLICITATION PROJECTED
USE OF FUNDS**

The City of Pharr Police Department is requesting a Public Hearing on the intended use of the Edward Byrne Memorial Justice Assistance Grant funds will be placed on the City of Pharr Commission meeting agenda for Tuesday July 05, 2016 at 5 :00 p.m. to be held at 118 South Cage in Pharr, Texas.

Furthermore, the public would be invited to the public hearing and will be provided with an opportunity to provide public comments on this item. More importantly, the grant application abstract will be posted on/or about June 08, 2016 at the City of Pharr website at www.pharr-tx.gov and the City of Pharr bulletin board located at 118 South Cage.

AMOUNT OF JAG FORMULA-BASED ALLOCATION:

The City of Pharr Police Department is eligible for \$21,172 funding under the Edward Byrne Memorial Justice Assistance Grant to support components of the criminal justice system. The City of Pharr Police Department is intending to submit an application for the eligible funding and use said funding for the purpose of purchasing (2) New Network and Storage Servers will help us increase our departments technology capabilities.

Please send comments to ruben.villescas@pd.pharr-tx.gov.

Auth: Chief Villescas

(Published in the Advance News Journal on June 8, 2016.)



**CITY COMMISSION
AGENDA MEMORANDUM**

TO: Mayor and Commissioners
FROM: Hilda Pedraza, TRMC City Clerk

SUBJECT: PUBLIC HEARING

No backup information is needed for this item.

THANK YOU

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 6, 2016 AT 5:00 P.M.
118 SOUTH CAGE 2ND FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 6, 2016 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro-Tem Oscar Elizondo, Jr.
Comm. Eleazar Guajardo
Comm. Roberto Carrillo
Comm. Edmund Maldonado
Comm. Ricardo Medina
Comm. Mario Bracamontes

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Juan G. Guerra, City Manager
Ed Wylie, Asst. City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
William Ueckert, City Engineer
Gary Rodriguez, Events Center Dir.
Karla Moya, Finance Director
Anali Cantu, HR Director
Lenny Perez, Fire Chief
Melanie Cano, Development Services
Roy Garcia, Public Works Director
David Garza, Public Utilities Dir.
Roel Garza, Parks & Rec. Director
Raul Garza, CDBG Director
Adolfo Garcia, Library Director
Jason Arms, IT Director
Luis Bazan, Bridge Director
Sergio Contreras, PEDC Director

CITY ATTORNEY Patricia Rigney, 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

All present. Comm. Carrillo was not present at the time of roll call but arrived at 5:03 p.m.

B) PLEDGE OF ALLEGIANCE / INVOCATION

Juan Guerra, City Manager, led in the pledge of allegiance and Pastor Magallan said the prayer.

Comm. Carrillo arrived at this time being 5:03 p.m.

At this time Juan Guerra, City Manager, stated that they would deviate from the agenda and to go to Item 3. There was no objection.

ITEM 3 PUBLIC COMMENTS/PUBLIC HEARINGS:

A) PUBLIC COMMENTS: (ORDINANCE NO. O-2015-28)

Juan Guerra, City Manager, introduced public comments.

Nadia Aguirre voiced her concern with recent events at the Pharr Police Athletic League and Parks and Recreation Department. She stated guidelines and procedures were not being followed in the selection of the All-Stars team players and coaches.

B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES: (ORDINANCE NO. O-2015-28)

Juan Guerra, City Manager, opened the public hearing. He stated no one signed-up to speak. Therefore, public hearing was closed.

ITEM 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**

Juan Guerra, City Manager, introduced special recognitions.

Mayor Hernandez expressed his deepest sympathy for the loss of Vic Carrillo, Jr. and presented a proclamation to the family. He stated the City of Pharr was appreciative and indebted to Victor Carrillo, Jr. for his years of service volunteering to improve the lives of the children in our community.

Mayor Hernandez read proclamation proclaiming June 20, 2016 as Victor Carrillo, Jr. Day. Comm. Bobby Carrillo received the proclamation. Comm. Carrillo and Victor Carrillo III thanked the City Commission for the recognition.

Juan Guerra, City Manager, introduced the City Engineer's report.

Mayor Hernandez voiced his concern with the drainage issues at Egly and Sugar Road and asked staff if any recommendations have been received from Hidalgo Precinct No. 2 as requested over a year ago.

Bill Ueckert, City Engineer, briefly stated it was his understanding the County was in the process of completing the plans for the outfall on the main drain. Roy Garcia, Public Works Director, further stated they have not received any time scheduled but their crew was currently working with the permitting office from the gas company and the irrigation structure as part of the design process. He stated he will get them more information as to when the project would be let out at the next city commission meeting.

Comm. Bracamontes left the meeting at this time being 5:15 p.m.

Juan Guerra, City Manager, introduced the city events of interest. He reported the Spazmatics would be at the Boggus Ford Events Center on Friday, June 10, 2016. The Pharr Memorial Library registration for their summer reading program continues through June 19, 2016 and free summer meals for kids and teens will be provided Monday thru Friday from 11:30 a.m. to 12:30 a.m. as part of the Free Summer Meals for Kids Program.

Mr. Guerra further reported City Hall On Call would take place on June 23, 2016 and Operation Clean Sweep will take place on Saturday, June 25, 2016 at the Pharr Public Works Department. He stated the Pharr Aquatics Center was now open and City of Pharr Innovation and Technology department would be hosting the 2016 IT Summer Robotic Camp from June 13 through June 16 ,2016 at 201 W. Park Avenue. Lastly, he announced a Job Fair would be held on June 28, 2016 at the Boggus Ford Events Center from 9:00 am to 1:00 pm.

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) 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) 2ND READING

D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:

1. Aurelio Cadena, d/b/a Tejas Restaurant, requested 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, requested 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 requested 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, requested 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, requested 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 requested 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, requested 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

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

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

Ordinance Nos. O-2016-18 and O-2016-19 are filed with the City Clerk's Office.

At this time Juan Guerra, City Manager, stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 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

The time being 5:19 p.m., Mayor Hernandez stated the commission 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, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 11 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION

The time being 5:48 p.m., Mayor Hernandez stated the commission had completed its closed session would be resuming the open meeting.

REGULAR AGENDA – OPEN SESSION:

ITEM 5 ORDINANCES AND RESOLUTIONS:

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2015-44 RENTAL OF CITY FACILITIES (EVENTS CENTER)

Juan Guerra, City Manager, introduced the item and stated this was first reading of the ordinance and recommended approval.

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

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)

Juan Guerra, City Manager, introduced the item and stated this was the first reading of the ordinance and recommended approval.

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

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)

Juan Guerra, City Manager, introduced the item and stated no action would be taken at this time.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION CANCELLING/RE-SCHEDULING THE CITY COMMISSION MEETING OF JULY 4, 2016 (ADMINISTRATION)

Juan Guerra, City Manager, introduced the item and recommended rescheduling the meeting of July 4, 2016 to July 11, 2016.

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

Resolution No. R-2016-30 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ADOPTING THE UPDATED OTHER POST-EMPLOYMENT BENEFIT PROGRAM INVESTMENT POLICY (FINANCE)

Juan Guerra, City Manager, introduced the item 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-2016-31 is filed with the City Clerk's Office.

F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPROVING THE CITY OF PHARR INVESTMENT POLICY (FINANCE)

Juan Guerra, City Manager, introduced the item 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-2016-32 is filed with the City Clerk's Office.

G) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING BBVA COMPASS BANK ACCOUNT FOR THE PROCUREMENT CARD (P-CARDS) PROGRAM (FINANCE)

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

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

Resolution No. R-2016-33 is filed with the City Clerk's Office.

H) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING ONE (1) REGULAR MEMBER TO THE PLANNING & ZONING COMMISSION (DEVELOPMENT SERVICES)

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

Comm. Medina **moved** to re-appoint Thomas Greuner to the Planning and Zoning Commission. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-34 is filed with the City Clerk's Office.

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)

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

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

Resolution No. R-2016-35 is filed with the City Clerk's Office.

ITEM 6 ADMINISTRATIVE:

A) CONSIDERATION AND ACTION, IF ANY, AWARDED BID FOR CONCRETE REPAIR WORK FOR SINGLE MACHINE REPAVING PROJECT YEAR 1 – PHASE B (ENGINEERING)

Juan Guerra, City Manager, introduced the item and stated staff recommended awarding bid to Artillery, LLC.

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

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)

Juan Guerra, City Manager, introduced the item and briefly stated outreach efforts would be done before the project takes place. He further recommended approval.

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

C) CONSIDERATION AND ACTION, IF ANY, ON REQUEST TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR TRAFFIC IMPROVEMENTS AT SOUTH JACKSON ROAD (ADMINISTRATION)

Juan Guerra, City Manager, introduced the item 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 LETTER OF SUPPORT TO PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT FOR EMERGENCY MEDICAL TECHNICIAN (EMT) PROGRAM THROUGH THE TEXAS WORKFORCE COMMISSION (ADMINISTRATION)

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

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

E) CONSIDERATION AND ACTION, IF ANY, ON PLAT DEFERRAL REQUEST FOR 615 WEST EXPRESSWAY 83 (DEVELOPMENT SERVICES)

Juan Guerra, City Manager, introduced the item and stated this was a 6-month deferral and recommended approval.

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

F) CONSULTATION WITH BOARD OF COMMISSIONERS ON REVIEW OF DEPARTMENT DIRECTORS (ADMINISTRATION)

Juan Guerra, City Manager, introduced the item and stated no action was needed.

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)

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

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

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)

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

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

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)

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

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

ITEM 9 LEGAL:

A) CONSIDERATION AND ACTION, IF ANY, ON ATTORNEY CONSULTATION CONCERNING PENDING LAWSUIT AGAINST AURORA MOTEL

Juan Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

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

B) CONSULTATION WITH BOND COUNSEL ON WATERWORKS AND SEWER SYSTEM BONDS 2015 (FINANCE)

Juan Guerra, City Manager, introduced the item and stated no action was needed.

11. ADJOURNMENT

At this time, Mayor Hernandez stated some legal questions and/or nepotism concerns arose about the Jackson Place Apartment complex project. He explained the

project started since 2014 when an MOU was approved by the Commission. He stated nothing has changed except the terms of the MOU were revised to hold all parties accountable, to ensure that no taxpayers monies were being used, and that all legal aspects were covered. He asked the board members if they would like to voice their concerns.

Comm. Maldonado voiced his concern about co-signing the loan and using the City's credit. He stated this project was not a good project.

There being no other business to come before the board, Comm. Elizondo **moved** to adjourn. Comm. Elizondo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:00 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 6th DAY OF JUNE, 2016 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, 2nd 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:

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 20, 2016 AT 5:00 P.M.
118 SOUTH CAGE 2ND FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 20, 2016 and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Mayor Pro-Tem Oscar Elizondo, Jr.

STAFF PRESENT: Juan G. Guerra, City Manager
Ed Wylie, Asst. City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
William Ueckert, City Engineer
Gary Rodriguez, Events Center Dir.
Karla Moya, Finance Director
Anali Cantu, HR Director
Rodolfo Martinez, Municipal Court Judge
Ruben Villescascas, Police Chief
Lenny Perez, Fire Chief
Roland Gomez, Development Services
Roy Garcia, Public Works Director
David Garza, Public Utilities Dir.
Roel Garza, Parks & Rec. Director
Raul Garza, CDBG Director
Adolfo Garcia, Library Director
Jason Arms, IT Director
Luis Bazan, Bridge Director
Sergio Contreras, PEDC Director

CITY ATTORNEY Patricia Rigney, 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. Medina seconded the motion and when put to a vote, it carried unanimously.

Comm. Maldonado was not present at the time of roll call but arrived at 5:06 p.m.

B) PLEDGE OF ALLEGIANCE / INVOCATION

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

ITEM 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**

Juan Guerra, City Manager, introduced the item and stated questions on City Engineer's report could be entertained at this time. There were no questions.

Juan Guerra, City Manager, introduced the monthly report for the Pharr Municipal Court and stated collections were up for the month. He further stated Judge Martinez was available for any questions. There were no questions.

Juan Guerra, City Manager, introduced the May 2016 Tax Collection Report and briefly stated taxes for the City were up and delinquent taxes were slightly down. He asked if anyone had any questions. There were no questions.

Juan Guerra, City Manager, introduced the submission of June 2016 Sales Tax Report and stated sales tax were slightly up 0.3%. He asked if anyone had any questions. There were no questions.

Juan Guerra, City Manager, introduced City Events of Interest and recognized and congratulated the City of Pharr Finance Department for receiving the Government Finance Office Association (GFOA) award for Budget Preparation.

Mr. Guerra further reported free Summer Meals for Kids Program would be provided at Pharr Memorial Library, Monday thru Friday, from 11:30 a.m. to 12:30 p.m. He also reported City Hall On-Call would take place on June 23, 2016 at Dr. Long Park from 6:00 p.m. to 8:00 p.m. and Operation Clean Sweep at Pharr Public Works Department on June 25, 2016 from 8:00 a.m. to 12:00 p.m.

Mr. Guerra announced the Pharr Aquatics Center was open Monday through Friday from 12:30 p.m. to 5:30 p.m., closed Wednesdays, and open Saturdays and Sundays from 1:00 p.m. to 9:00 p.m. He further announced the RGV Job Fair would take place at Boggus Ford Events Center on June 28, 2016 from 9:00 a.m. to 1:00 p.m. Lastly, Mr. Guerra reported the unemployment rate in the City of Pharr was down to 5.7% and same time last year the rate was at 6.4%.

ITEM 3 PUBLIC COMMENTS/PUBLIC HEARINGS:

A) PUBLIC COMMENTS: (ORDINANCE NO. O-2015-28)

Juan Guerra, City Manager, introduced public comments.

Kenneth Fletcher spoke about the non-smoking ordinance and stated businesses were not affected. Also mentioned he would not mind taking a drug test as a Planning & Zoning Board Member. Mr. Fletcher thanked the Commission for the progress made and being involved to serve the community.

Comm. Maldonado arrived at this time being 5:06 p.m.

Juan Moreno signed-up for public comments but was not present.

**B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES:
(ORDINANCE NO. O-2015-28)**

Juan Guerra, City Manager, opened the public hearing.

Kenneth Fletcher thanked the Commission for their trust and allowing him the responsibly to protect his fellow citizens of Pharr and stated he believed there could be more feedback regarding the Conditional Use Permits process when re-applying.

There being no further public comments, the public hearing was closed.

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, 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, requested 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, requested 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, requested 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**

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

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

Ordinance Nos. O-2016-20, O-2016-21, O-2016-22 and O-2016-23 are filed with the City Clerk's Office.

REGULAR AGENDA – OPEN SESSION:

ITEM 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)

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

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

Ordinance No. O-2016-24 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ESTABLISHING PROCEDURES AND RATES FOR RENTAL OF BOGGUS FORD EVENTS CENTER (EVENTS CENTER) – 1ST READING

Juan Guerra, City Manager, introduced the item and stated this was the first reading of the ordinance and recommended approval.

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

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING ONE (1) MEMBER TO THE GOLF COURSE ADVISORY BOARD (PARKS & REC.)

Juan Guerra, City Manager, introduced the item and recommended Jaime Villarreal.

Comm. Carrillo **moved** to appoint Jaime Villarreal to the Golf Course Advisory Board. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-36 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING ONE (1) MEMBER TO THE PARKS & RECREATION ADVISORY BOARD (PARKS & REC.)

Juan Guerra, City Manager, introduced the item and recommended Eduardo Mata.

Comm. Carrillo **moved** to appoint Eduardo Mata to the Parks & Recreation Advisory Board. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-37 is filed with the City Clerk's Office.

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)

Juan Guerra, City Manager, introduced the item and recommended to re-appoint all seven (7) members and appoint Comm. Guajardo as Ex-Officio member.

Comm. Carrillo **moved** to appoint Aida Escobar, Enriqueta Brewster, Anita Vela, Mary Q. Gonzalez, Diana Farias, Leonila Izaguirre, Emma Rosalez-Garcia as regular members and Comm. Eleazar Guajardo as ex-officio member to the Library Board. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-38 is filed with the City Clerk's Office.

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)

Juan Guerra, City Manager, introduced the item and recommended re-appointment of Rene Cantu for Census Tract 215 and appoint Joe Hinojosa for Census Tract 217.

Comm. Carrillo **moved** to re-appoint Rene Cantu and appoint Joe Hinojosa to the Community Development Council. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-39 is filed with the City Clerk's Office.

- 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)**

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

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) abstention. Mayor Hernandez abstained from voting.

Resolution No. R-2016-40 is filed with the City Clerk's Office.

- 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)**

Juan Guerra, City Manager, introduced the item 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-2016-41 is filed with the City Clerk's Office.

- 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)**

Juan Guerra, City Manager, introduced the item 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-2016-42 is filed with the City Clerk's Office.

- J) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPROVING THE BIDS RECEIVED ON TAX RESALE PROPERTIES ON JUNE 7, 2016. (ADMINISTRATION)**

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

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

Resolution No. R-2016-43 is filed with the City Clerk's Office.

ITEM 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)**

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

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

- B) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF APPROVAL FROM CITY OF PHARR TO TEXAS EMS, LLC FOR NON-EMERGENCY AMBULANCE TRANSPORTS (ADMINISTRATION)**

Juan Guerra, City Manager, introduced the item and stated no action was needed.

- 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)**

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

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

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)

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.

E) CONSIDERATION AND ACTION, IF ANY, ON LOAN TO APRL INVESTMENT, LLC. (PEDC)

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

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

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING PEDC II EXECUTIVE DIRECTOR ON ADVANCE REQUEST AND COMPLIANCE CERTIFICATE FOR APRL INVESTMENTS, LLC. LOAN (PEDC)

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.

G) CONSIDERATION AND ACTION, IF ANY, AWARDED BID FOR LIFT STATION #25 AND FORCE MAIN IMPROVEMENTS PROJECT (UTILITIES)

Juan Guerra, City Manager, introduced the item and stated staff recommended awarding bid to Saenz Brothers Construction.

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

ITEM 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)

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

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

B) CONSIDERATION AND ACTION, IF ANY, ON SPONSORSHIP AGREEMENT WITH ACADEMY SPORTS AND OUTDOORS (PARKS & REC.)

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

Comm. Maldonado asked what the sponsorship agreement with Academy entailed.

Juan Guerra, City Manager, stated the sponsorship in the amount of \$2,500 would allow in-store registrations for all Parks & Recreations sponsored runs and promote events in the Academy Store and would allow Academy Store to place banners at city sports fields. Roel Garza, Parks & Recreation Director, stated Academy usually donates to other cities half the amount they are donating to the City of Pharr.

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

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.)

Juan Guerra, City Manager, introduced the item and stated staff recommended Bagley Associates.

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

C) 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)

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

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

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)

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

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

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)

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

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

G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING PEDC II EXECUTIVE DIRECTOR TO AMEND CONSULTING CONTRACT WITH RGEA ADVISORS ON ECONOMIC DEVELOPMENT STRATEGIES (PEDC)

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

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

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)

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

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

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)

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

Comm. Maldonado asked what the agreement entailed.

Gary Rodriguez, Boggus Ford Events Center Director, stated they were looking for ways to increase revenues and this event would invite the citizens for a low cost

ticket and move concession sales. Mr. Rodriguez stated this was a pilot program to showcase local bands and promote the Events Center by utilizing the city website, social media and IHeart Radio in conjunction with Upfame Productions.

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

ITEM 8. LEGAL:

A) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING WITH DEVELOPMENT COMPANY. (ADMINISTRATION)

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

Comm. Carrillo moved to cancel the contract as recommended. Comm. Medina 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 4-8

None.

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

None.

ITEM 11 ADJOURNMENT

Hilda Pedraza, City Clerk, advised the Board representatives from Behavioral Health Center were in the audience to present a plaque to Mayor Hernandez and the Commission as a token of appreciation for the passing of the non-smoking ordinance.

Melissa Avilla, on behalf of Behavioral Health Solutions, thanked Mayor Hernandez and the Commissioners for the support provided at their annual fundraiser held in the month of April at Tierra Del Sol Golf Club. Mrs. Avilla stated they had a successful event and the guests enjoyed a memorable night. She also thanked the Commission and City of Pharr for the unconditional support on their youth prevention programs and community coalitions as well as the agency as a whole. Mrs. Avilla presented a plaque to Mayor and Commissioners.

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:25 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 20th DAY OF JUNE, 2016 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, 2nd 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

DATE: June 16, 2016

TO: Juan G. Guerra, City Manager 

FROM: Roel Garza, Director of Parks and Recreation

SUBJECT: Ordinance amending O-2015-44

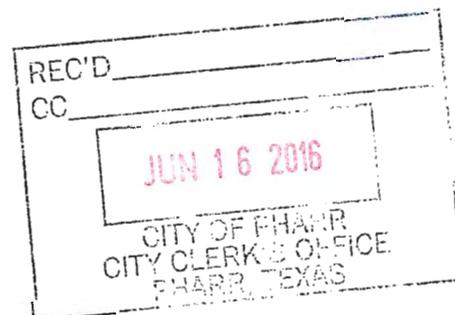
ISSUE

The previous ordinance O-2015-44 did not include the following facilities that are now included the Large Hall, Small Hall, and Conference Room all located at the Jose "Pepe" Salinas Memorial Civic Center. Also, the Boggus Ford Event Center will now be removed and in regards to the rental of the Pharr Sports Complex and Witten Park the word "and" will be replaced by "or". Saturday or Sunday at the Sports Complex will be \$375. per day. As well as Witten Park Saturday or Sunday will be \$250. per day.

STAFF RECOMMENDATION

Staff recommends that the City Commission approve the Ordinance request.

Thank You



ORDINANCE NO. O-2016-___

AN ORDINANCE AMENDING ORDINANCES O-2015-44; O-2015-38, O-2015-11, O-2014- 48, O-2013-41, O-2013-22, O-2012-41; O-2011-50, O-2011-23, O-2009-25, O-97-14, CITY CODE, CHAPTER 30, SECTION 30-26, 30-27, 30-38, 30-40, AND 30-41; ESTABLISHING PROCEDURES AND RATES FOR RENTAL OF CITY FACILITIES; AND ESTABLISHING AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS:

SECTION 1: SECTION 30-37 OF THE CITY CODE IS AMENDED TO READ AS FOLLOWS:

“Sec. 30-37. Rental reservations, advanced reservations, limitations of serial reservations”

To reserve a City facility, renter/lessee must execute a lease agreement and pay the rental and rental deposit as set out in Section 30-41. To maintain the reservation, all rental fees must be paid within the time limitations set out in Section 30-41. Advanced reservations may be made as set out in Section 30-41. If the lessee desires to make a series of reservations, the director shall be authorized to limit the number of serial reservations by a single lessee in order to ensure varied public availability of facilities. (Ord. No. O-94-12, & IV (J), 4-5-94; Ord. No. O-97-14, & 2, 3- 97). Rental fees and charges may be determined by an Interlocal agreement for political subdivisions.

SECTION 2: SECTION 30-40 OF THE CITY CODE IS AMENDED TO READ AS FOLLOWS:

“Sec. 30-40. Rental fee classes”

For the purpose of the rental fee schedule set out in section 30-41, except for the Pharr Events Center, the following rental fee classes are established:

- (1) **Class I** (Commercial / Profit-making) shall apply to any and all activities such as exhibitions, sporting events, shows, dances, and all other activities sponsored by private entities for the purpose of profit-making; such as through charging of admission fees at the door or in advance. Examples are boxing matches, commercial exhibitions, indoor flea markets, concerts, etc.
- (2) **Class II** (Non-Commercial / Non-Profit-making) shall apply to any and all activities sponsored by public or private non-profit entities for the expressed purpose of raising funds either through the charging of admission fees or the solicitation of donations.

Examples are dances sponsored by non-profit corporations and church events

- (3) **Class III** (Non-commercial / Private) shall apply to any and all activities sponsored by private entities to which admission might be restricted; but to which an admission fee will not be charged and profit-making is not intended. These activities may include weddings, quinceañeras, receptions, birthday parties and company banquets, etc.

SECTION 3: SECTION 30-41 OF THE CITY CODE IS AMENDED TO READ AS FOLLOWS:

“Sec. 30-41. Rental fee schedule”

The following rental fees shall be charged for the use of city-owned public facilities, by rental fee classes as defined in this article.

(1) TIERRA DEL SOL (HALL AND BAR AREA)

Rental Period	Time	Deposit	Rental Rate Class I	Rental Rate Class II	Rental Rate Class III
Sunday-Thursday	8:00 a.m. – 1:00 p.m.	\$200.00	\$400.00	\$350.00	\$300.00
	8:00 a.m. – 7:00 p.m.	\$200.00	\$900.00	\$800.00	\$700.00
	1:00 p.m. – 12 MID.	\$200.00	\$900.00	\$800.00	\$700.00
Friday	8:00 a.m. – 1:00 p.m.	\$200.00	\$500.00	\$450.00	\$400.00
	8:00 a.m. – 7:00 p.m.	\$200.00	\$1000.00	\$900.00	\$800.00
	1:00 p.m. – 12 MID.	\$200.00	\$1000.00	\$900.00	\$800.00
Saturday	8:00 a.m. – 1:00 p.m.	\$200.00	\$500.00	\$450.00	\$400.00
	8:00 a.m. – 7:00 p.m.	\$200.00	\$1100.00	\$1000.00	\$900.00
	1:00 p.m. – 1:00 a.m.	\$200.00	\$1200.00	\$1100.00	\$1000.00

- a. **Payment of rental.** The full amount of the rental fee must be paid at least 30 days prior to reserved date. Any amount paid by lessee less than 30 days prior to reserved date will be cancelled and any amount previously paid will not be returned.
- b. **Rental and damage deposit.** \$200.00 to be paid at the time reservation is made. This deposit will be deducted from the total amount due.
- c. **Security personnel.** All activities involving dancing, and the selling, serving and/or consumption of alcoholic beverages will require a minimum of three certified City of Pharr Police Officers to be contracted by the renter. The City of Pharr Police Department will designate the number of certified police officers required for functions. If more than 3 officers are required, they may be either certified police officers and/or security personnel from a licensed and bonded security company.
- d. **Advanced reservations.** Class I reservations will be accepted for up to two years to the month in advance of the reserved date. Class II and III reservations will not be accepted more than one year to the month in advance of reserved date.

(2)LAS MILPAS COMMUNITY CENTER:

Rental Period	Time	Deposit (not refunded)	Rental Rate
Monday-Sunday	8 a.m.-12 MID.	\$50.00	\$50.00 Per hr.

- a. **Payment of rental.** The full amount of the rental fee must be paid at least 30 days prior to reserved date. Any amount paid by lessee less than 30 days prior to reserved date will be cancelled and any amount previously paid will not be returned.
- b. **Advanced reservations.** Reservations will not be accepted more than 90 days in advance of reserved date.
- c. **Restricted usage.** No alcoholic beverages will be allowed on premises.

(3) VICTOR GARCIA MUNICIPAL PARK:

Rental Period	Time	Deposit (not refunded)	Rental Rate
MUNICIPAL PARK 205 W. Polk Monday-Sunday	1 p.m.-10 p.m.	\$25.00	\$100.00

- a. **Payment of rental.** The full amount of the rental fee must be paid at least 30 days prior to reserved date. Any amount paid by lessee less than 30 days prior to reserved date will be cancelled and any amount previously paid will not be returned.
- b. **Advanced reservations.** Reservations will not be accepted more than 90 days in advance of reserved date.
- c. **Restricted usage.** No Class I or Class II activities will be allowed. No activity which involve dancing and/or the live playing of electronically amplified music will be permitted. The playing of prerecorded is allowed provided the volume is not such as to disturb nearby residents.

(4)PHARR SPORTS COMPLEX:

Rental Period	Time	Deposit (not refunded)	Rental Rate
Monday-Thursday	6 p.m.-10 p.m.	\$50.00	\$375.00
Friday	6 p.m.-10 p.m.	\$50.00	\$375.00
Saturday or Sunday	8 a.m. to 10 p.m.	\$50.00	\$375.00

- a. **Payment of rental.** The full amount of the rental fee must be paid at least 30 days prior to reserved date. Any amount paid by lessee less than 30 days prior to reserved date will be cancelled and any amount previously paid will not be returned.
- b. **Advanced reservations.** Reservations will not be accepted more than 90 days in advance of reserved date.
- c. **Restricted usage.** Parks will be used for practice and tournaments only. **No alcoholic beverages will be allowed on premises.**

(5)WITTEN PARK:

Rental Period	Time	Deposit (not refunded)	Rental Rate
Saturday or Sunday	8 a.m. to 10 p.m.	\$50.00	\$250.00

- a. **Payment of rental.** The full amount of the rental fee must be paid at least 30 days prior to reserved date. Any amount paid by lessee less than 30 days prior to reserved date will be cancelled and any amount previously paid will not be returned.
- b. **Advanced reservations.** Reservations will not be accepted more than 90 days in advance of reserved date.
- c. **Restricted usage.** Parks will be used for practice and tournaments only. **No alcoholic beverages will be allowed on premises.**

(6) CIVIC CENTER (LARGE HALL):

Rental Period	Rental Period	Time	Deposit	Rental Rate Class I	Rental Rate Class II	Rental Rate Class III
Sunday-Thursday	Morning	8:00 a.m. – 1:00 p.m.	\$200.00	\$400.00	\$360.00	\$300.00
	Day	8:00 a.m. – 7:00 p.m.	\$200.00	\$900.00	\$800.00	\$700.00
	Evening	1:00 p.m. – 12 MID.	\$200.00	\$900.00	\$800.00	\$700.00
Friday	Morning	8:00 a.m. – 1:00 p.m.	\$200.00	\$450.00	\$400.00	\$360.00
	Day	8:00 a.m. – 7:00 p.m.	\$200.00	\$1000.00	\$900.00	\$800.00
	Evening	1:00 p.m. – 12 MID.	\$200.00	\$1000.00	\$900.00	\$800.00
Saturday	Morning	8:00 a.m. – 1:00 p.m.	\$200.00	\$500.00	\$450.00	\$400.00
	Day	8:00 a.m. – 7:00 p.m.	\$200.00	\$1,100.00	\$1,000.00	\$900.00
	Evening	1:00 p.m. – 1:00 a.m.	\$200.00	\$1,100.00	\$1,000.00	\$900.00

- a. **Payment of rental.** The full amount of the rental fee must be paid at least 30 days prior to reserved date. Any amount paid by lessee less than 30 days prior to reserved date will be cancelled and any amount previously paid will not be returned.
- b. **Rental and damage deposit.** \$200.00 to be paid at the time reservation is made. This deposit will be deducted from the total amount due.
- c. **Security personnel.** All activities involving dancing, the selling, serving and/or consumption of alcoholic beverages will require a minimum of two City of Pharr Police Officers to be contracted by the lessee. Lessor will designate the number of City of Pharr Police Officers required for functions.

(7) CIVIC CENTER (SMALL HALL):

Rental Period	Time	Deposit (not refunded)	Class I	Class II	Class III
Sunday-Friday	6 p.m.-12 MID	\$50	\$60	\$40	\$50
Saturday	8 a.m.-1:00 a.m.	\$50	\$70	\$50	\$60

- a. **Payment of rental.** The full amount of the rental fee must be paid at least 30 days prior to reserved date. Any amount paid by lessee less than 30 days prior to reserved date will be cancelled and any amount previously paid will not be returned.
- b. **Advanced reservations.** Reservations will not be accepted more than 90 days in advance of reserved date.
- c. **Restricted usage.** No activity which entails dancing and/or the live playing of electronically amplified music will be permitted. Prerecorded music will be allowed provided there are no activities being conducted at the Large Hall and provided the volume is not sure as to disturb nearby residents. **No alcoholic beverages will be allowed on premises.**

(8) CIVIC CENTER (CONFERENCE ROOM)

Rental Period	Time	Deposit (not refunded)	Class I	Class II	Class III
Monday-Sunday	1 p.m.-12 MID	\$20.00	\$25.00	\$15.00	\$20.00

Available for rental to small groups (Capacity - 48). A non-refundable deposit of \$20.00 is required to reserve the Conference Room. Reservations will not be accepted more than 90 days before reserved date. Rules regarding Small Hall usage are also applicable to the Conference Room.

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect upon receiving final approval by the governing body following three (3) readings of the Board of Commissioners.

CONSIDERED PASSED AND APPROVED ON FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2016, A.D.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

CONSIDERED PASSED AND APPROVED ON SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2016, A.D.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

CONSIDERED PASSED AND APPROVED ON THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____ 2016, A.D.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

CITY COMMISSION AGENDA MEMORANDUM

DATE: June 6, 2016

TO: Juan G Guerra, City Manager

FROM: Gary Rodriguez, Director, Community Events

A handwritten signature in blue ink, appearing to read "G. Rodriguez", is written over the "FROM:" line.

SUBJECT: City Facilities Rental Fee Modifications

ISSUE

With the intent of attracting promoters and events to the Boggus Ford Events Center, it is suggested the rental fees for non-ticketed events be modified from \$10,000 for rentals September – May of the Calendar year; Thursdays – Saturdays to \$8,000.

Currently, the requirement is for promoters to bring (12) events to the Boggus Ford Events Center to qualify for the In-House promoter discount. It is suggested the discount for In-House Promoter rates now be set at \$2,500 for promoters bringing four (4) events annually to the Boggus Ford Events Center; with an additional exception made for boxing and MMA style events qualifying for In-House promoter rates when bringing three (3) events annually to the Boggus Ford Events Center.

FINANCIAL CONSIDERATION

While decreasing the Boggus Ford Events Center rental fee for non-ticketed events for these time periods, the end-result should be an INCREASE in events held at the Boggus Ford Events Center; which will generate more income for the City of Pharr through more opportunities for concession sales.

STAFF RECOMMENDATION

Staff recommends approval

ALTERNATIVES

The alternative would be to maintain the ordinance as it is written and to be enforced.

ORDINANCE NO. O-2016-__

AN ORDINANCE ESTABLISHING PROCEDURES AND RATES FOR RENTAL OF PHARR EVENTS CENTER (BOGGUS FORD EVENTS CENTER); AND ESTABLISHING AN EFFECTIVE DATE

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

SECTION 1: Section 30-37 of the City Code - Rental reservations, advanced reservations, limitations of serial reservations

To reserve the Pharr Events Center, renter/lessee must execute a lease agreement and pay the rental and rental deposit as set out in Section 30-41. To maintain the reservation, all rental fees must be paid within the time limitations set out in Section 30-41. Advanced reservations may be made as set out in Section 30-41. If the lessee desires to make a series of reservations, the director shall be authorized to limit the number of serial reservations by a single lessee in order to ensure varied public availability of facilities. (Ord. No. O-94-12, & IV (J), 4-5-94; Ord. No. O-97-14, & 2, 3- 97). Rental fees and charges may be determined by an Interlocal agreement for political subdivisions.

SECTION 2: Section 30-40 - Rental fee classes

For the purpose of the rental fee schedule set out in section 30-41, the following rental fee classes are established:

- (1) **Class I** (Commercial / Profit-making) shall apply to any and all activities such as exhibitions, sporting events, shows, dances, and all other activities sponsored by private entities for the purpose of profit-making; such as through charging of admission fees at the door or in advance. Examples are boxing matches, commercial exhibitions, indoor flea markets, concerts, etc.
- (2) **Class II** (Non-Commercial / Non-Profit-making) shall apply to any and all activities sponsored by public or private non-profit entities for the expressed purpose of raising funds either through the charging of admission fees or the solicitation of donations. Examples are dances sponsored by non-profit corporations and church events.
- (3) **Class III** (Non-commercial / Private) shall apply to any and all activities sponsored by private entities to which admission might be restricted; but to which an admission fee will not be charged and profit-making is not intended. These activities may include weddings, quinceñeras, receptions, birthday parties and company banquets, etc.

SECTION 3: Sec. 30-41 - Rental fee schedule

The following rental fees shall be charged for the use of the Pharr Events Center, by rental fee classes as defined in this article.

City of Pharr Management and City Police Department will decide ancillary charges. The standard ancillary fees for all locations are as follows:

Ancillary charges:

- Security: -\$35/hour per certified City of Pharr Police Officer (minimum of 3 certified officers)
- Greater of \$15/hour or actual cost per non-certified security personnel
- \$15/hour Ushers/Custodians/Ticket Takers

		Rate Per Day*	
		June thru August	
<u>NON-TICKETED</u> Gala's, Weddings, Quinceaneras, Conventions, Other	Thursday thru Saturday	\$5,000	Sunday thru Wednesday \$5,000
	September thru May		
	Thursday thru Saturday	\$8,000	Sunday thru Wednesday \$5,000

NON-PROFIT EVENT

- 501c3 from \$2,500
- Provide letter to City Commission with at least 45 days of notice.

NOTE: Rent does not include ancillary charges required: security

		Rate Per Day*	
		June thru August	
<u>TICKETED</u> Concerts/Sporting/Other	Thursday thru Saturday	\$5,000	Sunday thru Wednesday \$3,000
	September thru May		
	Thursday thru Saturday	\$5,000	Sunday thru Wednesday \$3,000

All Pre-Box tickets are due when doors open on day of show. Any Pre-Box tickets not turned in are the sole responsibility of the promoter.

NOTE: Rent does not include ancillary charges required: security

Half-Day Events	Rate
Breakfast - 6am-10am	\$ 1,000
Lunch - 11am - 3pm	\$ 1,000
Dinner - 5pm - 9pm	\$ 1,000

NOTE: Half-Day events will only be allowed so long as they do not interfere with daily rental events. Events that continue in duration than the time stated will incur a charge of \$150/hour over the stated time, starting the first minute over allotted time.

Rate per day includes set-up and/or take down day of use, unless there is no event the day of the set-up and/or take down, at which point it will be \$150/hour.

Day of event is defined, as 8:00 a.m. thru 2:00 a.m. DJ events must end at 2:00 a.m.

Charge for the use of the 2 projectors is \$150.00 each, per day. Charge for the use of the pipe drape/booths for Expos is \$1,000.00 per day.

PSJA school graduations and any other events including Church events or dinners non-profits events shall be held on Sunday thru Wednesday only.

Any all items brought into the venue for your event must be taken out after the event is over (for example decorations, catering items, etc.)

All Pre-Box tickets must be returned to the box office no LATER than 3:00 p.m. day of the event; any and all tickets not returned will be considered as sold tickets.

- a. In-House Promoter Exception** Dates may be reserved without deposit and rental fees reduced to \$2,500 for ticketed events; so long as the promoter commits - in writing - to bring four (4) events annually to the Events Center. In-House Promoter rates for Boxing and MMA style entertainment will apply to promoters holding three (3) events annually.
- b. Discount for In-Kind Media Rental Event.** Rental fees and security costs will be discounted \$0.50 per dollar in exchange for media promotional coverage of City and Events Center considered in-kind. Rental fees for media company promotional events will not be limited (rental fee may be \$0).
- c. Rental Deposit and Payment (Non-House Promoters).** Twenty-five percent (25%) of the rent must be paid to reserve a rental date. The full amount of the rental fee must be paid at least 30 days prior to reserved date. Failure to timely pay in full may result in cancellation of the event without refund.
- d. Conflicting Reservation Date.** When two or more renters want to reserve the same date, priority will be given to the renter with a signed contract by the artist (or the artist's manager) that will be performing. If a deposit was provided and the date revoked due to the conflicting reservation date, the deposit will be returned. Costs incurred to move the event to another venue will not be the responsibility of the City.

- e. **Security Personnel.** All activities involving dancing, and the selling, serving and /or consumption of alcoholic beverages will require a minimum of three certified City of Pharr Police Officers to be contracted by the renter. The City of Pharr Police Department will designate the number of certified police officers required for functions. If more than 3 officers are required, they may be either certified police officers and / or security personnel from a licensed and bonded security company.

- f. **Support Personnel Included in the Price.** Included in the price, if needed, the venue will provide each promoter / renter with the following personnel at the venue: three Box-Office, two Ticket-Scanners, two (2) Ushers, and a crew of 4 to set-up and / or takedown the layout for the event. Any additional staff will incur the greater of \$15/hour or actual cost. Layout will be discussed on a one to one basis one week prior to event. If layout needs changes after the layout has been done, this will fall solely on the rental party not on the venue employees. Venue staff will do the modification of the layout for an additional \$150 per hour.

- g. **Additional Rent Discount (Hotel / Motel Use).** The Rental Fee can be further discounted dollar for dollar on every Hotel / Motel room paid for the renter's occasion, limited to the night of the event. This discount is limited to no more than \$1,000. The Hotel / Motel must be located in Pharr city limits. A receipt must be provided identifying the PAYMENT of the rooms. The Pharr Events Center will not make reservations for any guests nor are rooms permitted to be reserved in the name of the Pharr Events Center.

- h. **Rental Rates 30 Days From Event (Non-Ticketed Events Only).** If there are no "Ticketed" events scheduled 30 days from the day of the proposed "Non-Ticketed" event, the "Non-Ticketed" rental rate will be \$5,000. Venue reserves the right to move any "Non-Ticketed" event 30 days prior to the event.

SECTION 4: EFFECTIVE DATE

This Ordinance shall take effect upon receiving final approval by the governing body following three (3) readings of the Board of Commissioners.

CONSIDERED PASSED AND APPROVED ON FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2016, A.D.

CITY OF PHARR

 AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

 HILDA PEDRAZA, CITY CLERK

CONSIDERED PASSED AND APPROVED ON SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2016, A.D.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

CONSIDERED PASSED AND APPROVED ON THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____ 2016, A.D.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



MEMORANDUM

DATE: June 16, 2016

TO: Juan G Guerra, City Manager

FROM: Luis Bazan, Bridge Director

A handwritten signature in blue ink, which appears to be "Luis Bazan", is written over the "TO:" and "FROM:" lines. To the right of the signature are the initials "JG" in blue ink.

SUBJECT: Discussion and action, if any, on Request For Qualifications for Architectural Design for Pharr International Bridge Administration Building Expansion.

ISSUE

On June 15, 2016, the Bridge Board approved the Request For Qualifications for Architectural Design for the Pharr International Bridge Administration Building Expansion. The Pharr International Bridge is growing and in order to keep up with future growth, we must continue to strive for administration and operation excellence in customer service. We are proposing an addition to the administration building to accommodate needed office space and conference areas.

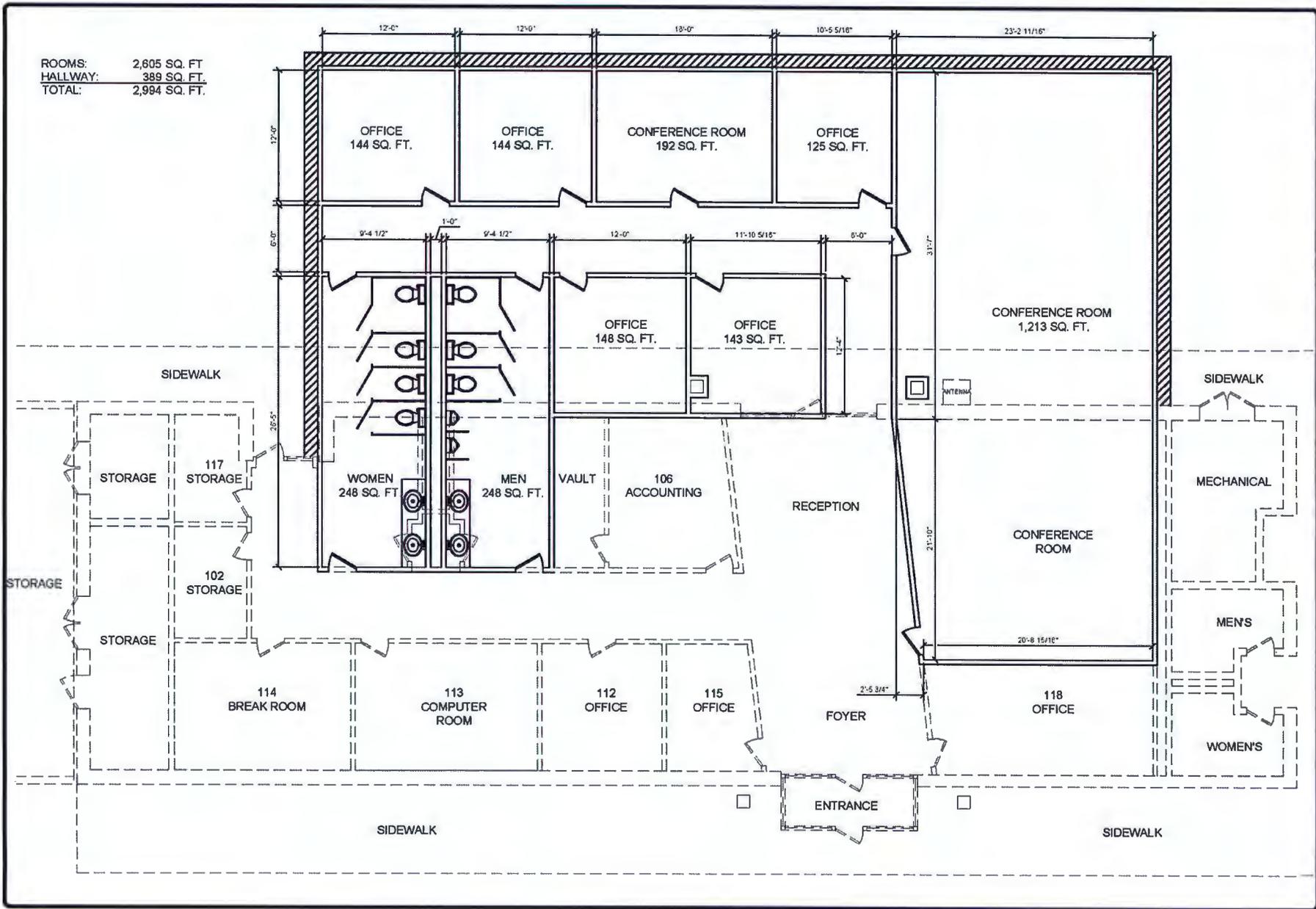
FINANCIAL CONSIDERATION

N/A

STAFF RECOMMENDATION

I recommend that the Pharr International Bridge department be authorized to Request For Qualifications for Architectural Design for the Pharr International Bridge Administration Building Expansion.

ROOMS: 2,605 SQ. FT.
 HALLWAY: 389 SQ. FT.
 TOTAL: 2,994 SQ. FT.



DATE	12/20/2018
BY	...
CHECKED	...
SCALE	AS SHOWN
PROJECT	PHARR INTERNATIONAL BRIDGE OFFICE EXPANSION
SHEET NO.	1
TOTAL SHEETS	1

Pharr Engineering
 118 S. Cape Blvd.
 P.O. Box 1007
 Jacksonville, AL 36201
 205-425-4100

**PHARR INTERNATIONAL BRIDGE
 OFFICE EXPANSION
 FLOOR PLAN LAYOUT 3**

MEMORANDUM

DATE: June 29, 2016

TO: Juan G. Guerra, City Manager

FROM: Roy Garcia, Public Works Director

SUBJECT: Contract for Used Tires and Rubber Scrap Removal and Disposal/Recycling Services

ITEM:

Consideration and action, if any, authorizing City Manager to reject all bids and rebidding a contract for used tires and rubber scrap removal and disposal/recycling services.

FINANCIAL CONSIDERATION:

None

STAFF RECOMMENDATION:

Two bids came in on June 22, 2016 with 5% bid bond discrepancies. Staff recommends rebidding.

Bidders:

UTW- \$1,500.00 per 53' Trailer Load
Santa Anita- incomplete (unit measures)

REC'D <i>shlida</i>
CC
JUN 29 2016
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS



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: August 17, 2016

Type of Event: Parade Walk-A-Thon Other Grand Opening / Ribbon Cutting Ceremony

NAME OF CONTACT PERSON: George Martinez

ORGANIZATION (IF APPLICABLE): Outcry In The Barrio

ADDRESS: 206 E. Cherokee CITY: Pharr ZIP CODE: 78577

PHONE NO.: 956-685-5312

CELLULAR PHONE: 210-429-1835

FAX NO.: _____

E-MAIL: gmtzsr67@yahoo.com

PURPOSE AND DESCRIPTION OF EVENT:

Ribbon Cutting Ceremony

START TIME: 2:00 pm. END TIME: 9:00 pm.

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

Starting Location: 206 E. Cherokee

Ending Location: _____

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

Is the event insured? Yes No
If yes, Insurance Company Information Aziz Showery Ins. Contact #: 956-668-0212

Applicant Signature: George Martinez

Date Received: 7-6-16

FOR CITY USE ONLY:

City Commission: _____

APPROVED _____

DENIED _____

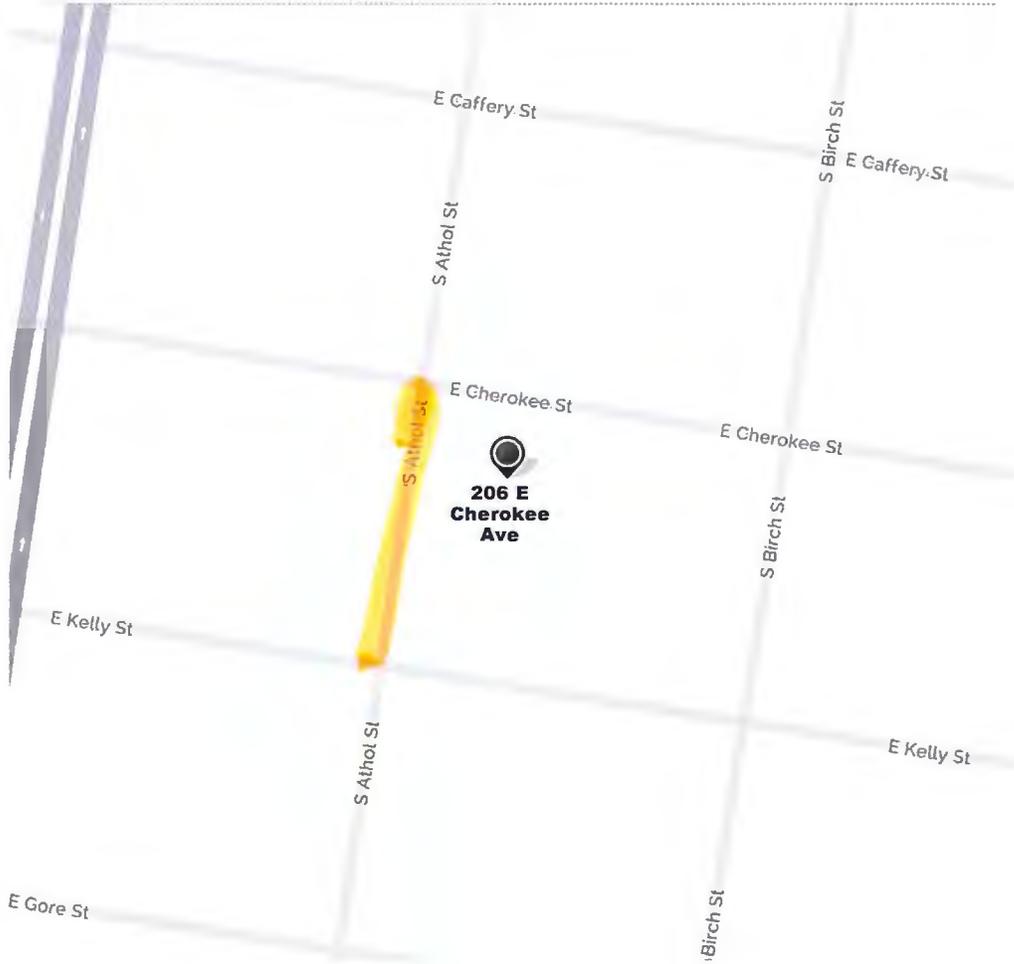
City Manager's signature

Date

Search Results for "206 E Cherokee Ave, Pharr, TX 78577"

page 1 of 1

- 1. 206 E Cherokee Ave
206 E Cherokee Ave,
Pharr, TX 78577-4829





MEMORANDUM

DATE: JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR A CHURCH –
FILE NO. **CUP#160526** (HEAVENLY SPLENDOR MINISTRY)

GENERAL INFORMATION:

APPLICANT: Ramiro Garza, representing Heavenly Splendor Ministry, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being Lot 14, Landmark Commercial Plaza, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5500 North Birch Street.

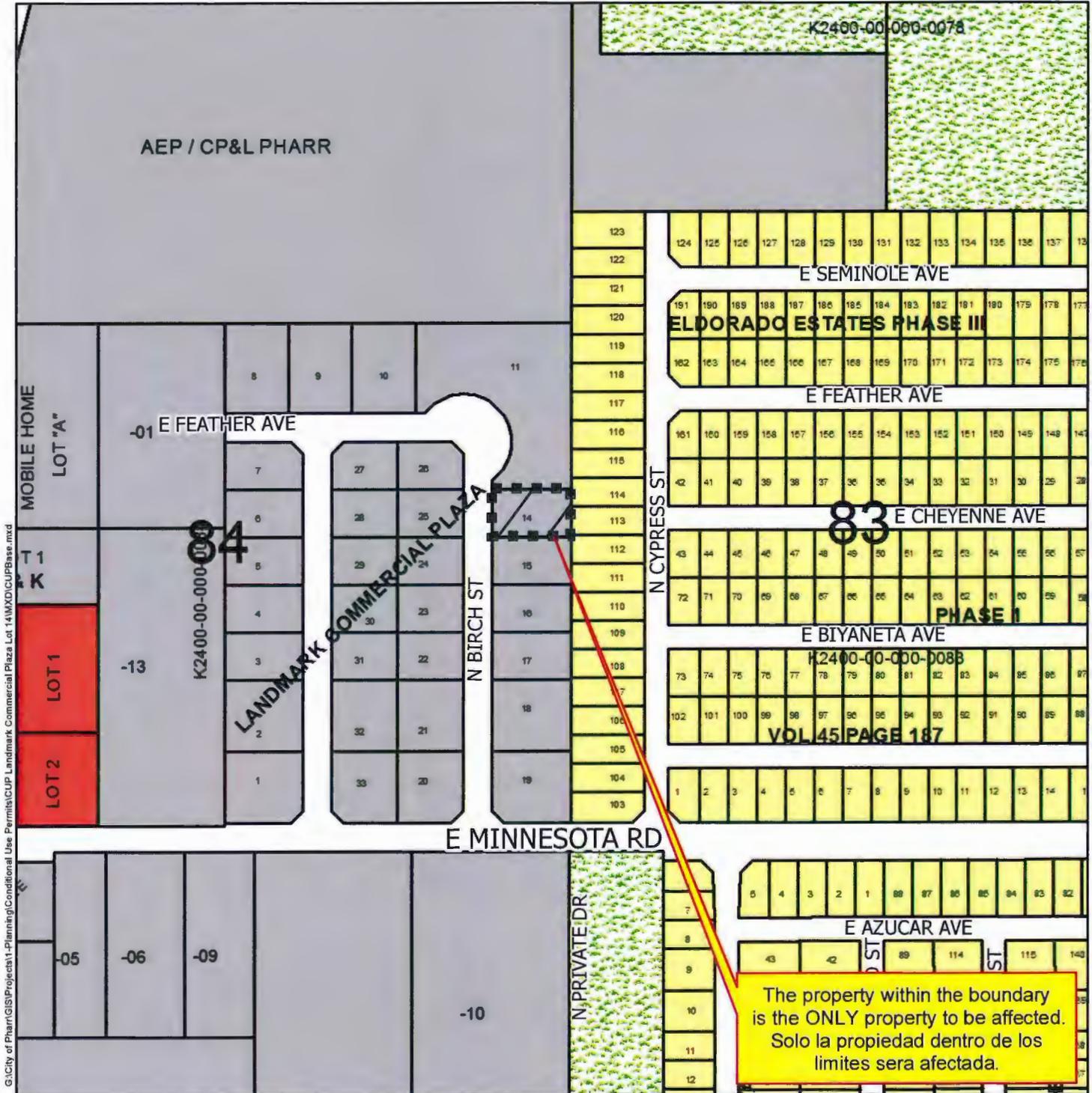
ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the North, South and West and Single-Family Residential District (R-1) to the East. This area is generally designated for industrial use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Thirty-four (34) surrounding property owners were notified of the request 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 request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I) subject to the following conditions:

1. Parking requirements as per Ordinance;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. The applicant shall comply with the Landscaping and Sign Ordinance;
4. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
5. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
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 of the building 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.

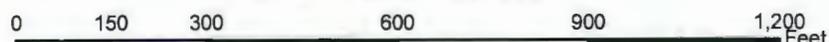
PLANNING & ZONING COMMISSION: The Planning and Zoning Commission voted unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I) subject to staff's recommendations.



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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





**LANDMARK BUSINESS CENTER
BOBOB LLC**

Friday, June 10, 2016

To: City of Pharr

RE: 5500 Birch St Pharr, Texas (Church) and 5510 Birch St (Parking)

I, Robert Gastel, being the owner of said building, located at 5500 Birch St. Pharr, Texas 78577 am requesting the following.

Ramiro Garza would like to use said premises for a church.

It was brought to my attention that additional parking is being required by the city. Recently a paved lot has become available, consisting of approximately one acre.

The lot is located directly north of said building, with the address being 5510 Birch St Pharr, Texas.

Ramiro Garza has my permission to use this additional parking for the sole purpose of his church on Thursdays starting at 6pm to 10 pm and Sundays starting at 1pm to 5pm.

During the time of service of church, business will be closed from the north building to access the property for added parking.

Thank you,

Robert Gastel Owner

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.
JUN 10 2016

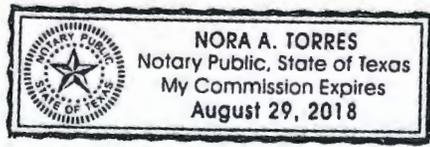
BY _____

State of Texas County of Hidalgo

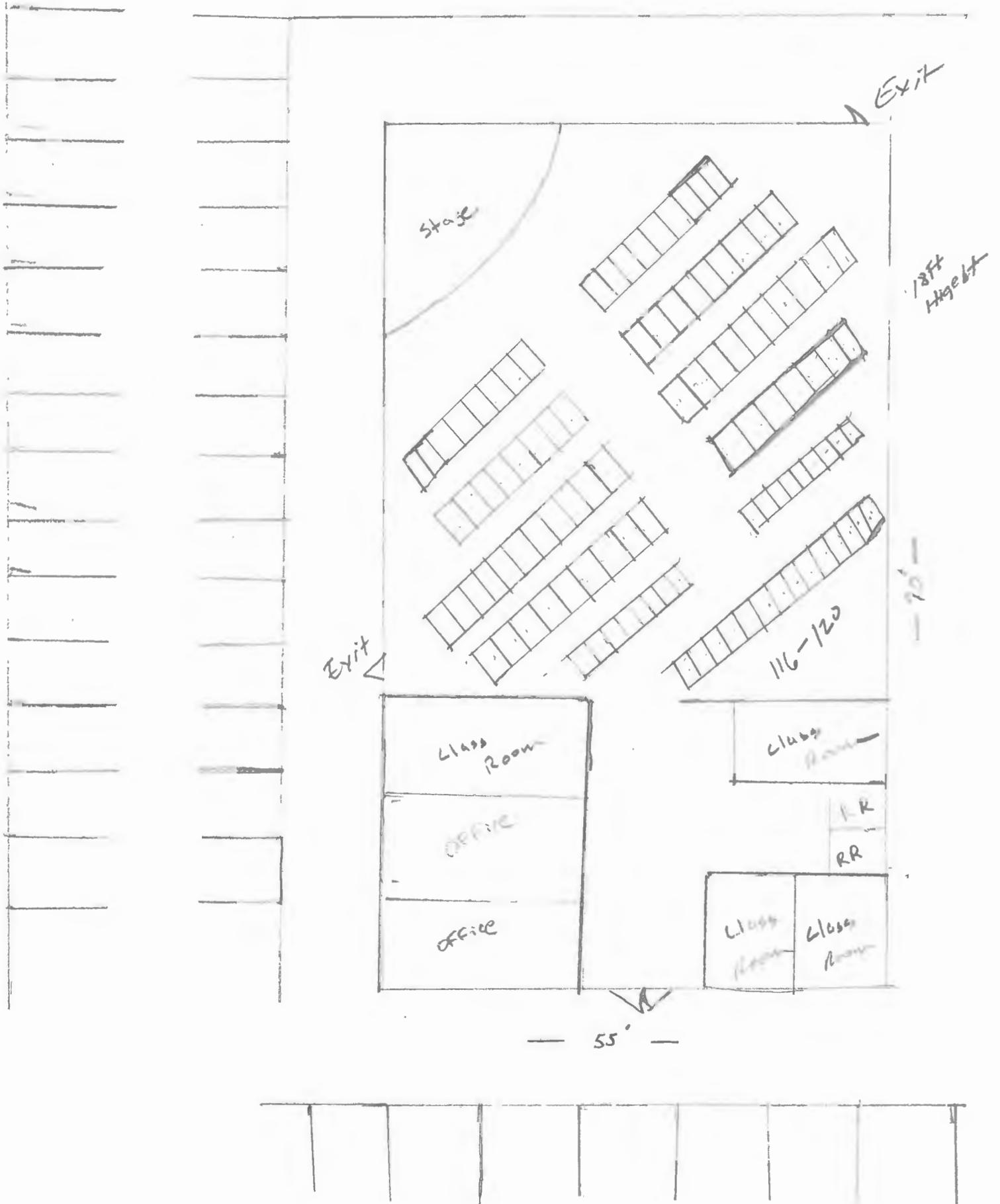
This instrument was acknowledged before me on June 10th 2016.
by Nora A. Torres

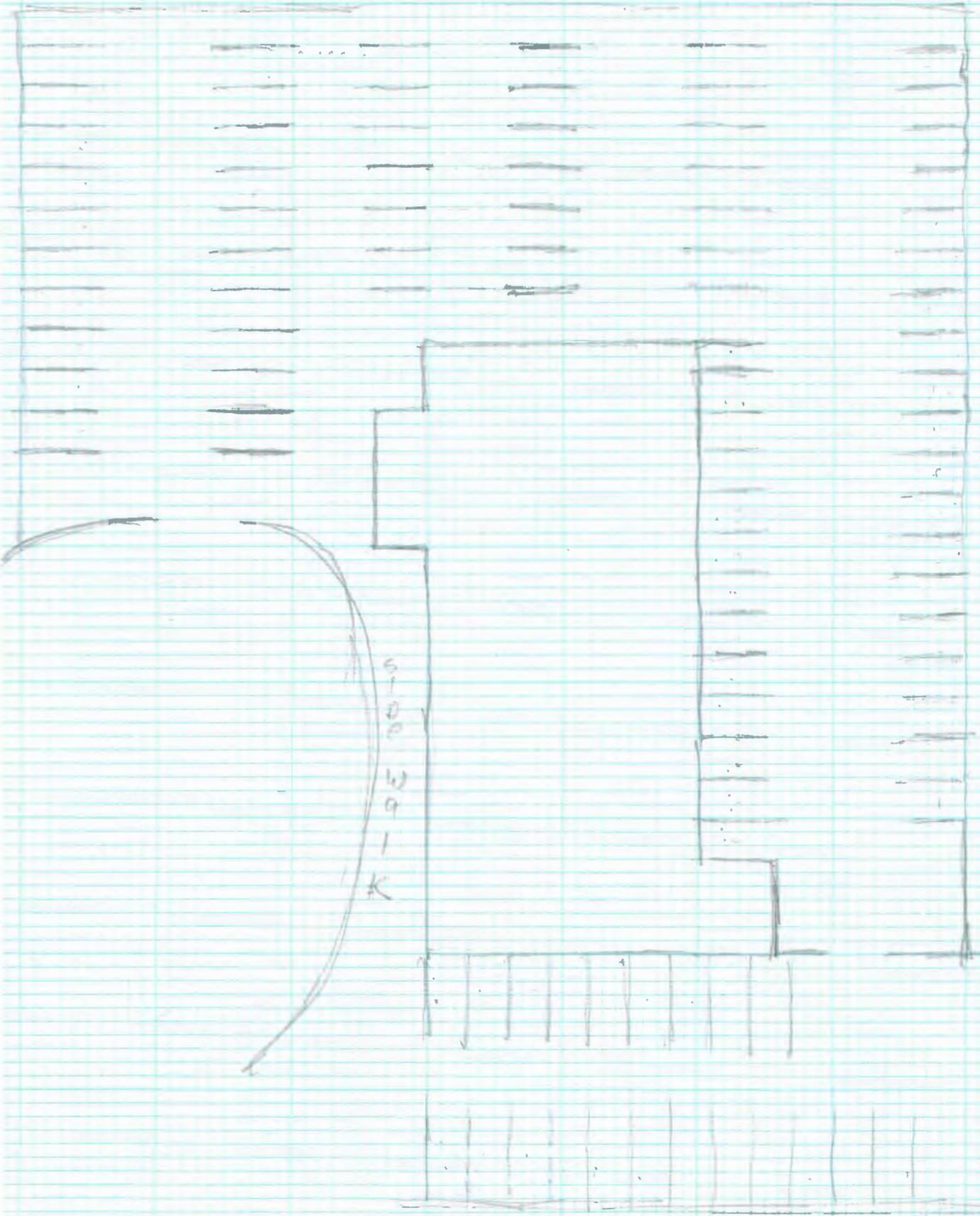
Notary Public's Signature

(Personalized Seal)



G&T Investments
Landmark Business Center
BOBOB LLC
5510 N. Cage Blvd. Ste. J
Pharr, Texas 78577
(956) 781-1111
(956) 867-1639
robertbgastel@gmail.com





91 + 6

97 parking



MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR ABC –
FILE NO. **CUP#160627** (BOGGUS FORD EVENTS CENTER)

GENERAL INFORMATION:

APPLICANT: The City of Pharr has filed with the Planning and Zoning Commission a request for 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).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3000 North Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Agricultural Open-Space District (A-O) to the North, Limited Industrial District (L-I) to the South, Mobile-Home Residential District (R-MH) to the East and General Business District (C) and Limited Industrial District (L-I) to the West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

CODE ENFORCEMENT	Recommends approval of the Conditional Use Permit. (See attached memo)
-------------------------	--

FIRE MARSHAL:	Recommends approval of the Conditional Use Permit. (See attached memo)
----------------------	--

COMMENTS:

POLICE CHIEF:

Recommends approval of the Conditional Use Permit. (See attached memo)

PLANNING:

Recommends approval of the Conditional Use Permit. (See attached memo)

NOTIFICATION OF PUBLIC:

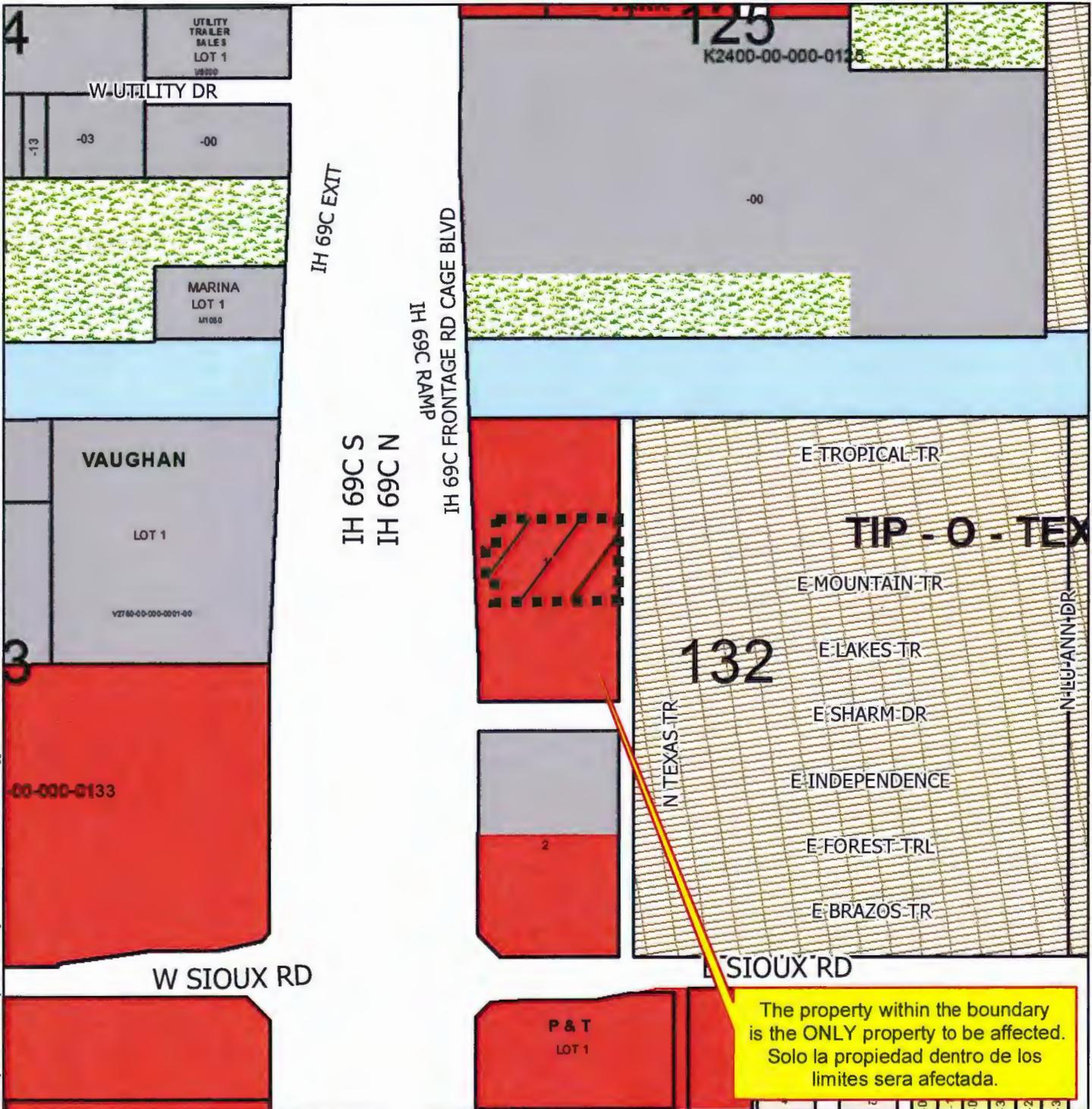
Two (2) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

DEVELOPMENT SERVICES STAFF RECOMMENDATION:

Development Services Staff is recommending **approval** of the request for 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) subject to site being in compliance with all City Ordinances and City Department requirements.

PLANNING & ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve the request for 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) subject to staff's recommendations.



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

G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\U-CUP Boggus Ford Event Center\MXD\CUPBase.mxd

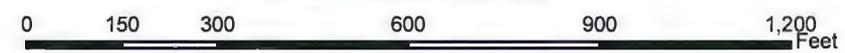
- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | 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 | |





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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
COMMUNITY PLANNING & DEVELOPMENT
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT
INSPECTION FORM**

3456

OWNER/APPLICANT: City of Pharr PHONE: 702-4500
 ADDRESS: 3000 N. CASE
 TYPE OF BUSINESS: Boys & Girls Event Center NAME OF BUSINESS: Boys & Girls Event Center
 LEGAL: _____ SUBD.: _____

EXISTING BUILDING YES _____ NO
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) _____
 MIXED OCCUPANCY _____ YES _____ NO
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) _____
 CHANGE OF OCCUPANCY FROM PREVIOUS? _____ YES NO
 IS CHANGE OF WALL ASSEMBLY REQUIRED? _____ YES NO
 IS FIRE PROTECTION REQUIRED? _____ YES _____ NO
 IF SO, WHAT TYPE? _____

BUILDING STATUS/STRUCTURAL:
 1. FLOOR _____ OK _____ SUBSTANDARD
 2. WALLS: _____ - EXTERIOR _____ OK _____ SUBSTANDARD
 _____ - INTERIOR _____ OK _____ SUBSTANDARD
 3. CEILING _____ OK _____ SUBSTANDARD
 4. ROOF _____ OK _____ SUBSTANDARD

MEANS OF EGRESS:
 1. OCCUPANT LOAD (IF APPLICABLE) _____ 3500 OK _____ SUBSTANDARD
 2. NUMBER OF EXITS _____ 10 OK _____ SUBSTANDARD
 3. MEANS OF EGRESS LIGHTING _____ OK _____ SUBSTANDARD
 4. EXIT SIGNS _____ 10 OK _____ SUBSTANDARD
 5. DOOR HARDWARE _____ OK _____ SUBSTANDARD

ACCESSIBILITY:
 1. RESTROOMS _____ 5 OK _____ SUBSTANDARD
 2. PATH OF EGRESS _____ OK _____ SUBSTANDARD
 3. RAMPS (HANDRAILS/GUARDS) _____ OK _____ SUBSTANDARD
 4. DOORS _____ OK _____ SUBSTANDARD

ELECTRICAL:
 1. SERVICE ENTRANCE _____ OK _____ SUBSTANDARD
 2. SERVICE EQUIPMENT _____ OK _____ SUBSTANDARD
 3. WIRING SYSTEM _____ OK _____ SUBSTANDARD
 4. LIGHT FIXTURE _____ OK _____ SUBSTANDARD
 5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED) _____ OK _____ SUBSTANDARD

MECHANICAL:
 1. REGISTERS _____ OK _____ SUBSTANDARD
 2. GRILL _____ OK _____ SUBSTANDARD
 3. DRAIN _____ OK _____ SUBSTANDARD
 4. EQUIPMENT _____ OK _____ SUBSTANDARD

PLUMBING:
 1. P. TRAPS _____ OK _____ SUBSTANDARD
 2. VENTS _____ OK _____ SUBSTANDARD
 3. DRAINS _____ OK _____ SUBSTANDARD
 4. PLUMBING FIXTURES _____ OK _____ SUBSTANDARD
 5. WATER SERVICE LINE _____ OK _____ SUBSTANDARD
 6. DISTRIBUTION LINES _____ OK _____ SUBSTANDARD
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) _____ N/A OK _____ SUBSTANDARD
 8. BACKFLOW PREVENTION _____ OK _____ SUBSTANDARD

WATER HEATER:
 1. LOCATION: Back Room OK _____ SUBSTANDARD
 2. T.P. VALVE & DRAIN _____ OK _____ SUBSTANDARD
 3. SHUT-OFF VALVE _____ OK _____ SUBSTANDARD
 4. VENT _____ OK _____ SUBSTANDARD

GAS SYSTEM _____ OK _____ SUBSTANDARD
PREMISE _____ OK _____ SUBSTANDARD
GARBAGE CONTAINER _____ 2 OK _____ SUBSTANDARD

PASSED

FAILED:

PASSED WITH CONDITIONS:

RE-INSPECT DATE:

BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

PREPARED BY: [Signature] DATE: 5/16/16
 RECEIVED BY: [Signature] DATE: _____

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5399 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

May 10, 2016

NATIONAL CONCESSION SERVICES LTD.
3000 N CAGE
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on May 10, 2016 revealed no violations.

2960 EDUARDO LUGO
Inspector

Felix DELAGARZA

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 10 2016

BY:

To: Melanie Cano, Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 06/20/2016
Re: Conditional Use Permit & Late Hours Permit for ABC – File No. CUP#160627 (Boggus Ford Event’s Center)

The City of Pharr has filed with the Planning and Zoning Commission a request for 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 more fully described as follows:

- **Legal Description:** Lot 1, Tip-O-Tex Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 3000 N. Cage Blvd.
- **Contact Number:** 956-402-4500

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police



Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233
joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 20 2016





MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

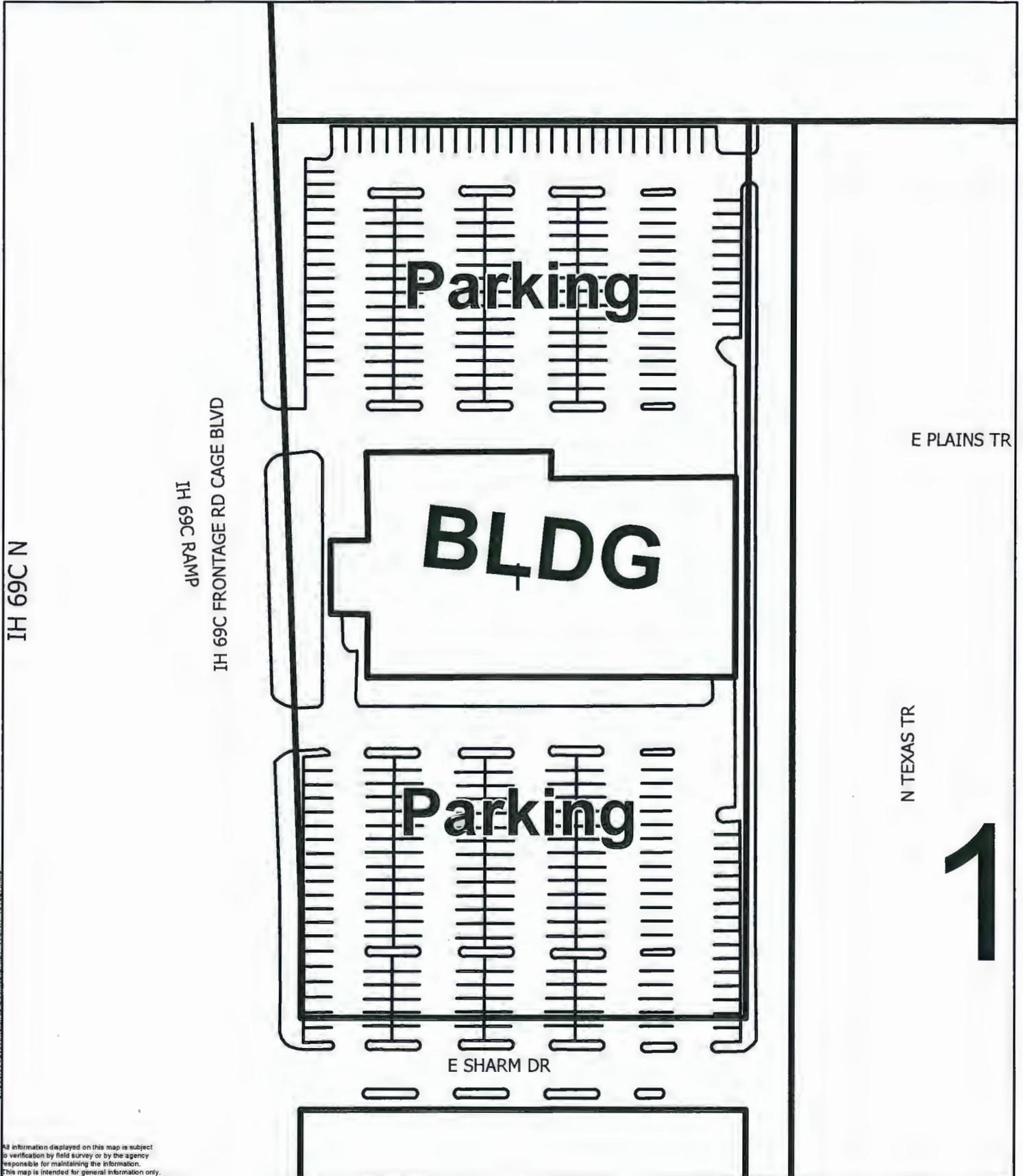
SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR ABC –
FILE NO. **CUP#160627** (BOGGUS FORD EVENTS CENTER)

The City of Pharr has filed with the Planning and Zoning Commission a request for 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 more fully described as follows:

Legal Description: Being Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas.

Physical Address: 3000 North Cage Boulevard.

Planning staff is recommending **approval** of the request for a Conditional Use Permit and Late Hours Permit provided site and applicant being in compliance with all City Ordinances and City Department requirements.



C:\Users\robelo.martinez\Desktop\DAILY_WORK\151027.mxd

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: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR ABC –
FILE NO. **CUP#160628** (TIERRA DEL SOL GOLF CLUB)

GENERAL INFORMATION:

APPLICANT: The City of Pharr has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD).

LEGAL DESCRIPTION: The property is legally described as being a tract of land containing 3.28 acres out of Lots 226, 238 and 239, and all land comprising of the Golf Course, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 700 East Hall Acres Road.

ZONING: The property is currently zoned Planned Unit Development District (PUD). The surrounding area is zoned Mobile Home Residential District (R-TH) to the North, Planned Unit Development District (PUD) to South, East, and West. The area is generally designated for Planned Unit Development use in the Land Use Plan.

COMMENTS: **CODE COMPLIANCE:** Pending approval of
the Conditional Use Permit.

FIRE MARSHAL: Pending approval of
the Conditional Use Permit.

COMMENTS:

POLICE CHIEF:

Recommends approval of the Conditional Use Permit. (See attached memo)

PLANNING DEPARTMENT:

Recommends approval of the Conditional Use Permit. (See attached memo)

NOTIFICATION OF PUBLIC:

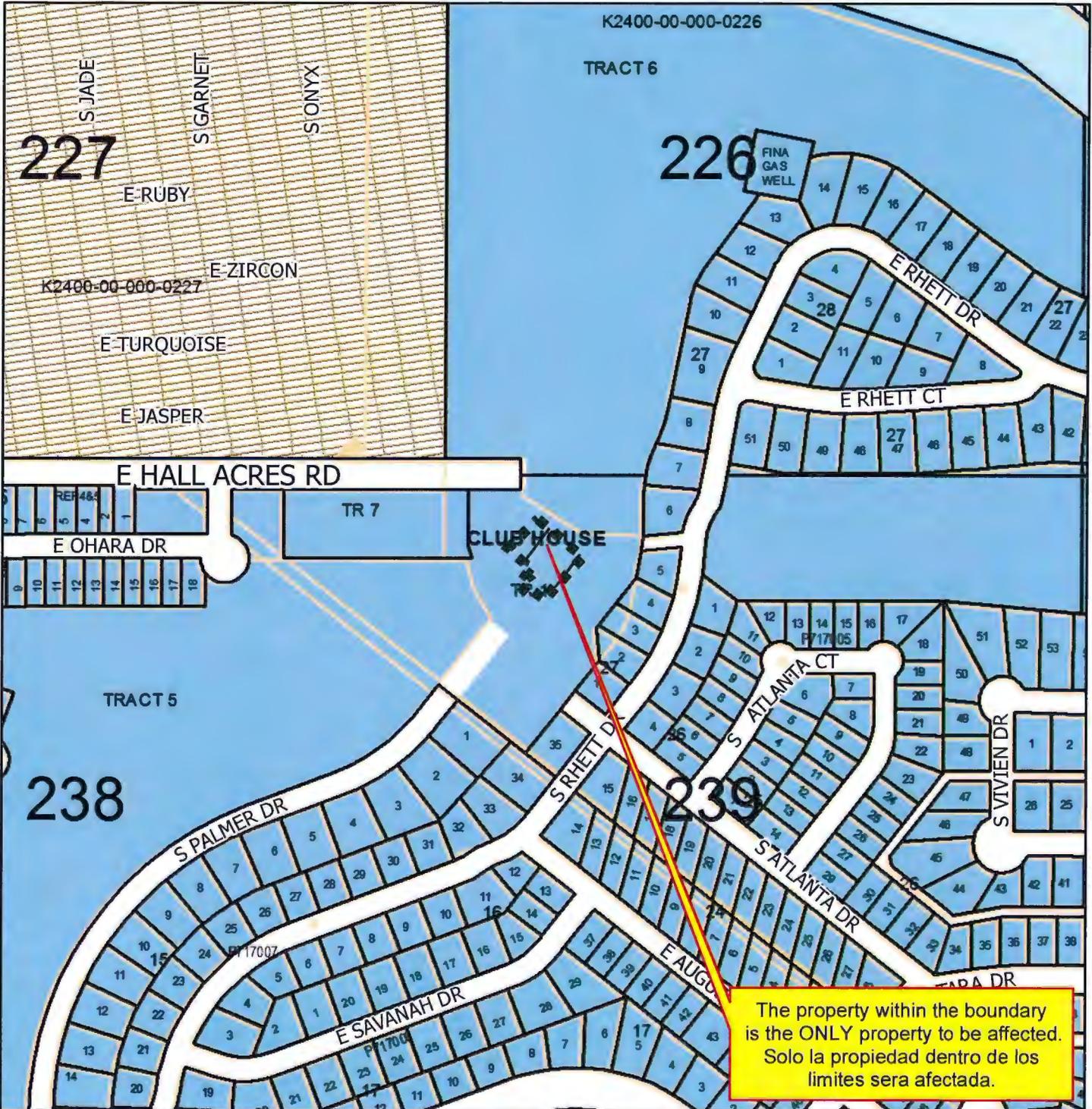
Fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone for information only.

DEVELOPMENT SERVICES STAFF RECOMMENDATION:

Development Services Staff is recommending **approval** of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD) subject to site being in compliance with all City Ordinances and City Department requirements.

PLANNING & ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD) subject to staff's recommendations.



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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



Proposed Conditional Use Permit
 3.29Ac of Lots 226,238, and 239 Kelly-Pharr subdivision
 City of Pharr



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

G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP- Tierra Del Sol Golf Club\MXD\CUPBase.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 | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 300 feet



Date: 6/8/2016

To: Melanie Cano, Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 06/20/2016
Re: Conditional Use Permit for ABC – File No. CUP#160628 (Tierra Del Sol Golf Club)

The City of Pharr has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Planned Unit Development District (PUD). The property is more fully described as follows:

- **Legal Description:** Being a tract of land containing 3.28 acres out of Lots 226, 238, and 239, and all land comprising of the Golf Course, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 700 E. Hall Acres Rd.
- **Contact Number:** 956-402-4550

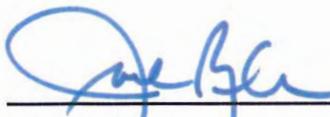
In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police



Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233
joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 20 2016





MEMORANDUM

DATE: MONDAY, JULY 11, 2016

TO: MAYOR AND CITY COMMISSION

THROUGH: JUAN GUERRA, CITY MANAGER

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR ABC –
FILE NO. **CUP#160628** (TIERRA DEL SOL GOLF CLUB)

The City of Pharr has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD). The property is more fully described as follows:

Legal Description: Being a tract of land containing 3.28 acres out of Lots 226, 238 and 239, and all land comprising of the Golf Course, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

Physical Address: 700 East Hall Acres.

Planning staff is recommending **approval** of the request for a Conditional Use Permit provided site and applicant being in compliance with all City Ordinances and City Department requirements.

E HALL ACRES RD

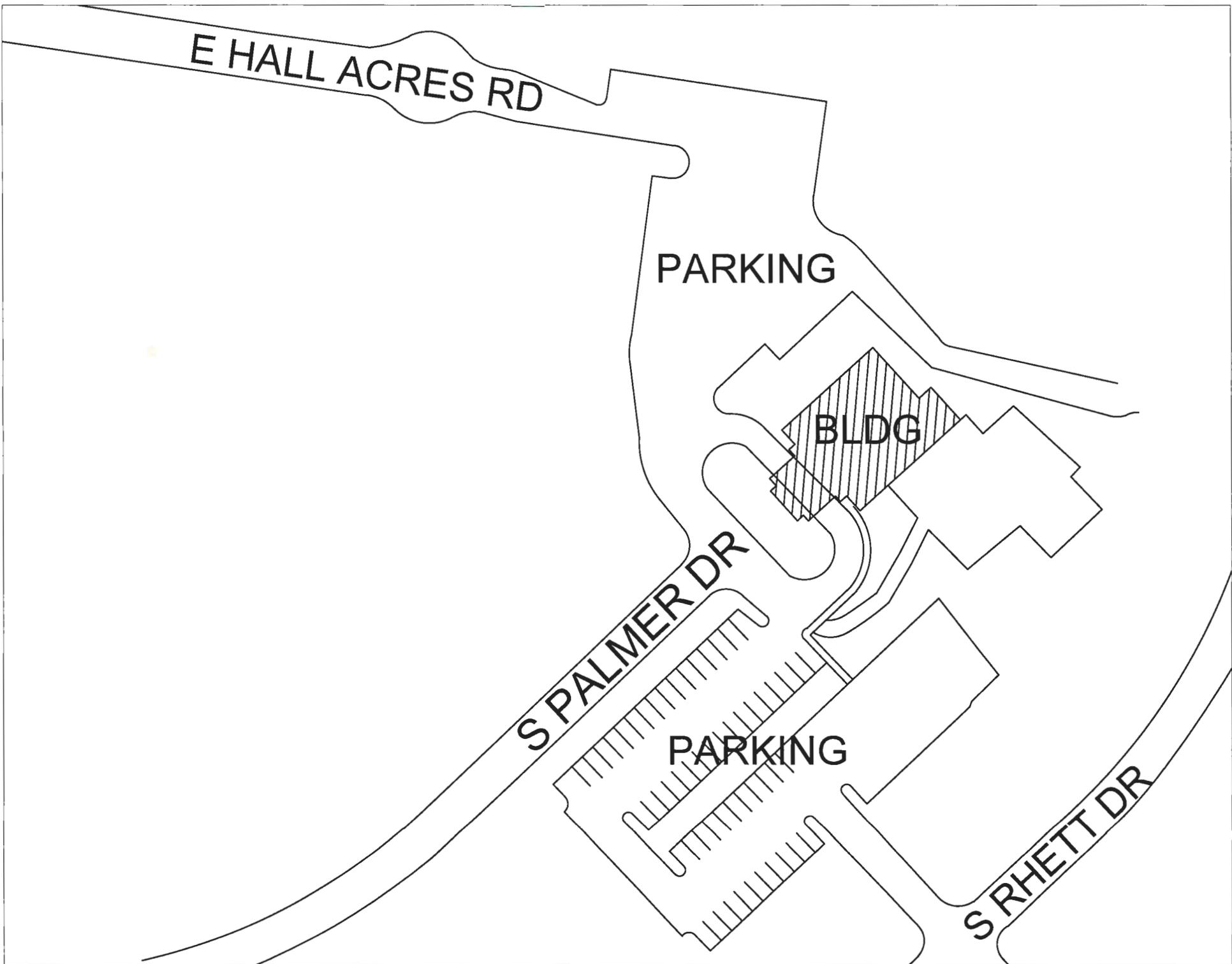
PARKING

BLDG

S PALMER DR

PARKING

S RHETT DR





MAYOR
Ambrosio “Amos” Hernández

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

CITY MANAGER
Juan G. Guerra, CPA

Executive Summary Letter

July 11, 2016

Conditional Use Permit **Renewal** for ABC – Kurai Chinese & Sushi Restaurant

Background:

Rommel Organista, d/b/a Kurai Chinese & Sushi Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 4th renewal for Kurai Chinese & Sushi Restaurant

The property is located at 1201 South Jackson Road, Suite 1. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Microsoft Word: PharrCPD on CpdserverAdminMyFiles\CUPS/Renewal-EI Terco



MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#120424** (KURAI CHINESE & SUSHI RESTAURANT)

GENERAL INFORMATION:

APPLICANT: Rommel Organista, d/b/a Kurai Chinese & Sushi 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).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1201 South Jackson, Suite 1.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the North, South, and East and Pharr City Limit lies to the West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

CODE ENFORCEMENT	Recommends approval of the Conditional Use Permit. (See attached memo)
-------------------------	--

FIRE MARSHAL:	Recommends approval of the Conditional Use Permit. (See attached memo)
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POLICE CHIEF:

Recommends approval of the Conditional Use Permit.
(See attached memo)

PLANNING DEPT.:

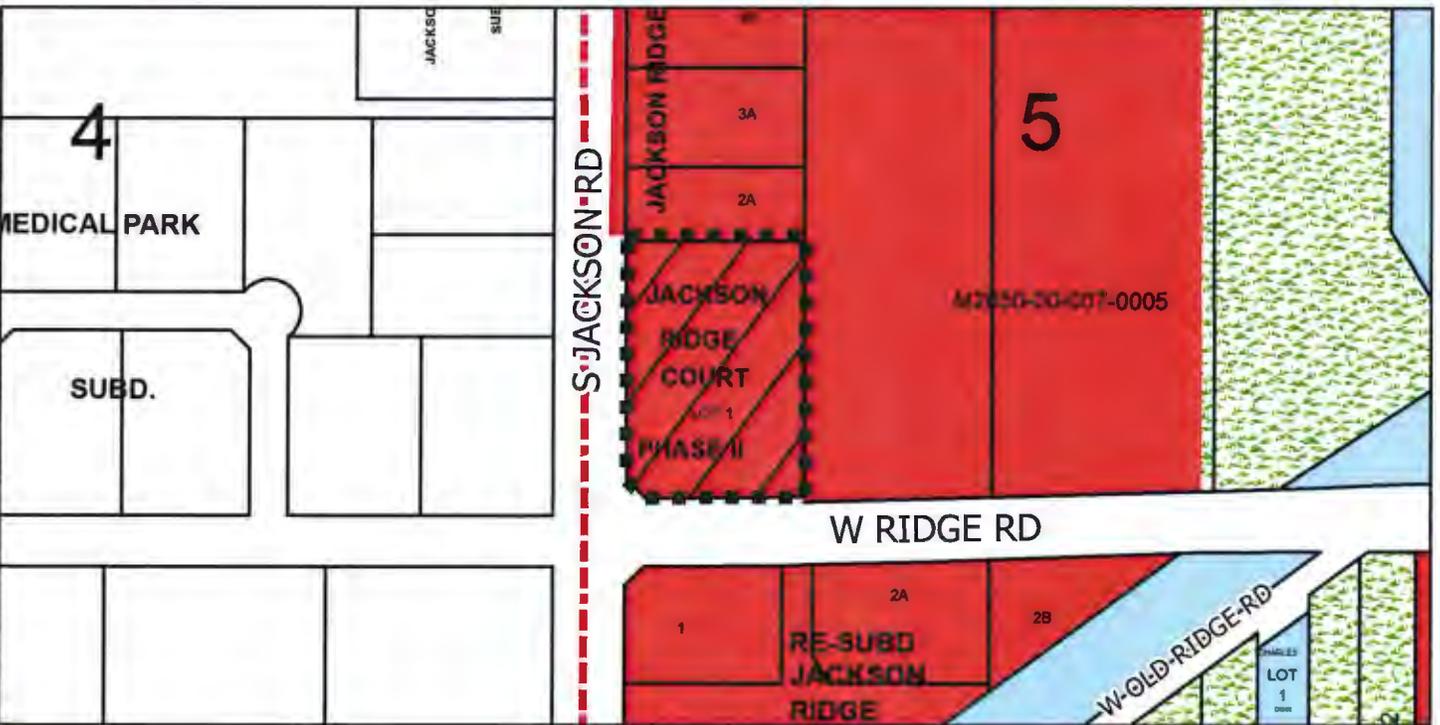
Recommends approval of the Conditional Use Permit.
(See attached memo)

**PLANNING STAFF
RECOMMENDATIONS:**

Planning Staff is recommending **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



G:\City of Pharr\GIS\Projects\1-pharr\GIS\CUP Renewal\GIS\CUP Renewal Jackson Ridge Court Ph 2 Lot 1.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 | |



**CITY OF PHARR
COMMUNITY PLANNING & DEVELOPMENT
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT
INSPECTION FORM**

3448

OWNER/APPLICANT: Rommel Organista PHONE: 956-278-5658
 ADDRESS: 1701 S. Jackson
 TYPE OF BUSINESS: Restaurant NAME OF BUSINESS: Kupai Chinese Szechuan
 LEGAL: Lot 1 SUBD.: Jackson Ridge Court Phase 11

EXISTING BUILDING _____ YES _____ NO
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) _____
 MIXED OCCUPANCY _____ YES _____ NO
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) _____
 CHANGE OF OCCUPANCY FROM PREVIOUS? _____ YES _____ NO
 IS CHANGE OF WALL ASSEMBLY REQUIRED? _____ YES _____ NO
 IS FIRE PROTECTION REQUIRED? _____ YES _____ NO
 IF SO, WHAT TYPE? _____

BUILDING STATUS/STRUCTURAL:

1. FLOOR _____ OK _____ SUBSTANDARD
 2. WALLS: - EXTERIOR _____ OK _____ SUBSTANDARD
 - INTERIOR _____ OK _____ SUBSTANDARD
 3. CEILING _____ OK _____ SUBSTANDARD
 4. ROOF _____ OK _____ SUBSTANDARD

MEANS OF EGRESS:

1. OCCUPANT LOAD (IF APPLICABLE) _____ OK _____ SUBSTANDARD
 2. NUMBER OF EXITS 4 _____ OK _____ SUBSTANDARD
 3. MEANS OF EGRESS LIGHTING _____ OK _____ SUBSTANDARD
 4. EXIT SIGNS _____ OK _____ SUBSTANDARD
 5. DOOR HARDWARE _____ OK _____ SUBSTANDARD

ACCESSIBILITY:

1. RESTROOMS _____ OK _____ SUBSTANDARD
 2. PATH OF EGRESS _____ OK _____ SUBSTANDARD
 3. RAMPS (HANDRAILS/GUARDS) _____ OK _____ SUBSTANDARD
 4. DOORS _____ OK _____ SUBSTANDARD

ELECTRICAL:

1. SERVICE ENTRANCE _____ OK _____ SUBSTANDARD
 2. SERVICE EQUIPMENT _____ OK _____ SUBSTANDARD
 3. WIRING SYSTEM _____ OK _____ SUBSTANDARD
 4. LIGHT FIXTURE _____ OK _____ SUBSTANDARD
 5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED) _____ OK _____ SUBSTANDARD

MECHANICAL:

1. REGISTERS _____ OK _____ SUBSTANDARD
 2. GRILL _____ OK _____ SUBSTANDARD
 3. DRAIN _____ OK _____ SUBSTANDARD
 4. EQUIPMENT _____ OK _____ SUBSTANDARD

PLUMBING:

1. P. TRAPS _____ OK _____ SUBSTANDARD
 2. VENTS _____ OK _____ SUBSTANDARD
 3. DRAINS _____ OK _____ SUBSTANDARD
 4. PLUMBING FIXTURES _____ OK _____ SUBSTANDARD
 5. WATER SERVICE LINE _____ OK _____ SUBSTANDARD
 6. DISTRIBUTION LINES _____ OK _____ SUBSTANDARD
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) _____ OK _____ SUBSTANDARD
 8. BACKFLOW PREVENTION _____ OK _____ SUBSTANDARD

WATER HEATER:

1. LOCATION Attic _____ OK _____ SUBSTANDARD
 2. T.P. VALVE & DRAIN _____ OK _____ SUBSTANDARD
 3. SHUT-OFF VALVE _____ OK _____ SUBSTANDARD
 4. VENT _____ OK _____ SUBSTANDARD

GAS SYSTEM

PREMISE _____ OK _____ SUBSTANDARD
 GARBAGE CONTAINER _____ OK _____ SUBSTANDARD

PASSED

FAILED:

PASSED WITH CONDITIONS:

RE-INSPECT DATE:

BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

1. At time of inspection, premise was
 2. found to be in reasonable compliance
 3. with Building Codes.
 4. _____
 5. _____

PREPARED BY: Edal Egan DATE: 5/18/16
 RECEIVED BY: R Organista DATE: 5-18-16

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5399 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

June 15, 2016

KURAI
1201 S JACKSON, STE 1
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 15, 2016 revealed no violations.

Inspection Note AT TIME OF CUP INSPECTION BUILDING WAS FOUND TO BE IN REASONABLE COMPLIANCE.

8108 MARTIN TORRES
Inspector

CESAR GARCIA

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 15 2016

BY: _____

To: Melanie Cano, Interim Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 05/11/2016
Re: Conditional use Permit Renewal for ABC – File No. CUP#120424 (Kurai Chinese & Sushi Restaurant)

Rommel Organista, d/b/a Kurai Chinese and Sushi Restaurant, is requesting a 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 more fully described as follows:

- **Legal Description:** Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 1201 S. Jackson Rd. Suite #1
- **Contact Number:** 956-278-5658

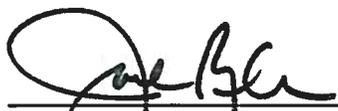
In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police


Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233
joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 11 2016




MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#120424** (KURAI CHINESE & SUSHI RESTAURANT)

Rommel Organista, d/b/a Kurai Chinese & Sushi Restaurant, has applied for 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 follows:

Legal description: Being Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas.

Physical Address: 1201 South Jackson Road, Suite 1

Planning staff is recommending **approval** of the renewal of the Conditional Use Permit provided the site and applicant is in full compliance with all City Ordinances and City Departments requirements.



MAYOR
Ambrosio “Amos” Hernández

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

CITY MANAGER
Juan G. Guerra, CPA

Executive Summary Letter

July 11, 2016

Conditional Use Permit **Renewal** for ABC – Rudy’s Country Store Bar-B-Q

Background:

Rudy’s Texas Bar-B-Q / Carlos Torres, d/b/a Rudy’s Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 11th renewal for Rudy’s Country Store Bar-B-Q.

The property is located at 209 West Nolana. It is zoned Limited Industrial District (L-I) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\MY FILES\CUPs\ABC\ABC_RUDY'S TEXAS BAR-B-Q LLC dba RUDY'S COUNTRY STORE BAR-B-Q_2004



MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#040644** (RUDY'S COUNTRY STORE BAR-B-Q)

GENERAL INFORMATION:

APPLICANT: Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 209 West Nolana.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent property is zoned General Business District (C) and Limited Industrial District (L-I) to the North, Limited Industrial District (L-I) to the South and West and General Business District (C) to the East. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

CODE ENFORCEMENT	Recommends approval of the Conditional Use Permit. (See attached memo)
-------------------------	--

FIRE MARSHAL:	Recommends approval of the Conditional Use Permit.
----------------------	--

POLICE CHIEF:

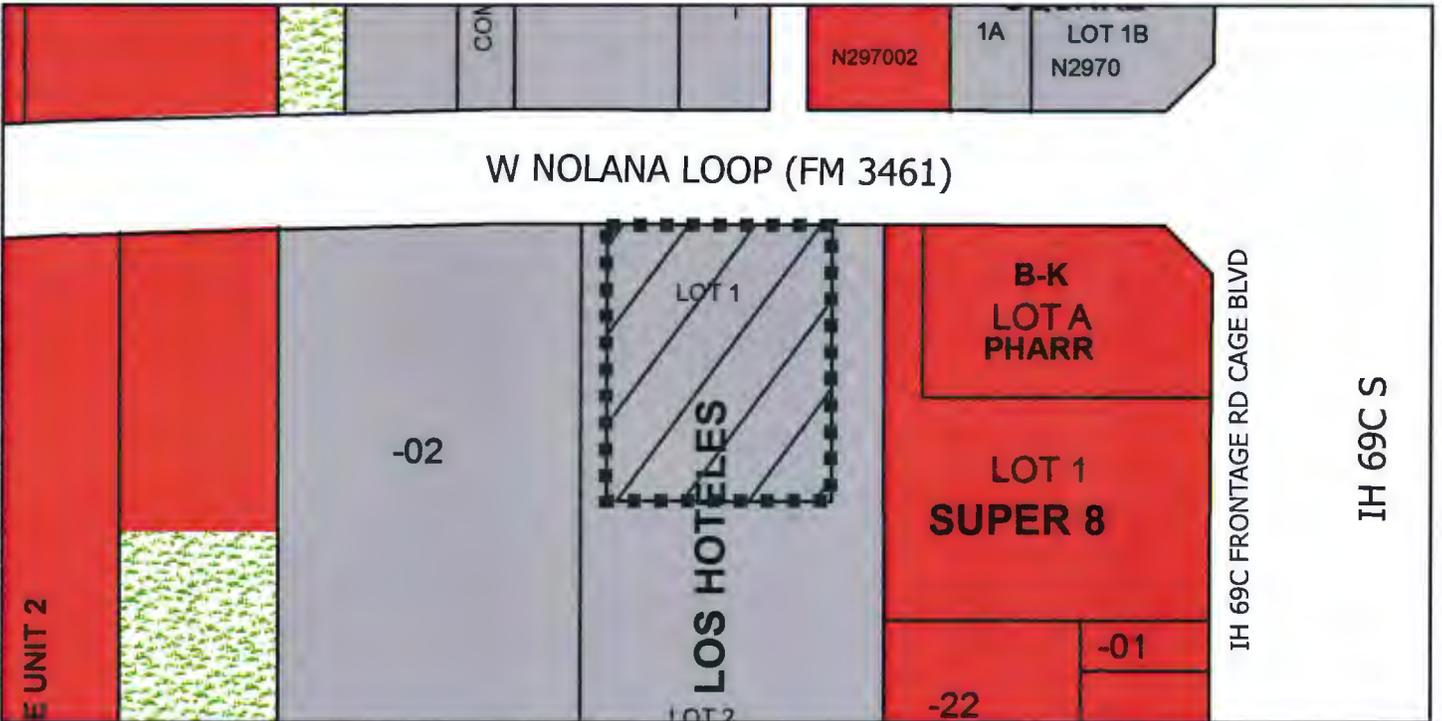
Recommends approval of the Conditional Use Permit.
(See attached memo)

PLANNING DEPT.:

Recommends approval of the Conditional Use Permit.
(See attached memo)

**PLANNING STAFF
RECOMMENDATIONS:**

Planning Staff is recommending **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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



**CITY OF PHARR
COMMUNITY PLANNING & DEVELOPMENT
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT
INSPECTION FORM**

3464

OWNER/APPLICANT: Rudy's Bar-B-Q LLC PHONE: 781-8888
 ADDRESS: 209 W. N. PLANA
 TYPE OF BUSINESS: BAR-B-Q NAME OF BUSINESS: Rudy's Bar-B-Q Country Store
 LEGAL: _____ SUBD.: _____

EXISTING BUILDING YES NO
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) _____
 MIXED OCCUPANCY YES NO
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) _____
 CHANGE OF OCCUPANCY FROM PREVIOUS? YES NO
 IS CHANGE OF WALL ASSEMBLY REQUIRED? YES NO
 IS FIRE PROTECTION REQUIRED? YES NO
 IF SO, WHAT TYPE? _____

BUILDING STATUS/STRUCTURAL:
 1. FLOOR _____ SUBSTANDARD
 2. WALLS: - EXTERIOR _____ SUBSTANDARD
 - INTERIOR _____ SUBSTANDARD
 3. CEILING _____ SUBSTANDARD
 4. ROOF _____ SUBSTANDARD

MEANS OF EGRESS:
 1. OCCUPANT LOAD (IF APPLICABLE) _____ SUBSTANDARD
 2. NUMBER OF EXITS 6 295 SUBSTANDARD
 3. MEANS OF EGRESS LIGHTING _____ SUBSTANDARD
 4. EXIT SIGNS _____ SUBSTANDARD
 5. DOOR HARDWARE _____ SUBSTANDARD

ACCESSIBILITY:
 1. RESTROOMS _____ SUBSTANDARD
 2. PATH OF EGRESS _____ SUBSTANDARD
 3. RAMPS (HANDRAILS/GUARDS) _____ SUBSTANDARD
 4. DOORS _____ SUBSTANDARD

ELECTRICAL:
 1. SERVICE ENTRANCE _____ SUBSTANDARD
 2. SERVICE EQUIPMENT _____ SUBSTANDARD
 3. WIRING SYSTEM _____ SUBSTANDARD
 4. LIGHT FIXTURE _____ SUBSTANDARD
 5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED) _____ SUBSTANDARD

MECHANICAL:
 1. REGISTERS _____ SUBSTANDARD
 2. GRILL _____ SUBSTANDARD
 3. DRAIN _____ SUBSTANDARD
 4. EQUIPMENT _____ SUBSTANDARD

PLUMBING:
 1. P. TRAPS _____ SUBSTANDARD
 2. VENTS _____ SUBSTANDARD
 3. DRAINS _____ SUBSTANDARD
 4. PLUMBING FIXTURES _____ SUBSTANDARD
 5. WATER SERVICE LINE _____ SUBSTANDARD
 6. DISTRIBUTION LINES _____ SUBSTANDARD
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) _____ SUBSTANDARD
 8. BACKFLOW PREVENTION _____ SUBSTANDARD

WATER HEATER:
 1. LOCATION Back Room SUBSTANDARD
 2. T.P. VALVE & DRAIN _____ SUBSTANDARD
 3. SHUT-OFF VALVE _____ SUBSTANDARD
 4. VENT _____ SUBSTANDARD

GAS SYSTEM OK SUBSTANDARD
PREMISE OK SUBSTANDARD
GARBAGE CONTAINER OK SUBSTANDARD

PASSED

FAILED:

PASSED WITH CONDITIONS:

RE-INSPECT DATE:

BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

PREPARED BY: [Signature] DATE: 6/17/14
 RECEIVED BY: [Signature] DATE: 6/17/14

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5399 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

June 13, 2016

RUDY'S B-B-Q
209 W NOLANA
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 13, 2016 revealed no violations.

2960 EDUARDO LUGO
Inspector

Derek Nordmeyer

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 13 2016

BY: _____

To: Melanie Cano, Interim Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 06/09/2016
Re: Conditional use Permit Renewal for ABC – File No. CUP#040644 (Rudy’s Country Store Bar-B-Q)

Carlos Torres, d/b/a Rudy’s Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-1). The Property is more fully described as follows:

- **Legal Description:** Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 209 W. Nolana
- **Contact Number:** 956-781-8888

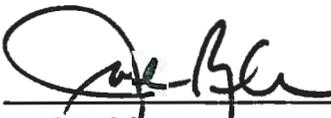
In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

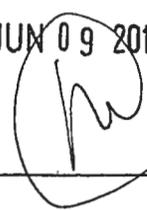
1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police


Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233

joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 09 2016




MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC –
FILE NO. **CUP#040644** (RUDY'S COUNTRY STORE BAR-B-Q)

Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as follows:

Legal description: Being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas.

Physical address: 209 West Nolana.

Planning Staff is recommending **approval** of the renewal of the Conditional Use Permit provided site and applicant is in full compliance with all City Ordinances and City Departments requirements.

“Triple Crown City”



MAYOR
Ambrosio "Amos" Hernández

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

CITY MANAGER
Juan G. Guerra, CPA

Executive Summary Letter

July 11, 2016

Conditional Use Permit **Renewal** for ABC – George's Dance Hall

Background:

R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 4th renewal for George's Dance Hall.

The property is located at 6801 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\MY FILES\CUPs\ABC\ABC_GEORGE'S DANCE HALL_L GARZA_2012



MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT **RENEWAL** FOR
ABC - FILE NO. **CUP#120529** (GEORGE'S DANCE HALL)

GENERAL INFORMATION:

APPLICANT: R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, 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).

LEGAL DESCRIPTION: The property is legally described as being Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6801 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the North and South, Single-Family Residential District (R-1) to the East and Pharr City Limit lies to the West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **CODE ENFORCEMENT** Recommends approval of the Conditional Use Permit. (See attached memo)

FIRE MARSHAL: Recommends approval of the Conditional Use Permit. (See attached memo)

POLICE CHIEF:

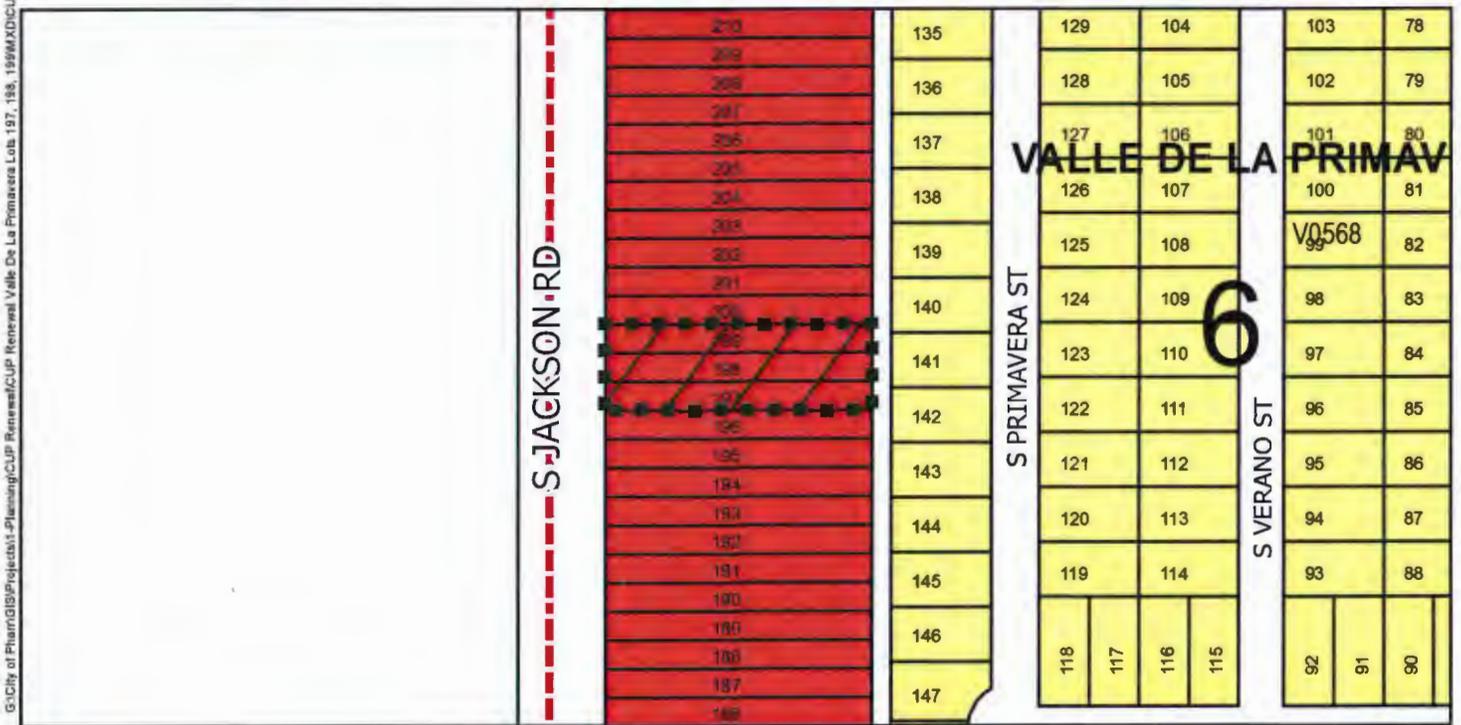
Recommends approval of the Conditional Use Permit.
(See attached memo)

PLANNING DEPT.:

Recommends approval of the Conditional Use Permit.
(See attached memo)

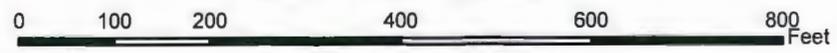
**PLANNING STAFF
RECOMMENDATIONS:**

Planning Staff is recommending **approval** of the 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) provided that the site and applicant is in compliance with all City Ordinances and all City Departments requirements.



- 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



**CITY OF PHARR
COMMUNITY PLANNING & DEVELOPMENT
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT
INSPECTION FORM**

3461

OWNER/APPLICANT: R.G.V. Associates/Laura L. Garcia PHONE: 956-522-6884
 ADDRESS: 6801 S. Jackson Rd.
 TYPE OF BUSINESS: Event Center NAME OF BUSINESS: George's Dance Hall
 LEGAL: Lots 197, 198, and 199 SUBD.: Valle de la Primavera Subdivision

EXISTING BUILDING YES NO
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) Event Center
 MIXED OCCUPANCY YES NO
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) _____
 CHANGE OF OCCUPANCY FROM PREVIOUS? YES NO
 IS CHANGE OF WALL ASSEMBLY REQUIRED? YES NO
 IS FIRE PROTECTION REQUIRED? YES NO
 IF SO, WHAT TYPE? _____

BUILDING STATUS/STRUCTURAL:

1. FLOOR _____ OK _____ SUBSTANDARD
 2. WALLS: - EXTERIOR _____ OK _____ SUBSTANDARD
 - INTERIOR _____ OK _____ SUBSTANDARD
 3. CEILING _____ OK _____ SUBSTANDARD
 4. ROOF _____ OK _____ SUBSTANDARD

MEANS OF EGRESS:

1. OCCUPANT LOAD (IF APPLICABLE) _____ OK _____ SUBSTANDARD
 2. NUMBER OF EXITS 3 Capacity 350 OK _____ SUBSTANDARD
 3. MEANS OF EGRESS LIGHTING _____ OK _____ SUBSTANDARD
 4. EXIT SIGNS _____ OK _____ SUBSTANDARD
 5. DOOR HARDWARE _____ OK _____ SUBSTANDARD

ACCESSIBILITY:

1. RESTROOMS _____ OK _____ SUBSTANDARD
 2. PATH OF EGRESS _____ OK _____ SUBSTANDARD
 3. RAMPS (HANDRAILS/GUARDS) _____ OK _____ SUBSTANDARD
 4. DOORS _____ OK _____ SUBSTANDARD

ELECTRICAL:

1. SERVICE ENTRANCE _____ OK _____ SUBSTANDARD
 2. SERVICE EQUIPMENT _____ OK _____ SUBSTANDARD
 3. WIRING SYSTEM _____ OK _____ SUBSTANDARD
 4. LIGHT FIXTURE _____ OK _____ SUBSTANDARD
 5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED) _____ OK _____ SUBSTANDARD

MECHANICAL:

1. REGISTERS _____ OK _____ SUBSTANDARD
 2. GRILL _____ N/A OK _____ SUBSTANDARD
 3. DRAIN _____ OK _____ SUBSTANDARD
 4. EQUIPMENT _____ OK _____ SUBSTANDARD

PLUMBING:

1. P. TRAPS _____ OK _____ SUBSTANDARD
 2. VENTS _____ OK _____ SUBSTANDARD
 3. DRAINS _____ OK _____ SUBSTANDARD
 4. PLUMBING FIXTURES _____ OK _____ SUBSTANDARD
 5. WATER SERVICE LINE _____ OK _____ SUBSTANDARD
 6. DISTRIBUTION LINES _____ OK _____ SUBSTANDARD
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) _____ N/A OK _____ SUBSTANDARD
 8. BACKFLOW PREVENTION _____ OK _____ SUBSTANDARD

WATER HEATER:

1. LOCATION Storage Room Elect. OK _____ SUBSTANDARD
 2. T.P. VALVE & DRAIN _____ OK _____ SUBSTANDARD
 3. SHUT-OFF VALVE _____ OK _____ SUBSTANDARD
 4. VENT _____ OK _____ SUBSTANDARD

GAS SYSTEM

PREMISE _____ N/A OK _____ SUBSTANDARD
 GARBAGE CONTAINER _____ OK _____ SUBSTANDARD

PASSED
FAILED: _____
PASSED WITH CONDITIONS: _____
RE-INSPECT DATE: _____

BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

- 1 Building meets conditions
- 2 _____
- 3 _____
- 4 _____
- 5 _____

PREPARED BY: Eac DATE: 06-15-2016
 RECEIVED BY: [Signature] DATE: 06-16-2016

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5399 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division

118 S. Cage Blvd., 3rd Fl
Pharr, TX 78577
(956) 402-4400
fireprevention@pharrfd.net

Jacob Salinas
Fire Marshal

Dagoberto Soto
Asst. Fire Marshal

Felipe Pedraza
Asst. Fire Marshal

Roy Rodriguez
Fire Inspector

Eduardo Lugo
Fire Inspector

Cynthia Puente
Fire Inspector

06/01/2015

GEORGE'S DANCEHALL
6801 S JACKSON RD
PHARR, TX 78577

Occupancy ID: 30238

At the time of inspection, the premises located at 6801 S JACKSON RD were found to be in reasonable compliance with the adopted City of Pharr Ordinance No. 0-2010-48 (International Fire Code 2012).

Thank you for your cooperation.

RODRIGUEZ, ROGELIO



for Mr. Rodis

PLANS FOR VEN HOOD SYSTEM WERE WITH IN COMPLIANCE

To: Melanie Cano, Interim Director City Planning

From: Joel Robles, Asst. Chief of Police

Date: 06/09/2016

Re: Conditional use Permit and Late Hours Permit Renewal for ABC – File No. CUP#120529 (George’s Dance Hall)

R.G.V. & Associates / Laura L. Garza, d/b/a George’s Dance Hall, is requesting renewal of the Conditional Use Permit & Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The Property is more fully described as follows:

- **Legal Description:** Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 6801 S. Jackson Rd.
- **Contact Number:** 956-522-6884

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police



Joel Robles

Office: 956-402-4739

Mobile: 956-878-3233

joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 09 2016





MEMORANDUM

DATE: MONDAY, JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT **RENEWAL** FOR
ABC – FILE NO. **CUP#120529** (GEORGE'S DANCE HALL)

R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, 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 follows:

Legal Description: Being Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas, Pharr, Hidalgo County, Texas.

Physical Address: 6801 South Jackson Road.

Planning staff is recommending **approval** of the renewal of the Conditional Use Permit and Late Hours Permit provided that the site and applicant is in full compliance with all City Ordinances and City Department requirements.

“Triple Crown City”



MAYOR
Ambrosio “Amos” Hernández

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

CITY MANAGER
Juan G. Guerra, CPA

Executive Summary Letter

July 11, 2016

Conditional Use Permit **Renewal** for ABC-

Pizza Hut of Pharr

Background:

RGV Pizza Hut, LLC d/b/a Pizza Hut of Pharr, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 15th renewal for Pizza Hut.

The property is located at 1001 West Highway 83. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Microsoft Word: Pharr CPD on Cpdserver\Admin\MyFiles\CUPs\Renewal-Pizza Hut



MEMORANDUM

DATE: JULY 11, 2016
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC –
FILE NO. **CUP#010519** (PIZZA HUT OF PHARR)

GENERAL INFORMATION:

APPLICANT: RGV Pizza Hut, LLC d/b/a Pizza Hut of Pharr, 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).

LEGAL DESCRIPTION: The property is legally described as being the North 256.0'-East 125.0' of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1001 West Highway 83.

ZONING: The property is currently zoned General Business District (C). The property to the North, South, East, and West is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

CODE ENFORCEMENT	Recommends approval of the Conditional Use Permit. (See attached memo)
-------------------------	--

FIRE MARSHAL:	Recommends approval of the Conditional Use Permit. (See attached memo)
----------------------	--

POLICE CHIEF:

Recommends approval of the Conditional Use Permit.
(See attached memo)

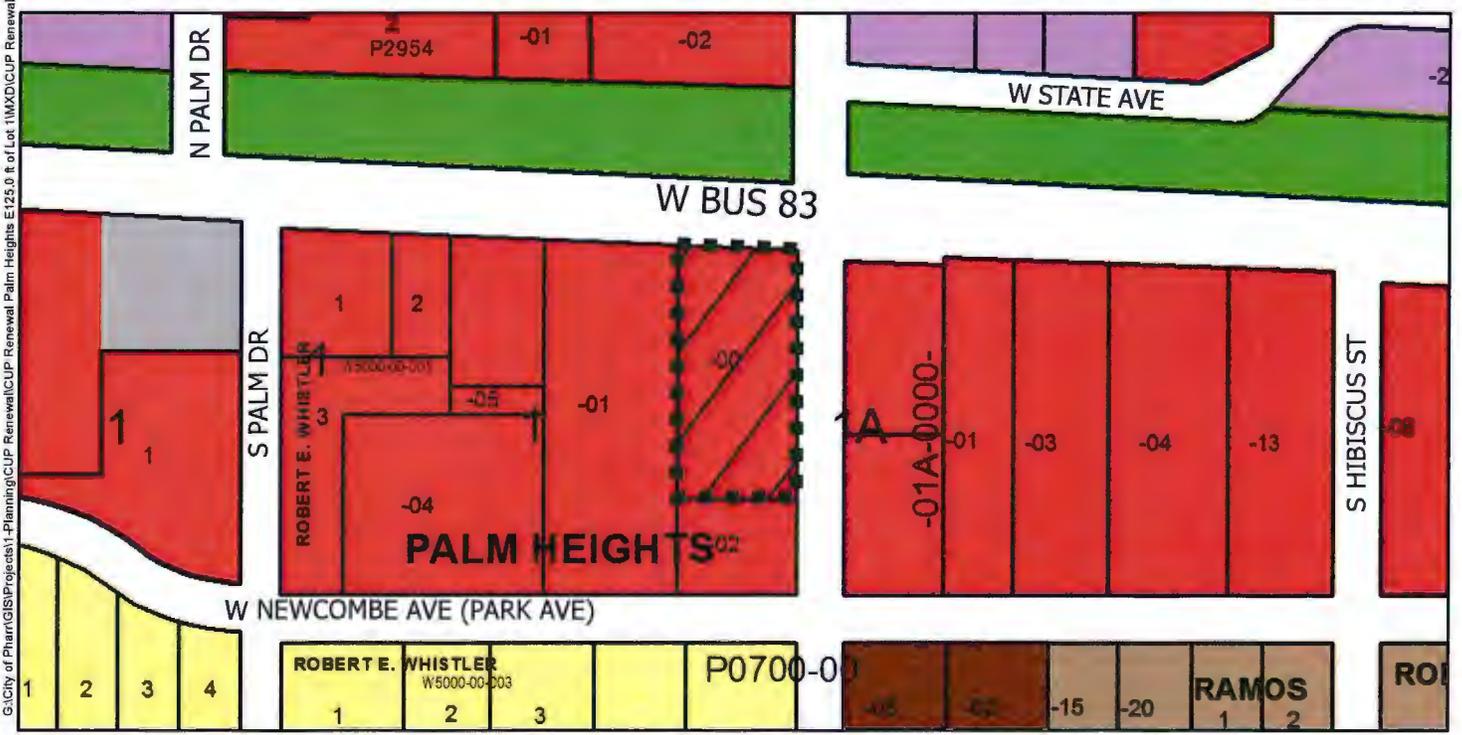
PLANNING DEPT.:

Recommends approval of the Conditional Use Permit.
(See attached memo)

**DEVELOPMENT
SERVICES STAFF
RECOMMENDATIONS:**

Development Services Staff recommends **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Conditional Use Permit Renewal
 Palm Heights E125.0 ft of Lot 1
 Pizza Hut



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 | PSJA ISD |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 200 feet



Date: 6/2/2016

**CITY OF PHARR
COMMUNITY PLANNING & DEVELOPMENT
CERTIFICATE OF OCCUPANCY & CONDITIONAL USE PERMIT
INSPECTION FORM**

3449

OWNER/APPLICANT: Ravi Pizza Hut, LLC PHONE: 956-682-1521
 ADDRESS: 1001 W. Highway 83
 TYPE OF BUSINESS: Restaurant NAME OF BUSINESS: Pizza Hut
 LEGAL: 125.0 of Lot 1 SUBD.: Palm Heights

EXISTING BUILDING _____ YES _____ NO
 IF YES, PREVIOUS TYPE OF OCCUPANCY(S) _____
 MIXED OCCUPANCY _____ YES _____ NO
 IF YES, TYPE OF ADJACENT OCCUPANCY(S) _____
 CHANGE OF OCCUPANCY FROM PREVIOUS? _____ YES _____ NO
 IS CHANGE OF WALL ASSEMBLY REQUIRED? _____ YES _____ NO
 IS FIRE PROTECTION REQUIRED? _____ YES _____ NO
 IF SO, WHAT TYPE? _____

BUILDING STATUS/STRUCTURAL:

1. FLOOR _____ OK _____ SUBSTANDARD
 2. WALLS: _____ OK _____ SUBSTANDARD
 - EXTERIOR _____ OK _____ SUBSTANDARD
 - INTERIOR _____ OK _____ SUBSTANDARD
 3. CEILING _____ OK _____ SUBSTANDARD
 4. ROOF _____ OK _____ SUBSTANDARD

MEANS OF EGRESS:

1. OCCUPANT LOAD (IF APPLICABLE) _____ OK _____ SUBSTANDARD
 2. NUMBER OF EXITS 3 _____ OK _____ SUBSTANDARD
 3. MEANS OF EGRESS LIGHTING _____ OK _____ SUBSTANDARD
 4. EXIT SIGNS _____ OK _____ SUBSTANDARD
 5. DOOR HARDWARE _____ OK _____ SUBSTANDARD

ACCESSIBILITY:

1. RESTROOMS _____ OK _____ SUBSTANDARD
 2. PATH OF EGRESS _____ OK _____ SUBSTANDARD
 3. RAMPS (HANDRAILS/GUARDS) _____ OK _____ SUBSTANDARD
 4. DOORS _____ OK _____ SUBSTANDARD

ELECTRICAL:

1. SERVICE ENTRANCE _____ OK _____ SUBSTANDARD
 2. SERVICE EQUIPMENT _____ OK _____ SUBSTANDARD
 3. WIRING SYSTEM _____ OK _____ SUBSTANDARD
 4. LIGHT FIXTURE _____ OK _____ SUBSTANDARD
 5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED) _____ OK _____ SUBSTANDARD

MECHANICAL:

1. REGISTERS _____ OK _____ SUBSTANDARD
 2. GRILL _____ OK _____ SUBSTANDARD
 3. DRAIN _____ OK _____ SUBSTANDARD
 4. EQUIPMENT _____ OK _____ SUBSTANDARD

PLUMBING:

1. P. TRAPS _____ OK _____ SUBSTANDARD
 2. VENTS _____ OK _____ SUBSTANDARD
 3. DRAINS _____ OK _____ SUBSTANDARD
 4. PLUMBING FIXTURES _____ OK _____ SUBSTANDARD
 5. WATER SERVICE LINE _____ OK _____ SUBSTANDARD
 6. DISTRIBUTION LINES _____ OK _____ SUBSTANDARD
 7. GREASE TRAP (INTERCEPTOR/SEPARATOR) _____ OK _____ SUBSTANDARD
 8. BACKFLOW PREVENTION _____ OK _____ SUBSTANDARD

WATER HEATER:

1. LOCATION Attic _____ OK _____ SUBSTANDARD
 2. T.P. VALVE & DRAIN _____ OK _____ SUBSTANDARD
 3. SHUT-OFF VALVE _____ OK _____ SUBSTANDARD
 4. VENT _____ OK _____ SUBSTANDARD

GAS SYSTEM

PREMISE

GARBAGE CONTAINER

_____ OK _____ SUBSTANDARD
 _____ OK _____ SUBSTANDARD
 _____ OK _____ SUBSTANDARD

PASSED

FAILED:

PASSED WITH CONDITIONS:

RE-INSPECT DATE:

BUILDING/SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

1 At time of inspection, premise was found to
 2 be in reasonable compliance with building codes.
 3 _____
 4 _____
 5 _____

PREPARED BY: [Signature] DATE: 5/18/16
 RECEIVED BY: [Signature] DATE: 5/18/16

Please note: Owner/Applicant is responsible to contact the City of Pharr Community Planning & Development Dept. at 702-5399 when improvements have been completed. Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

June 27, 2016

PIZZA HUT #13
1001 W BUSINESS 83
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 27, 2016 revealed no violations.

Inspection Note AT TIME OF CUP RE-INSPECTION BUILDING WAS FOUND TO BE IN REASONABLE COMPLIANCE.

8108 MARTIN TORRES
Inspector

EDUARDO BORREGO

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUL 05 2016

BY:

To: Melanie Cano, Interim Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 05/11/2016
Re: Conditional use Permit Renewal for ABC – File No. CUP#010519 (Pizza Hut of Pharr)

RGV Pizza Hut, LLC d/b/a Pizza Hut of Pharr is requesting a 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 more fully described as follows:

- **Legal Description:** The East 125.0' of Lot 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 1001 W. Highway 83
- **Contact Number:** 956-682-1521

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police



Joel Robles

Office: 956-402-4739

Mobile: 956-878-3233

joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 11 2016



MEMORANDUM

DATE: JULY 11, 2016

TO: MAYOR AND CITY COMMISSION

THROUGH: JUAN GUERRA, CITY MANAGER

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#010519** (PIZZA HUT OF PHARR)

RGV Pizza Hut LLC d/b/a Pizza Hut of Pharr, 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 more fully described as follows:

Legal description: Being the North 256.0'-East 125.0' of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas.

Physical Address: 1001 West Highway 83.

Planning staff is recommending **approval** of the renewal of the Conditional Use Permit provided the site and applicant being in compliance with all City Ordinances and City Department requirements.



**CITY COMMISSION
AGENDA MEMORANDUM**

DATE: June 1, 2016

TO: Juan G. Guerra, City Manager

FROM: Ruben Villescas, Police Chief

SUBJECT: Consideration and Action on Resolution Authorizing the Pharr Police to submit an Application for the FY2016 Edward Byrne Memorial Justice Assistance Grant Allocation of \$21,172.00 and Authorize the Purchase of (2) Cisco vCenter Servers with the Allocated Funding.

ISSUE

The Pharr Police Department received notification from the Department of Justice Bureau of Justice Assistance of our allocation of \$21,172.00 under the Edward Byrne Memorial Justice Assistance Grant Program FY 2016 Local Solicitation. We seek to submit a grant application that requires that it be made available to the governing body for review. The application further requires that the public be provided an opportunity to comment on the grant application. The grant does not require any matching funds from the city.

The department presently has (2) Cisco servers that are outdated and out of warranty requiring replacement. These servers store law enforcement documents, databases and support different law enforcement technology applications.

FINANCIAL CONSIDERATION

The department has received notification that the grant allocation for the City of Pharr Police Department is \$21,172.00. The total cost of project is approximately \$24,000.00 and the difference will be funded with seized assets.

REC'D _____
CC _____
JUN - 1 2016
CITY OF PHARR
CITY CLERK'S OFFICE
PHARR, TEXAS

STAFF RECOMMENDATION

Based on the foregoing discussion, I hereby recommend that the City Commission approve a resolution authorizing, Police Chief Ruben Villescás, to submit application, pursue purchase of the listed equipment and accept the award.

ALTERNATIVES

Not approve the submission of application and the purchase/ use of grant funds

RESOLUTION NO. R-2016- __

RESOLUTION OF THE CITY OF PHARR (POLICE DEPARTMENT) TO APPLY, SUBMIT AND RECEIVE A DIRECT AWARD GRANT IN THE AMOUNT OF \$21,172 FROM THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) FISCAL YEAR (FY) 2016 LOCAL SOLICITATION APPLICATION DUE JUNE 30 2016

WHEREAS, The Pharr Police Department finds it in the best interest of the citizens of city of Pharr that the Network Server Project be operated for the fiscal year 10-1-16 to 09-30-2017; and

WHEREAS, the US Department of Justice through the Edward Byrne Memorial Justice Assistance Grant (JAG) has allocated \$21,172 in grant funds to the City of Pharr Police Department for supporting law enforcement, crime prevention and criminal justice programs; and

WHEREAS, Pharr Police Department agrees that in the event of loss or misuse of the US Department of Justice through the Edward Byrne Memorial Justice Assistance Grant (JAG) funds, Pharr Police Department assures that the funds will be returned to the Justice Assistance Grant (JAG) in full; and

WHEREAS, Pharr Police Department designates Ruben Villescas, Chief of Police, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

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

The Pharr Police Department is authorized to submit grant application to US Department of Justice through the Edward Byrne Memorial Justice Assistance Grant (JAG) Division.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS THIS 11th DAY OF JULY, 2016.

CITY OF PHARR:

Ambrosio "Amos" Hernandez- Mayor

ATTEST:

By: _____
Hilda Pedraza, City Clerk

Certification

The State of Texas

County of Hidalgo

City of Pharr

I, Hilda Pedraza, duly appointed City Clerk of the City of Pharr, Texas, do hereby certify that the foregoing Constitutes a true and correctly copy of the original Resolution duly passed and adopted by the board of Commissioners of the City of Pharr, Texas, on the 11th day of July , 2016, ad.

(Resolution no. _____)

In witness whereof, I have hereunto subscribed my official Signature and impressed the seal of the City of Pharr, Texas, This the 11th day of July , 2016, ad.

City of Pharr

Hilda Pedraza, City Clerk

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)
PROGRAM ABSTRACT 2**

Name: Ruben Villescás, Chief of Police- City of Pharr Police Department
Title Project: Network Server Project
Federal Amount Request: \$21,172
Applying Category: Law Enforcement Program
Proposed Time Line: October 1, 2016 – September 30, 2017

JAG funds may be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and criminal justice information systems for criminal justice that will improve or enhance Law enforcement programs. The top five identifiers associated with this project are: 1) **Communications**, 2) **Equipment – General**, 3) **Computer software/hardware**, 4) **Officer Safety**, and 5) **Geo-mapping etc.**

Project Goal:

The Pharr Police Department proposes to use these grant funds to purchase two (2) new network and storage servers. The current servers dedicated for our CAD (dispatch) and Records Management System (RMS) are several years old and are nearing the end their projected lifespan. The goal of the project is to purchase a new storage server and a backup to provide continuity of service in the event of a failure of the primary server.

Objectives:

We are committed to the highest professional standards working in partnership with our citizens to problem solve and meet the challenges of the 21st century by creating a safer community and improving citizen's quality of life. It has been well-documented and highlighted that crime fighting information sharing communication systems and technologies are the foundation of law enforcement's capacity to prevent, solve, and control crime.

The existing network server is outdated and the new server will be the primary domain controller for the Police Department's computer network. The new server and related software will allow for better management of our network, provide better security, increase storage capacity and operate more efficiently for the increasing workload.

The proposed stated tasks for the Pharr Police Department are as follow:

- 1) To improve response times to calls for service and
- 2) To create a standalone network server domain controller which authenticates users logging onto the network for additional security
- 3) To provide a backup storage system that will constantly backup the data on the primary server and ensure that there will not be a loss of data in the event of a server failure.

Output/Outcome Indicators:

The following output/outcome indicators will be **notable milestones** in quantitatively evaluating the program's effectiveness in due course: 1) #of Network Servers Purchased, 2) # of Incident Reports Conducted, and 3) # of Software Updates Conducted.

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)**

PROGRAM NARRATIVE ATTACHMENT 3

1. Need for the Program:

Research has detailed the use of technology to organize information in a form that can be easily searched by officers and other employees in a police department (Hoogeveen & Van der Meer, 1994; Lewis, 1993; Lingerfelt, 1997; Miller, 1996; Schellenberg, 1997; Wilcox, 1997). As street officers, we are first to respond to crimes and other emergencies (e.g., natural disasters, terrorism, narcotics operations, homicides, traffic stops, etc.). Our Police personnel must rely on timely communications across multiple disciplines and jurisdictions in order to store and search national, state and local databases such as the National Crime Information Center (NCIC), the Texas Law Enforcement Telecommunication System (TLETS), et.al, and to form the physical connections between local police departments and the databases.

We are in need of having all the technology tools necessary to fight the criminal enterprises in our community. This Network Serve and desktop computers will help us improved our International Bridge Substation daily operations. The data store in the Substation is very sensitive and need to be handled within a secured and fully functional network and software to avoid any unauthorized access. The need of this equipment is essential for the proper utilization of the record management software that is been currently use by the Pharr Police Department. The need to purchase 2 Network Storage Serves and 2 desktop computers has never been more urgent.

Policing Issues:

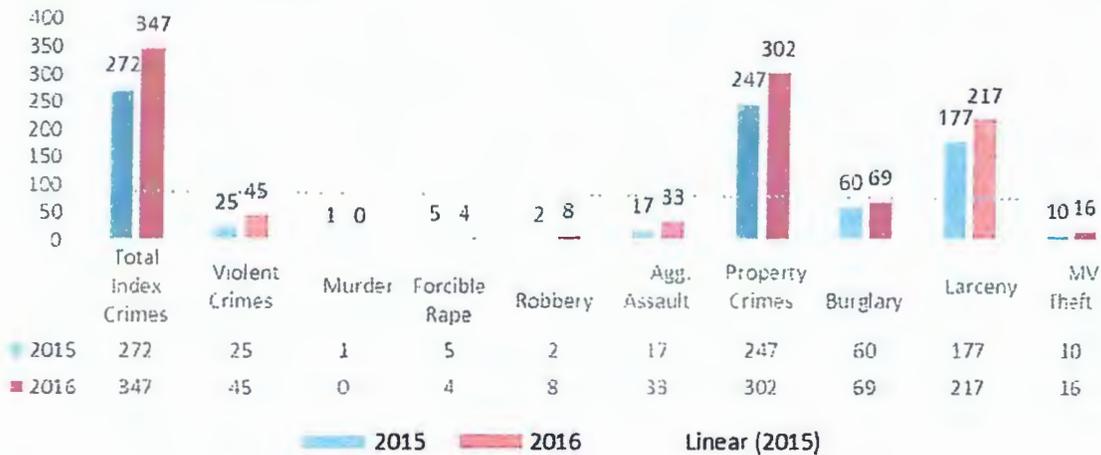
The demand for police services continues to grow, making it increasingly more challenging for the PPD to meet this need. According to the Pharr Police Department Data Base, there were 55,000 calls for service received in 2015, or 101 for registered sex offenders. The Mexican drug cartels continues to be described as the leading organized crime threat to border cities and the United States.

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)**

PROGRAM NARRATIVE ATTACHMENT 3

Crime Data:

Counts	2015	2016
Total Index Crimes	272	347
Violent Crimes	25	45
Murder	1	0
Forcible Rape	5	4
Robbery	2	8
Agg. Assault	17	33
Property Crimes	247	302
Burglary	60	69
Larceny	177	217
MV Theft	10	16



2) Program Design and Implementation:

Project Goal:

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)**

PROGRAM NARRATIVE ATTACHMENT 3

The Pharr Police Department proposes to use these grant funds to purchase two (2) new network and storage servers. The current servers dedicated for our CAD (dispatch) and Records Management System (RMS) are several years old and are nearing the end their projected lifespan. The goal of the project is to purchase a new storage server and a backup to provide continuity of service in the event of a failure of the primary server.

Process Objectives:

We are committed to the highest professional standards working in partnership with our citizens to problem solve and meet the challenges of the 21st century by creating a safer community and improving citizen's quality of life. It has been well-documented and highlighted that crime fighting information sharing communication systems and technologies are the foundation of law enforcement's capacity to prevent, solve, and control crime. The existing network server is outdated and the new server will be the primary domain controller for the Police Department's computer network. The new server and related software will allow for better management of our network, provide better security, increase storage capacity and operate more efficiently for the increasing workload.

The proposed stated objectives for the Pharr Police Department are as follow:

- 1) To improve response times to calls for service by September 30, 2017,
- 2) To create a standalone network server domain controller which authenticates users logging onto the network for additional security by September 30, 2017, and
- 3) To provide a backup storage system that will constantly backup the data on the primary server and ensure that there will not be a loss of data in the event of a server failure by September 30, 2017.

Output/Outcome Indicators:

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)**

PROGRAM NARRATIVE ATTACHMENT 3

The following output/outcome indicators will be **notable milestones** in quantitatively evaluating the program's effectiveness in due course: 1) #of Network Servers Purchased, 2) # of Incident Report Stored, and 3) # of Software Updates Conducted.

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)**

Budget A and Budget Narrative B (Attachment 4)

This grant application covers a 12-month budget period.

A. Personnel

Name/Position	Computation Cost	Cost
1. N/A		
TOTAL		

B. Fringe Benefits

Name/Position	Computation Cost	Cost
1. N/A		
TOTAL		

C. Travel

Year Purpose of Travel	Location	Item	Computation	Cost
1. N/A				
TOTAL				

D. Equipment

Items	Item Computation	Federal Cost	Timeline
New Network and Storage Server	2 X \$8,962.12	\$17,924.24	October 1, 2016 – September 30, 2017
HP Workstation CPU	4 X \$723.00	\$2,892.00	
HP LED-Backlit LCD-Black	2 X 197.01	\$394.02	
TOTAL		\$21,210.26	

The total cost for the Network Sever and CPU's is \$21,210.26. The PD has been notified that the grant allocation for the City of Pharr Police Department is \$21,172.00. The difference in amount of \$38.26 will be paid from seized assets or general funds.

We will procure this equipment using our City of Pharr procurement policies.

E. Supplies

Supply Item	Computation	Cost
1. N/A		
TOTAL		

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)**

F. Construction

Item	Computation	Cost
1. N/A		
TOTAL		\$0.00

G. Consultants/Contracts

Consultant Fees	Computation	Cost
1. N/A		

H. Other Costs

Description	Computation	Cost
1. N/A		
TOTAL		\$0.00

I. Indirect Costs

Description	Computation	Cost
1. N/A		
TOTAL		\$0.00

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program: FY 2016 Local Solicitation
(CFDA # 16.738)**

Budget Summary

Budget Category	Amount
A. Personnel	\$0.00
B. Fringe Benefits	\$0.00
C. Travel	\$0.00
D. Equipment	\$21,210.26
E. Supplies	\$0.00
F. Construction	\$0.00
G. Consultants, Contracts	\$0.00
H. Other	0.00
Total Direct Costs	\$21,210.26
I. Indirect Costs	\$0.00
Total Project Costs	\$21,210.26

Federal Request: _____ \$21,172.00
Non-Federal Request: _____ \$ 38.26.00
Total Project Cost: _____ \$21,210.26



Southern Computer Warehouse
 1395 S. Marietta Parkway
 Building 300
 Marietta, Georgia 30067
 United States
<http://www.scw.com>
 (P) 877-GOTOSCW
 (F) 770.579.8937

011011011 (0)211

Date
 Jun 22, 2016 03:25 PM EDT

Doc #
 1488144 - rev 1 of 1

Description
 HP DL160 Gen9 8SFF / 128GB Ram

SalesRep
 Reardon, Josh
 (P) 770-579-8927 ext. 291

Customer Contact
 Landauer, Jeremy
Jeremy@airnetworksinc.com

Customer
 City of Pharr TX (CO7318)
 Landauer, Jeremy
 118 S. Cage Blvd.
 Pharr, TX 78577
 United States
 (P) 956-702-5335

Bill To
 City of Pharr TX
 Payable, Accounts
 PO Box 1729
 Pharr, TX 78577
 United States

Ship To
 City of Pharr TX
 Torres, Lauro
 308 W Park Ave
 Pharr, TX 78577
 United States
 (P) 956-402-4911

Customer PO:

Terms:
 Undefined

Ship Via:
 GROUND

Special Instructions:

Carrier Account #:

QTY	Description	Part #	List Price	Qty	Unit Price	Total
1	HP DL160 Gen9 8SFF CTO Server	754520-B21	\$0.00	2	\$7,576.20	\$15,152.40

Note: NON-RETURNABLE / NON-CANCELABLE
 PLEASE ALLOW FOUR WEEKS LEAD TIME

HP DL160 Gen9 8SFF CTO Server
 U.S. - English localization
 HP DL160 Gen9 E5-2623v3 FIO Kit
 HP DL160 Gen9 E5-2623v3 Kit
 Factory integrated
 HP 16GB 2Rx4 PC4-2133P-R Kit ** QTY 8
 Factory integrated
 HP 1.8TB 12G SAS 10K 2.5in SC 512e HDD **QTY 2
 Factory integrated
 HP DL160 Gen9 CPU1 Riser FIO Kit
 HP DL160 Gen9 8SFF w/ P440 Cbl Kit
 Factory integrated
 HP SmartArray P440/4G FIO Controller
 HP Ethernet 10Gb 2P 530T Adptr
 Factory integrated
 HP 1U SFF Easy Install Rail Kit
 Factory integrated
 HP 550W FIO Pwr Supply Kit

2	Hewlett Packard Enterprise - 1.8TB 12G SAS 10K 2.5" SC 512e	791034-B21	\$1,409.00	2	\$1,385.92	\$2,771.84
---	---	------------	------------	---	------------	------------

Note: SPARE DRIVE

HP ENT. DIR-TSO-3359

Subtotal: \$17,924.24
 Tax (0.000%): \$0.00
 Shipping: \$0.00
Total: \$17,924.24
 (List Price: \$2,818.00)

Quote valid for 30 days unless formal bid provides different term.
 Promotional pricing is valid only during term of promotion and while supplies last.

All returns must be authorized and clearly marked with a valid RMA number.
 RMA's are subject to restock fees when applicable.

These prices may not include applicable taxes, insurance, shipping, delivery,
 setup fees, or any cables or cabling services or material unless specifically
 listed above.

QUOTE CONFIRMATION



DEAR LAURO TORRES,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
HDPN186	6/16/2016	HDMQ951	7327661	\$3,286.02

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
HP Workstation T440 - Core i5 (6500 3.2 GHz - 4 GB - 1 TB) Mfg. Part#: L9K15UT#ABA UNSPSC: 43211515 Contract: Texas HP DIR TSO 2538 (DIR-TSO-2538)	4	3911039	\$723.00	\$2,892.00
HP SS V270 27" LED-backlit LCD - Black Mfg. Part#: M4B78A8#ABA UNSPSC: 43211902 Contract: Texas HP DIR TSO 2538 (DIR-TSO-2538)	2	3781409	\$197.01	\$394.02

PURCHASER BILLING INFO	SUBTOTAL	\$3,286.02
Billing Address: PHARR POLICE DEPARTMENT ACCTS PAYABLE 1900 S CAGE BLVD PHARR, TX 78577-3995 Phone: (956) 787-8546 Payment Terms: Net 30 Days-Govt State/Local	SHIPPING	\$0.00
	GRAND TOTAL	\$3,286.02
	DELIVER TO Shipping Address: PHARR POLICE DEPARTMENT LAURO TORRES 1900 S CAGE BLVD PHARR, TX 78577-3995 Phone: (956) 787-8546 Shipping Method: FEDEX Ground	
Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515		

Need Assistance? CDW•G SALES CONTACT INFORMATION		
	Jason Sturtewagen	(877) 708-8015 jasostu@cdwg.com

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at [http://www.cdw.com/termsandconditions](#)
 For more information, contact a CDW account manager
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**CITY COMMISSION
AGENDA MEMORANDUM**

DATE: JULY 11, 2016
TO: JUAN G. GUERRA, CITY MANAGER 
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: RE-APPOINTMENT / APPOINTMENT TO BOARD OF ADJUSTMENTS

ISSUE

Due to the term of alternate members Ramiro Gutierrez and Rogelio Torres expiring on July 11, 2016 the re-appointment/appointment of to (2) alternate members is needed at this time to the Board of Adjustments.

FINANCIAL CONSIDERATION

There will be no cost for the re-appointment/appointment to the Board of Adjustments.

STAFF RECOMMENDATION

Planning staff is recommending the re-appointment/appointment to the Board of Adjustments.

Mr. Ramiro Gutierrez and Mr. Rogelio Torres have expressed their desire to continue serving as alternate members, respectively.

Attached please find the resolution and attendance charts for your consideration.

Please feel free to contact me with any questions.

THANK YOU

THE STATE OF TEXAS {}
COUNTY OF HIDALGO {}
CITY OF PHARR {}

RESOLUTION
NO.R-2016-_____

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, Ramiro Gutierrez and Rogelio Torres terms expire July 11, 2016; and

WHEREAS, re-appointment/appointment of two (2) alternate members needs to be made at this time in accordance with City Ordinance No. O-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 members of the Board of Adjustments:

NAME:	LENGTH OF TERM
--------------	-----------------------

- 1.
- 2.

PASSED, APPROVED AND MADE EFFECTIVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS THE _____ DAY OF _____, 2016.

CITY OF PHARR

**_____
AMBROSIO "AMOS" HERNANDEZ, MAYOR**

ATTEST

**_____
HILDA PEDRAZA, CITY CLERK**

Ramiro Gutierrez (alternate) 2015				
Meeting	Present	Absent	Exc.	UnExc.
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				
8/5/2015				
8/19/2015				
9/2/2015				
9/16/2015				
10/7/2015				
10/21/2015				
11/4/2015				
11/18/2015				
12/2/2015		No Meeting		
12/16/2015		No Meeting		

Ramiro Gutierrez (alternate) 2016				
Meeting	Present	Absent	Exc.	UnExc.
1/6/2016		No Meeting		
1/20/2016		No Meeting		
2/3/2016		No Meeting		
2/17/2016		No Meeting		
3/2/2016		No Meeting		
3/16/2016		No Meeting		
4/6/2016		No Meeting		
4/20/2016		No Meeting		
5/4/2016		No Meeting		
5/18/2016		No Meeting		
6/1/2016		No Meeting		
6/15/2016		No Meeting		
7/6/2016		No Meeting		
7/20/2016				
8/3/2016				
8/17/2016				
9/7/2016				
7/21/2016				
10/5/2016				
10/19/2016				
11/2/2016				
11/16/2016				
12/7/2016				
12/21/2016				
Total	0	0	0	0

Rogelio Torres (alternate) 2015				
Meeting	Present	Absent	Exc.	UnExc.
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				
8/5/2015				
8/19/2015				
9/2/2015				
9/16/2015				
10/7/2015				
10/21/2015				
11/4/2015				
11/18/2015				
12/2/2015				
12/16/2015	No Meeting			
Total	0	0	0	0

Rogelio Torres (alternate) 2016				
Meeting	Present	Absent	Exc.	UnExc.
1/6/2016	No Meeting			
1/20/2016	No Meeting			
2/3/2016	No Meeting			
2/17/2016	No Meeting			
3/2/2016	No Meeting			
3/16/2016	No Meeting			
4/6/2016	No Meeting			
4/20/2016	No Meeting			
5/4/2016	No Meeting			
5/18/2016	No Meeting			
6/1/2016	No Meeting			
6/15/2016	No Meeting			
7/6/2016	No Meeting			
7/20/2016				
8/3/2016				
8/17/2016				
9/7/2016				
7/21/2016				
10/5/2016				
10/19/2016				
11/2/2016				
11/16/2016				
12/7/2016				
12/21/2016				
Total	0	0	0	0



MEMORANDUM

DATE: July 6, 2016
TO: Juan G Guerra, City Manager
FROM: William F. Ueckert Jr., P.E. - City Engineer

SUBJECT: Agenda Request: Consideration and action, if any, on Change Order #1 in the total deduct amount of \$240,216.81 and add 65 days to Cutler Repaving, Inc. contract for Single Machine Repaving Project Year 1 - Phase B.

ISSUE

This change order is adjustments of quantities used on the project. The construction contract is based on units at unit prices installed or used to complete the project. Final Adjustment can only be accomplished when the project is completed and the unit quantities are calculated. In addition the contractor is requesting 65 days to be added to their contract due to rain delay. Inspector's daily reports verified the 65 days are justifiable.

FINANCIAL CONSIDERATION

Change Order is a deduction of **\$240,216.81**. See attached breakdown.

STAFF RECOMMENDATION

Staff recommends Change Order #1.

ALTERNATIVES



CHANGE ORDER

Contractor: Cutler Repaving, Inc.

Change Order No.: 1

Project: Single Machine Repaving Project Year 1 - Phase A
Bid No. 1516-01-528-0001

Date: 06/06/2016

Notice to Proceed Date: 12/23/2015

Change Order Amount: \$ 240,216.81

You are directed to make the following changes in the Contract Documents:

Adjust quantities. See attached spreadsheet.

Reason for Change Order:

Quantities on contract must be adjusted to reflect final quantities. See attached spreadsheet.

	Contract Price	Contract Time(Calendar Days)
Original Contract:	<u>\$ 1,377,768.35</u>	Original Completion Date: <u>04/20/2016</u>
Previous Change Order: (+/-)	<u>\$ 0.00</u>	Additional Days: <u>65</u>
This Change Order: (+/-)	<u>-\$ 240,216.81</u>	Revised Completion Date: <u>06/24/2016</u>
Revised Contract Amount:	<u>\$ 1,137,551.54</u>	

It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from change(s) ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.

THIS DOCUMENT SHALL BECOME AN AMMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.

Accepted:

Cutler Repaving, Inc.

Contractor

Charles R. Weckert June 8, 2016
Authorized Signature Date

Recommended:

William F. Ueckert Jr., P.E.

Project Engineer

William F. Ueckert Jr. 7/8/16
Authorized Signature Date

William F. Ueckert Jr., P.E.

City Engineer

William F. Ueckert Jr. 7/8/16
Authorized Signature Date

Approved:

Juan Guerra

City Manager

Authorized Signature Date

**SINGLE MACHINE REPAVING PROJECT YEAR 1 - PHASE A
 BID NO. 1516-01-528-0001**

ITEM NO.	DESCRIPTION	ESTIMATED				FINAL		BALANCE	
		QTY	UNITS	UNIT COST	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
UNIVERSAL ESTATES SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	22,398	SY	\$ 2.90	\$64,954.20	19,481.60	\$ 56,496.64	(2,916.40)	\$ (8,457.56)
2	CURB LINE MILLING	14,257	LF	\$ 2.10	\$29,939.70	6,841.00	\$ 14,366.10	(7,416.00)	\$ (15,573.60)
3	REJUVENATOR	2,240	GAL	\$ 3.60	\$8,064.00	2,133.25	\$ 7,679.70	(106.75)	\$ (384.30)
4	MH ADJUSTMENT TO GRADE	12	EA	\$ 250.00	\$3,000.00	3.00	\$ 750.00	(9.00)	\$ (2,250.00)
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$150.00	-	\$ -	(1.00)	\$ (150.00)
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	2,026	TON	\$ 68.50	\$138,781.00	1,709.35	\$ 117,090.48	(316.65)	\$ (21,690.53)
7	PAVEMENT DISTRESS REPAIR	3,242	SY	\$ 8.50	\$27,557.00	1,646.70	\$ 13,996.95	(1,595.30)	\$ (13,560.05)
8	PRIME COAT MC-30	324	GAL	\$ 6.00	\$1,944.00	210.00	\$ 1,260.00	(114.00)	\$ (684.00)
HIDALGO PARK ESTATES - S1 SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	17,597	SY	\$ 2.90	\$51,031.30	17,523.54	\$ 50,818.27	(73.46)	\$ (213.03)
2	CURB LINE MILLING	11,863	LF	\$ 2.10	\$24,912.30	11,469.00	\$ 24,084.90	(394.00)	\$ (827.40)
3	REJUVENATOR	1,760	GAL	\$ 3.60	\$6,336.00	1,176.45	\$ 4,235.22	(583.55)	\$ (2,100.78)
4	MH ADJUSTMENT TO GRADE	17	EA	\$ 250.00	\$4,250.00	1.00	\$ 250.00	(16.00)	\$ (4,000.00)
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$150.00	-	\$ -	(1.00)	\$ (150.00)
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	1,594	TON	\$ 68.50	\$109,189.00	1,395.43	\$ 95,586.96	(198.57)	\$ (13,602.05)
7	PAVEMENT DISTRESS REPAIR	2,583	SY	\$ 8.50	\$21,955.50	2,527.62	\$ 21,484.77	(55.38)	\$ (470.73)
8	PRIME COAT MC-30	258	GAL	\$ 6.00	\$1,548.00	207.60	\$ 1,245.60	(50.40)	\$ (302.40)
9	CLEANOUT ADJUSTMENT TO GRADE.	1	EA	\$ 250.00	\$250.00	-	\$ -	(1.00)	\$ (250.00)
SIETE ENCINOS SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	24,228	SY	\$ 2.90	\$70,261.20	22,869.95	\$ 66,322.86	(1,358.05)	\$ (3,938.35)
2	CURB LINE MILLING	16,052	LF	\$ 2.10	\$33,709.20	14,941.00	\$ 31,376.10	(1,111.00)	\$ (2,333.10)
3	REJUVENATOR	2,423	GAL	\$ 3.60	\$8,722.80	1,456.67	\$ 5,244.01	(966.33)	\$ (3,478.79)
4	MH ADJUSTMENT TO GRADE	2	EA	\$ 250.00	\$500.00	-	\$ -	(2.00)	\$ (500.00)
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$150.00	-	\$ -	(1.00)	\$ (150.00)
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	2,326	TON	\$ 68.50	\$159,331.00	1,988.16	\$ 136,188.96	(337.84)	\$ (23,142.04)
7	PAVEMENT DISTRESS REPAIR	5,955	SY	\$ 8.50	\$50,617.50	3,556.60	\$ 30,231.10	(2,398.40)	\$ (20,386.40)
8	PRIME COAT MC-30	595	GAL	\$ 6.00	\$3,570.00	383.18	\$ 2,299.08	(211.82)	\$ (1,270.92)
SAN FELIPE SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	21,942	SY	\$ 2.90	\$63,631.80	19,635.90	\$ 56,944.11	(2,306.10)	\$ (6,687.69)
2	CURB LINE MILLING	13,830	LF	\$ 2.10	\$29,043.00	13,133.00	\$ 27,579.30	(697.00)	\$ (1,463.70)
3	REJUVENATOR	2,194	GAL	\$ 3.60	\$7,898.40	1,189.60	\$ 4,282.56	(1,004.40)	\$ (3,615.84)
4	MH ADJUSTMENT TO GRADE	3	EA	\$ 250.00	\$750.00	4.00	\$ 1,000.00	1.00	\$ 250.00
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$150.00	-	\$ -	(1.00)	\$ (150.00)
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	1,972	TON	\$ 68.50	\$135,082.00	1,495.22	\$ 102,422.57	(476.78)	\$ (32,659.43)
90	PAVEMENT DISTRESS REPAIR	2,940	SY	\$ 8.50	\$24,990.00	345.44	\$ 2,936.24	(2,594.56)	\$ (22,053.76)
8	PRIME COAT MC-30	294	GAL	\$ 6.00	\$1,764.00	59.82	\$ 358.92	(234.18)	\$ (1,405.08)
ALT. No. 1 - 281 MOBILE HOME SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	3,224	SY	\$ 2.85	\$9,188.40	2,634.00	\$ 7,506.90	(590.00)	\$ (1,681.50)
2	CURB LINE MILLING	2,001	LF	\$ 2.05	\$4,102.05	-	\$ -	(2,001.00)	\$ (4,102.05)
3	REJUVENATOR	322	GAL	\$ 3.50	\$1,127.00	377.75	\$ 1,322.13	55.75	\$ 195.13
4	MH ADJUSTMENT TO GRADE	0	EA	\$ 250.00	\$0.00	-	\$ -	-	\$ -
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$150.00	-	\$ -	(1.00)	\$ (150.00)
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	272	TON	\$ 68.50	\$18,632.00	170.33	\$ 11,667.61	(101.67)	\$ (6,964.40)
7	PAVEMENT DISTRESS REPAIR	117	SY	\$ 8.50	\$994.50	69.00	\$ 586.50	(48.00)	\$ (408.00)
8	PRIME COAT MC-30	12	GAL	\$ 6.00	\$72.00	-	\$ -	(12.00)	\$ (72.00)
ALT. No. 2 - CASA INGLES SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	6,399	SY	\$ 2.85	\$18,237.15	5,924.60	\$ 16,885.11	(474.40)	\$ (1,352.04)
2	CURB LINE MILLING	4,247	LF	\$ 2.05	\$8,706.35	3,804.00	\$ 7,798.20	(443.00)	\$ (908.15)
3	REJUVENATOR	640	GAL	\$ 3.50	\$2,240.00	371.40	\$ 1,299.90	(268.60)	\$ (940.10)
4	MH ADJUSTMENT TO GRADE	1	EA	\$ 250.00	\$250.00	-	\$ -	(1.00)	\$ (250.00)
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$150.00	-	\$ -	(1.00)	\$ (150.00)
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	684	TON	\$ 68.50	\$46,854.00	871.02	\$ 59,664.87	187.02	\$ 12,810.87
7	PAVEMENT DISTRESS REPAIR	2,846	SY	\$ 7.50	\$21,345.00	2,354.80	\$ 17,661.00	(491.20)	\$ (3,684.00)
8	PRIME COAT MC-30	285	GAL	\$ 6.00	\$1,710.00	573.40	\$ 3,440.40	288.40	\$ 1,730.40
ALT. No. 3 - HIDALGO PARK ESTATES - S2 SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	14,918	SY	\$ 2.75	\$41,024.50	14,075.27	\$ 38,706.99	(842.73)	\$ (2,317.51)
2	CURB LINE MILLING	9,154	LF	\$ 2.00	\$18,308.00	8,557.00	\$ 17,114.00	(597.00)	\$ (1,194.00)
3	REJUVENATOR	1,492	GAL	\$ 3.50	\$5,222.00	981.88	\$ 3,436.58	(510.12)	\$ (1,785.42)
4	MH ADJUSTMENT TO GRADE	16	EA	\$ 250.00	\$4,000.00	4.00	\$ 1,000.00	(12.00)	\$ (3,000.00)
5	VALVE ADJUSTMENT TO GRADE	1	EA	\$ 150.00	\$150.00	-	\$ -	(1.00)	\$ (150.00)
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	1,262	TON	\$ 68.50	\$86,447.00	1,042.55	\$ 71,414.68	(219.45)	\$ (15,032.33)
7	PAVEMENT DISTRESS REPAIR	577	SY	\$ 7.50	\$4,327.50	176.44	\$ 1,323.30	(400.56)	\$ (3,004.20)
8	PRIME COAT MC-30	58	GAL	\$ 6.00	\$348.00	32.00	\$ 192.00	(26.00)	\$ (156.00)
TOTALS					\$1,377,768.35		\$ 1,137,551.54		\$ (240,216.81)

CHANGE ORDER \$ (240,216.81)



MEMORANDUM

DATE: July 6, 2016
TO: Juan G Guerra, City Manager
FROM: William F. Ueckert Jr., P.E. - City Engineer

SUBJECT: Agenda Request: Consideration and action, if any, on acceptance of the Single Machine Repaving Project Year 1 - Phase A with Cutler Repaving, Inc. and release of final payment and retainage in the amount of \$ 264,316.63.

ISSUE

Cutler Repaving, Inc. has completed the Year 1 – Phase A paving project. A final inspection was held on June 15, 2016 and improvements were completed according to plans and specifications.

FINANCIAL CONSIDERATION

Construction Contract: \$1,377,768.35
Change Order #1: \$ -240,216.81
Revised Contract: \$1,137,551.54
Expenditures to Date: \$ 873,234.91
Final Payment and Retainage in the amount of \$264,316.63.

STAFF RECOMMENDATION

Staff recommends acceptance of project and release of final payment and retainage.

ALTERNATIVES

Payment Request No. 4 & FINAL
 Period: 05/10/2016 to 05/23/2016

Owner: City of Pharr
118 South Cage
Pharr, TX 78577

Contractor: Cutler Repaving, Inc.
921 E. 27th Street
Lawrence, KS 66046

Project: Repaving Year 1 - Phase A

Original Contract Amount: \$1,377,768.35
 Change Orders: -\$240,216.81
 Contract Amount to Date: \$1,137,551.54
 Total to Date: \$1,137,551.54 Attachment "A"
 Total Stored to Date: _____ *
 Total to Date: \$1,137,551.54
 Retainage: \$0.00
 Total Due Less Retainage: \$1,137,551.54
 Less Previous Payments: \$873,234.91
 Current Payment Due: \$264,316.63

Percent Completed: 100.00%

Change Order Summary		
No.	Addition	Deductions
1		-\$240,216.81
Totals:	\$0.00	-\$240,216.81
Net Change Order: <u>-\$240,216.81</u>		

* Provide Documentation



Contractor:

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Progress Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Progress Payment were issued and payments received from the Owner, and that current payment shown herein is now due:

Charles L. Workman June 2, 2016
 Signature: _____ Date: _____

Subscribed and sworn before me this 2nd day of JUNE, 2016.

The above person appeared before me, the undersigned notary public and provided satisfactory evidence of identification to be the person signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Jennifer J. Nelson 6/27/2016
 Notary Public: _____ My Commission Expires: _____
 NOTARY PUBLIC - State of Kansas
JENNIFER J. NELSON
 My Appt. Exp. 6/27/2016

City of Pharr Engineer of Record:

In accordance with the Contract Documents, based on on-site observation and the data comprising this progress payment, the Engineer of Record certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to progress payment.

William F. Ueckert Jr. 7/8/16
 Signature: _____ Date: _____

Approved:

William F. Ueckert Jr., P.E.
 City Engineer

William F. Ueckert Jr. 7/8/16
 Signature: _____ Date: _____

Ed Wylie
 Assistant City Manager

 Signature: _____ Date: _____

Juan Guerra
 City Manager

 Signature: _____ Date: _____

Attachment "A"
Tabulation of Contact Work Performed

Item No.	Description	Contract				This Period		Total To Date	
		Units	Quantity	Unit Cost	Amount	Quantity	Amount	Quantity	Amount
UNIVERSAL ESTATES SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	SY	22,398	\$ 2.90	\$64,954.20	19,481.60	\$56,496.64	\$19,481.60	\$56,496.64
2	CURB LINE MILLING	LF	14,257	\$ 2.10	\$29,939.70		\$0.00	6,841.00	\$14,366.10
3	REJUVENATOR	GAL	2,240	\$ 3.60	\$8,064.00	2,133.25	\$7,679.70	2133.25	\$7,679.70
4	MH ADJUSTMENT TO GRADE	EA	12	\$ 250.00	\$3,000.00	3.00	\$750.00	3	\$750.00
5	VALVE ADJUSTMENT TO GRADE	EA	1	\$ 150.00	\$150.00		\$0.00		\$0.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	TON	2,026	\$ 68.50	\$138,781.00	1,709.35	\$117,090.48	1709.35	\$117,090.48
7	PAVEMENT DISTRESS REPAIR	SY	3,242	\$ 8.50	\$27,557.00	1,646.70	\$13,996.95	1646.7	\$13,996.95
8	PRIME COAT MC-30	GAL	324	\$ 6.00	\$1,944.00	210.00	\$1,260.00	210	\$1,260.00
HIDALGO PARK ESTATES - S1 SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	SY	17,597	\$ 2.90	\$51,031.30		\$0.00	17,523.54	\$50,818.27
2	CURB LINE MILLING	LF	11,863	\$ 2.10	\$24,912.30		\$0.00	11,469.00	\$24,084.90
3	REJUVENATOR	GAL	1,760	\$ 3.60	\$6,336.00		\$0.00	1176.45	\$4,235.22
4	MH ADJUSTMENT TO GRADE	EA	17	\$ 250.00	\$4,250.00		\$0.00	1	\$250.00
5	VALVE ADJUSTMENT TO GRADE	EA	1	\$ 150.00	\$150.00		\$0.00		\$0.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	TON	1,594	\$ 68.50	\$109,189.00		\$0.00	1395.43	\$95,586.96
7	PAVEMENT DISTRESS REPAIR	SY	2,583	\$ 8.50	\$21,955.50		\$0.00	2527.62	\$21,484.77
8	PRIME COAT MC-30	GAL	258	\$ 6.00	\$1,548.00		\$0.00	207.6	\$1,245.60
9	CLEANOUT ADJUSTMENT TO GRADE.	EA	1	\$ 250.00	\$250.00		\$0.00		\$0.00
SIETE ENCINOS SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	SY	24,228	\$ 2.90	\$70,261.20		\$0.00	22869.95	\$66,322.86
2	CURB LINE MILLING	LF	16,052	\$ 2.10	\$33,709.20		\$0.00	14941	\$31,376.10
3	REJUVENATOR	GAL	2,423	\$ 3.60	\$8,722.80		\$0.00	1456.67	\$5,244.01
4	MH ADJUSTMENT TO GRADE	EA	2	\$ 250.00	\$500.00		\$0.00		\$0.00
5	VALVE ADJUSTMENT TO GRADE	EA	1	\$ 150.00	\$150.00		\$0.00		\$0.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	TON	2,326	\$ 68.50	\$159,331.00		\$0.00	1988.16	\$136,188.96
7	PAVEMENT DISTRESS REPAIR	SY	5,955	\$ 8.50	\$50,617.50		\$0.00	3556.6	\$30,231.10
8	PRIME COAT MC-30	GAL	595	\$ 6.00	\$3,570.00		\$0.00	383.18	\$2,299.08
SAN FELIPE SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	SY	21,942	\$ 2.90	\$63,631.80		\$0.00	19635.9	\$56,944.11
2	CURB LINE MILLING	LF	13,830	\$ 2.10	\$29,043.00		\$0.00	13133	\$27,579.30
3	REJUVENATOR	GAL	2,194	\$ 3.60	\$7,898.40		\$0.00	1189.6	\$4,282.56
4	MH ADJUSTMENT TO GRADE	EA	3	\$ 250.00	\$750.00		\$0.00	4	\$1,000.00
5	VALVE ADJUSTMENT TO GRADE	EA	1	\$ 150.00	\$150.00		\$0.00		\$0.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	TON	1,972	\$ 68.50	\$135,082.00		\$0.00	1495.22	\$102,422.57
7	PAVEMENT DISTRESS REPAIR	SY	2,940	\$ 8.50	\$24,990.00		\$0.00	345.44	\$2,936.24
8	PRIME COAT MC-30	GAL	294	\$ 6.00	\$1,764.00		\$0.00	59.82	\$358.92

ALT. No. 1 - 281 MOBILE HOME SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	SY	3,224	\$ 2.85	\$9,188.40	2634	\$7,506.90	2634	\$7,506.90
2	CURB LINE MILLING	LF	2,001	\$ 2.05	\$4,102.05		\$0.00		\$0.00
3	REJUVENATOR	GAL	322	\$ 3.50	\$1,127.00	377.75	\$1,322.13	377.75	\$1,322.13
4	MH ADJUSTMENT TO GRADE	EA	0	\$ 250.00	\$0.00		\$0.00		\$0.00
5	VALVE ADJUSTMENT TO GRADE	EA	1	\$ 150.00	\$150.00		\$0.00		\$0.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	TON	272	\$ 68.50	\$18,632.00	170.33	\$11,667.61	170.33	\$11,667.61
7	PAVEMENT DISTRESS REPAIR	SY	117	\$ 8.50	\$994.50	69	\$586.50	69	\$586.50
8	PRIME COAT MC-30	GAL	12	\$ 6.00	\$72.00		\$0.00		\$0.00
ALT. No. 2 - CASA INGLES SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	SY	6,399	\$ 2.85	\$18,237.15		\$0.00	5924.6	\$16,885.11
2	CURB LINE MILLING	LF	4,247	\$ 2.05	\$8,706.35		\$0.00	3804	\$7,798.20
3	REJUVENATOR	GAL	640	\$ 3.50	\$2,240.00		\$0.00	371.4	\$1,299.90
4	MH ADJUSTMENT TO GRADE	EA	1	\$ 250.00	\$250.00		\$0.00		\$0.00
5	VALVE ADJUSTMENT TO GRADE	EA	1	\$ 150.00	\$150.00		\$0.00		\$0.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	TON	684	\$ 68.50	\$46,854.00		\$0.00	871.02	\$59,664.87
7	PAVEMENT DISTRESS REPAIR	SY	2,846	\$ 7.50	\$21,345.00		\$0.00	2354.8	\$17,661.00
8	PRIME COAT MC-30	GAL	285	\$ 6.00	\$1,710.00		\$0.00	573.4	\$3,440.40
ALT. No. 3 - HIDALGO PARK ESTATES - S2 SUBDIVISION									
1	1-IN RECYCLING (SINGLE-PASS)	SY	14,918	\$ 2.75	\$41,024.50		\$0.00	14075.27	\$38,706.99
2	CURB LINE MILLING	LF	9,154	\$ 2.00	\$18,308.00		\$0.00	8557	\$17,114.00
3	REJUVENATOR	GAL	1,492	\$ 3.50	\$5,222.00		\$0.00	981.88	\$3,436.58
4	MH ADJUSTMENT TO GRADE	EA	16	\$ 250.00	\$4,000.00		\$0.00	4	\$1,000.00
5	VALVE ADJUSTMENT TO GRADE	EA	1	\$ 150.00	\$150.00		\$0.00		\$0.00
6	HMAC TY D LIMESTONE AGGREGATE (DELIVERED)	TON	1,262	\$ 68.50	\$86,447.00		\$0.00	1042.55	\$71,414.68
7	PAVEMENT DISTRESS REPAIR	SY	577	\$ 7.50	\$4,327.50		\$0.00	176.44	\$1,323.30
8	PRIME COAT MC-30	GAL	58	\$ 6.00	\$348.00		\$0.00	32	\$192.00
TOTALS					\$1,377,768.35		\$218,356.90		\$1,137,551.54

MEMORANDUM

DATE: June 30, 2016
TO: Juan G. Guerra, City Manager
FROM: Roy Garcia, Public Works Director

Handwritten initials in blue ink, appearing to be "JK" over "ew", enclosed in a circular scribble.

SUBJECT: McAllen-Pharr Lateral Drainage Project

ITEM:

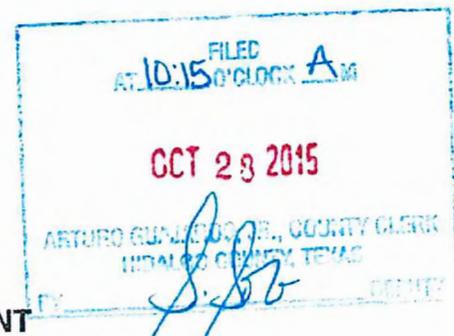
Consideration and action, if any, on interlocal agreement between Hidalgo County Drainage District No. 1 and the City of Pharr for the McAllen-Pharr Lateral Drainage Improvements.

FINANCIAL CONSIDERATION:

50/50 participation from HCDD No.1 and City of Pharr. Total estimated cost of project is \$855,000.00.

STAFF RECOMMENDATION:

Discussion item for the Board of Commissioners.



STATE OF TEXAS §
COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND
CITY OF PHARR, TEXAS**

THIS Agreement is made on this the 25th day of August, 2015, by and between **HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**, hereinafter referred to as "District" and **CITY OF PHARR, TEXAS** hereinafter referred to as "City", pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

WHEREAS, City is a home rule city located in Texas;

WHEREAS, City is desirous of expanding certain roadways which necessitates crossing certain drainage ditches of District;

WHEREAS, the City and the District, desire to facilitate City's crossing of certain drainage ditches of District and improving drainage within District's drainage ditches of District being Ridge Road and the Pharr McAllen lateral drainage ditch and the Hidalgo County Irrigation District No. 2 canal and the Pharr McAllen lateral drainage ditches (the "Crossings").

NOW, THEREFORE, District and City, in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. District shall obtain at District's sole cost and expense engineering design for the Crossings improvements and shall be responsible for supervision of all phases of the design of the Crossings.
2. District shall by its own forces or through third party contractor(s) be responsible for construction of the Crossings.
3. District and City shall equally share the cost of the actual construction of the Crossings which is estimated to be Eight Hundred Fifty Five Thousand and no/100th Dollars (\$855,000.00).
4. City agrees to pay District within thirty (30) days of District's invoice one-half of the actual construction cost of the Crossings.
5. **Term.** The term of this Agreement shall commence upon the date of the last party to execute this Agreement and shall continue until construction of the Crossings is completed.

6. **Conflict with Applicable Law.** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of their Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the times such conflict exists.
7. **No Waiver.** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
8. **Entire Agreement.** This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by the City and County and not otherwise.
9. **Texas Law to Apply.** This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
10. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to City: City of Pharr
 Attention: Ambrosio "Amos" Hernandez Mayor
 P.O. Box 1729
 Pharr, Texas 78577

If to County: Hidalgo County Drainage District No. 1
 Attention: Ramon Garcia, Chair, Board of Directors
 902 Doolittle Road
 Edinburg, Texas 78539

11. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may

become necessary or convenient to effectuate and carry out the terms of this Agreement.

- 12. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective elected officials, officers, employees, legal representatives, successors, and assigns where permitted by this Agreement.
- 13. **Assignment.** This Agreement shall not be assignable.
- 14. **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision or paragraph hereof.
- 15. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
- 16. **Authority to Execute.** The execution and performance of this Agreement by the City and the District have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of City and District in accordance with its term.
- 17. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

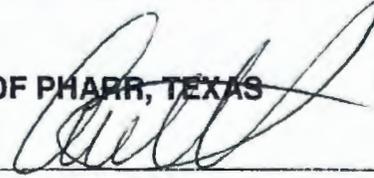
ATTEST:


Arturo Guajardo, Jr., County Clerk

**HIDALGO COUNTY DRAINAGE
DISTRICT NO. 1**


Ramon Garcia, Chair Board of Directors

CITY OF PHARR, TEXAS


Ambrosio "Amos" Hernandez

APPROVED BY HIDALGO
COUNTY DRAINAGE DISTRICT
NO. 1 BOARD OF DIRECTORS
ON: 8/25/15

ATTEST:


City Secretary

**APPROVED BY
CITY COMMISSION**
ON: 9/1/15

APPROVED AS TO FORM:

ATLAS, HALL & RODRIGUEZ, LLP

By: 

Stephen L. Crain

**AGREEMENT FOR PROGRAM ADMINISTRATION BETWEEN THE
CITY OF PHARR AND THE PHARR HOUSING FINANCE
CORPORATION**

THE STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF PHARR

THIS AGREEMENT, executed the ____ day of _____ 2016, by and between the CITY OF PHARR, a municipal corporation, acting by and through its City Commission, situated in Hidalgo County, Texas (hereinafter-referred to as "City") and the Pharr Housing Finance Corporation (hereinafter referred to as "PHFC") acting by and through its President of the Board is as follows:

WITNESSETH:

1.

The City agrees to provide certain management, professional and/or consulting services, administrative, financial and investment services to the PHFC according to the terms of this agreement. Direct services the City shall perform for the PHFC shall include:

- A. Preparing all financial and investment reports and keeping all financial books and records required by the PHFC's Bylaws.
- B. Preparing a budget for the forthcoming year for review and approval by the Board of Directors and Pharr Board of Commissioners.
- C. Providing all necessary budgeting, accounting, financial management and investment management through the City's Finance Department.
- D. Providing accounts payable, payroll, purchasing and other bookkeeping services with oversight and training of such services.
- E. Providing for a repository of records, office and conference space.
- F. Providing technology support of hardware, software and phone systems through the City's Information Technology Department.

G. Providing administrative support, review and oversight by various City departments and professional and/or consulting service providers including, but not limited to: City Manager and designees, City Clerks, City Attorney and designees, Planning & Zoning, and Engineering.

H. Providing for project management services.

I. Providing executive oversight of PHFC staff, projects and other activities via the City Manager and/or designees of the City of Pharr.

2.

It is understood and agreed by the parties that access to City resources by the PHFC is at all times subject to various needs of the Pharr Board of Commissioners of the City of Pharr.

3.

Subject to the PHFC continuing to contract with the City for the direct services specified herein, the PHFC will pay to the City for its services pursuant to this agreement, in the form of a flat fee in the amount of \$200,000.00 per year. In the event of the termination of this agreement, the PHFC will be responsible for paying the City only the portion of the cost allocated to periods prior to the effective date of the termination of the agreement.

4.

It is understood and agreed by the parties that the City of Pharr will utilize, at no cost, PHFC services and resources.

5.

It is the express purpose of this agreement for the City to provide certain management, professional services, administrative and financial services to the PHFC. Nothing in this Agreement invokes legal or other provisions on the PHFC that may govern the City of Pharr.

6.

Subject to early termination as provided in Article 6 below, this agreement shall be in effect for a period of five years commencing July 11, 2016 and ending June 30, 2021, and said agreement shall be extended for additional one-year terms thereafter under the same terms and conditions unless one party gives to the other party written notification at least thirty (30) days prior to the end of the existing term of its desire to terminate the agreement.

7.

This contract may be terminated by the City or PHFC, in whole, or from time to time, in part, upon thirty (30) day-notice from the terminating party to the other party.

- A. Termination shall be effective thirty (30) days after delivery of notice of termination specifying to what extent performance or work under the contract shall be terminated thirty (30) days after receipt by the notified party.
- B. After receipt of a notice of termination the City shall:
 - (i) Stop work on the date as specified in the thirty (30) day Notice of Termination to the extent possible.
 - (ii) Place no further orders or subcontracts except as may be necessary for completion of the work not terminated.
 - (iii) Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination in so far as possible.
 - (iv) The PHFC shall pay all expenses incurred through the date of termination.

8.

This Agreement shall take effect on the day of execution. 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 occurred in a closed session on related personnel and other legal matters as allowed by applicable laws.

IN WITNESS WHEREOF, the parties have executed this Contract in the year on the day indicated.

PHARR HOUSING FINANCE CORPORATION

CITY OF PHARR

By: _____
Eleazar Guajardo, Secretary

By: _____
Ambrosio Hernandez, MD, Mayor



interoffice
MEMORANDUM

To: Mayor and City Commission
From: Imelda Barrera, Assistant City Clerk 
Subject: South Pharr Development and Research Center Building
Date: July 8, 2016

Item to be discussed during closed session.

Thank you.



interoffice
MEMORANDUM

To: Mayor and City Commission
From: Imelda Barrera, Assistant City Clerk *IB.*
Subject: PHFC Jackson Place Apartments Project
Date: July 8, 2016

Item to be discussed during closed session.

Thank you.



interoffice
MEMORANDUM

To: Mayor and City Commission
From: Imelda Barrera, Assistant City Clerk *I.B.*
Subject: Peralez Franz, LLP
Date: July 6, 2016

Item to be discussed during closed session.

Thank you.