



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 5:00 P.M. ON
MONDAY, NOVEMBER 21, 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 Mayors' Monarch Pledge 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) Submission of October 2016 Tax Collection Report
- B) Submission of November 2016 Sales Tax Report
- C) Submission of Comprehensive Quarterly Financial Report ending September 30, 2016
- D) 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.*

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

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 October 17, 2016 - Regular Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on donation to UTRGV Athletics Program in the amount of \$5,000. (ADMINISTRATION)
- C) Consideration and action, if any, on membership renewal with Rio Grande Valley Partnership-Chamber of Commerce in the amount of \$2,500. (BRIDGE)
- D) Consideration and action, if any, authorizing City Manager to advertise for proposals for coating and lining services for manholes and lift station basins. (P. UTILITIES)
- E) Consideration and action, if any, authorizing City Manager to advertise for bids for Year 2 Street Repaving Program. (ENGINEERING)
- F) Consideration and action, if any, authorizing City Manager to advertise for bids for Geogrid for South Veterans Blvd. (ENGINEERING)
- G) Consideration and action, if any, authorizing City Manager to advertise for bids for Purchase & Delivery of Prime Coat MC-30 and RC250. (ENGINEERING)
- H) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications from collection agencies for court collection services. (MUNICIPAL COURT)
- I) Consideration and action, if any, authorizing City Manager to advertise for proposals for comprehensive analysis of public safety operational service. (ADMINISTRATION)

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- J) Consideration and action, if any, on request from Iglesia Voz De Liberacion for the use of the Jose "Pepe" Salinas Memorial Civic Center on Monday, December 19, 2016 from 6:00 p.m. to 10:00 p.m. for their Toys for Tots event. (PEDC)

- K) Consideration and action, if any, on request from Rotary Club of Pharr for the use of the Boggus Ford Events Center on Tuesday, December 6, 2016 for their Special Needs Christmas Party. (EVENTS CENTER)

- L) Consideration and action, if any, ratifying one-time partnership with Entravision Communications for concert held at the Boggus Ford Events Center on Wednesday, November 16, 2016. (EVENTS CENTER)

- M) Consideration and action, if any, on Development Services Cases:
 - 1. CNMK Texas Properties, LLC., d/b/a Cinemark El Centro Mall 16, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being a 16.317-acre tract of land, out of Lot 3, El Centro Mall No. 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road. **CUP#131046**

 - 2. Kathy C. Swenson/Crown Castle, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). The property is legally described as being 0.091-acre tract of land, more or less, out of Lot 6, Henderson Plaza Phase II Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 836 North Cage Boulevard. **CUP#161046**

 - 3. Jose Rene Salinas, Jr. has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (16'-6" x 31'-6"; storage room with restroom) in a Single-Family Residential District (R-1). The property is legally described as being Lot 78, Sur Encinos Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 908 West Salinas Court. **CUP#161047**

PLATS:

- 4. Melden & Hunt Inc., representing Kamper Investment, LLC., Lal Keswani, Manager, is requesting final plat approval of the proposed Pharr Crossing Subdivision. The property is legally described as being a re-subdivision of 0.948 acres, being all of Lots 2 and 3, and the East half of Lot 1, Block 4 Lowrie "T" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of South Cage Boulevard. **SUB#151022**

- 5. Javier Hinojosa Engineering, representing Aquiles Jaime Garza, is requesting final plat approval of the proposed Bebo Industrial Park Unit 1 Subdivision. The property is legally described as a tract of land containing 7.006 acres, being a part or portion of Lot 3, M.P.M. Subdivision and also being all of Lot 1, Bebo Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1413 West Military Highway. **SUB#140101**

6. Fulcrum Consulting Services, representing PHFC Jackson Place Apartments, is requesting final plat approval of the proposed Jackson Place Subdivision. The property is legally described as being a 15.71-acre tract of land, out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1600 and 1900 Block of West Sioux Road. **SUB#151228**

REGULAR AGENDA – OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance creating the Pharr Residential Development Incentive Program. (ADMINISTRATION) **3rd & Final Reading**
- B) Consideration and action, if any, on Resolution appointing one (1) regular member to the Planning & Zoning Commission. (DEVELOPMENT SERVICES)
- C) Consideration and action, if any, on Resolution entering into an agreement with the Texas Department of Transportation for closure of U.S. 281 (Cage Blvd.) from Business 83 to Kelly Avenue for the Annual Christmas Posada on Saturday, December 10, 2016. (PUBLIC WORKS)

7. ADMINISTRATIVE:

- A) Consideration and action, if any, awarding bid for supply contract for the purchase of fuel. (P. WORKS)
- B) Consideration and action, if any, creating a Regional Logistics/Custom Brokers Association. (BRIDGE)
- C) Consideration and action, if any, on counter offer for West Owassa Road Widening Project. (ADMINISTRATION)

8. PURCHASING:

- A) Consideration and action, if any, on land purchase for Fire Station #4. (DEVELOPMENT SERVICES)
- B) Consideration and action, if any, on Change Order #1 in the deduct amount of \$52,771.50 and final reconciliation of quantities for the Pharr Water and Sanitary Sewer Realignment Project. (ENGINEERING)
- C) Consideration and action, if any, authorizing the purchase of an agenda management software from BoardSync in the amount of \$9,187. (ADMINISTRATION)

9. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on agreement with S&B Infrastructure for utility conflict design services for the Hidalgo County RMA 365 Tollway Project. (ENGINEERING)
- B) Consideration and action, if any, authorizing City Manager to negotiate and execute a professional service agreement with Durham Engineering for plans, specifications, and estimates to rehabilitate the South Pharr Water Tower. (ENGINEERING)
- C) Consideration and action, if any, authorizing City Manager to negotiate and execute a professional service agreement with Halff Associates for plans, specification, and estimates for various Park Projects. (ENGINEERING)
- D) Consideration and action, if any, on agreement with Halff Associates for structural analysis of Pharr City Hall. (ENGINEERING)

10. LEGAL:

- A) Consultation with attorney concerning Municipal Court operations. (LEGAL)

- 11. 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 5 - 10 in accordance with the following below:*

Pursuant to Section 551.071, the City may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on Municipal Court operations; pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the City may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the City may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

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Pursuant to Section 551.076, the City may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the City may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the City may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

13. ADJOURNMENT.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular-Special 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 18th day of November, 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 18th DAY OF NOVEMBER, 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: _____