



**TAKE NOTICE THAT A REGULAR-SPECIAL 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 5:06 P.M. ON
MONDAY, JANUARY 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.
- C) Public Comments. (Ordinance No. O-2015-28)
A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

2. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) City Engineer's Report
- B) City Events of Interest

3. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

AGENDA REGULAR-SPECIAL MEETING
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- A) Approval of Minutes for December 1, 2015 – Regular Called Meeting, December 8, 2015 – Special Called Meeting, December 14, 2015 – Special Called Meeting and December 21, 2015 – Regular Called Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on membership renewal for the Rio Grande Valley Partnership-Chamber of Commerce in the amount of \$2,500. (BRIDGE)
- C) Consideration and action, if any, on membership renewal for North American Strategy for Competitiveness (NASCO) in the amount of \$5,000. (BRIDGE)
- D) Consideration and action, if any, on membership renewal for 2016 National Customs Brokers & Forwarders Association of America in the amount of \$731.15. (BRIDGE)
- E) Consideration and action, if any, on sponsorship for Texas Produce Hall of Fame Banquet Round Table in the amount of \$975. (BRIDGE)
- F) Consideration and action, if any, for advertising in 2016 NASCO Outlook Guide in the amount of \$1,500. (BRIDGE)
- G) Consideration and action, if any, authorizing City Manager to advertise for bids for repair of bridge expansion joints. (BRIDGE)
- H) Consideration and action, if any, on request for qualifications for Professional Services to update the existing Comprehensive Parks Master Plan. (PARKS & REC.)
- I) Consideration and action, if any, on special event application by Carson & Barnes Circus for a circus on Friday, February 19, 2016 to Sunday, February 21, 2016 at 1200 W. Nolana Loop. (ADMINISTRATION)
- J) Consideration and action on Planning & Zoning Cases:

PUBLIC HEARINGS:

1. Blanca Lopez, d/b/a Rosita's Mexican Kitchen, 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 the S150' of Lots 9 and 10 and all of Lots 11, 12, 13, 14, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 915 West Ferguson. **CUP#120963**
2. Rolando Limon d/b/a Poncho's Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 7, Henderson Plaza Subdivision Phase II, Pharr, Hidalgo County, Texas. The property's physical address is 808 North Cage Boulevard. **CUP#991129**

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3. Mauricio Jaramillo, d/b/a Regency Hall, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 207 East Ferguson Avenue. **CUP#041278**
4. Cantina Bar and Grill, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 187 Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#141273**
5. Charles L. Mercer, d/b/a Carino's Italian Grill, 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 Lots 4A and 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road. **CUP#021162**
6. Thomas E. Phillips, Trustee, has filed with the Planning and Zoning Commission a request for a change of zone from Limited Industrial District (L-I) to High Density Multi-Family Residential District (R-4). The property is legally described as being a 14.74 acre tract of land out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 and 1900 Block of West Sioux Road. **COZ#151273**

PLATS:

7. Quintanilla, Headley and Associates, Inc., representing Sonya A. Gonzalez, is requesting final plat approval of the proposed Replat of Lot 31, Addition to Las Milpas Subdivision. The property is legally described as a 1.00 acre tract of land being all of Lot 31, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Las Milpas Road. **SUB#131130**
8. M.E.G. Engineers, representing, Pastor Rick Reyes, is requesting final plat approval of the proposed Templo Bethel Subdivision. The property is legally described as being a 3.91 acre tract of land, out of Lot 181, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property's physical address is 400 South Veterans Boulevard. ("I" Road) **SUB#140716**
9. Sam Engineering & Surveying Inc., representing David D. Quinones and Sonia Quinones, are requesting final plat approval of the proposed Quinones Commercial Subdivision. The property is legally described as being a 1-Lot containing the South 30.0 feet of Lot 10 and the North 17.5 feet of Lot 11, Gregory Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is located between the 300 and 400 Block of North Veterans Boulevard. **SUB#150412**

REGULAR AGENDA – OPEN SESSION:

4. ORDINANCES AND RESOLUTIONS:

- A) **PUBLIC HEARING:** Solicitation of comments from the general public for the 160% AMI income restrictions for inclusion in the State Qualified Tenants criteria Program Guidelines for the Jackson Place Apartments.
- B) Consideration and action, if any, on Resolution approving program guidelines and approving application of the Act of certain residential development for the Jackson Place Apartments. (ADMINISTRATION)
- C) Consideration and action, if any, on Resolution approving the bids received on tax resale properties on November 3, 2015. (FINANCE)

5. ADMINISTRATIVE:

- A) Consideration and action, if any, on bids received on struck-off properties described as Tract 1: Lot 6, Block 4, Huasteca Subdivision, Pharr, Hidalgo County, Texas and Tract 2: Lot 7, Block 4, Huasteca Subdivision, Pharr, Hidalgo County, Texas; an 0.11 acre being part of Lot 187, Kelly-Pharr Subdivision, Hidalgo County, Texas; Lot 45, Block 2, Hidalgo County Park Addition, Hidalgo County, Texas; Lot 1, and the one-half of Lot 2, Block 132, Evans Subdivision, Hidalgo County, Texas; Lots 7 and 8 Block 155 of Fir Subdivision, Pharr, Hidalgo County, Texas; Lot 147, Sol Brilla Subdivision, Phase II, Pharr, Hidalgo County, Texas; and Lot 26, Block 26, Plantation South Subdivision, Unit 5, Pharr, Hidalgo County, Texas. (FINANCE)
- B) Consideration and action, if any, authorizing City Manager to negotiate additional engineering services with TEDSI Infrastructure Group, Inc. for Owassa Rd. (Jackson to US 281) (ENGINEERING)
- C) Consideration and action, if any, awarding bid for Navarro Street Improvements project. (ENGINEERING)
- D) Consideration and action, if any, on Change Order #3 in the deduct amount of \$42,277.17 for the Capote and Las Milpas Parks Street Improvements project. (ENGINEERING)
- E) Consideration and action, if any, on acceptance of the Capote and Las Milpas Industrial Street Improvements with Foremost Paving Company and release of final payment and retainage amount of \$182,988.10. (ENGINEERING)
- F) Consideration and action, if any, on acceptance of the Sugar Rd. and Sioux Rd. Traffic Signal Improvements project with Austin Traffic Signal Construction Company and release of retainage amount of \$4,156.33. (ENGINEERING)

6. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on Memorandum of Understanding between Texas Department of Public Safety and the City of Pharr for certification on Commercial Vehicle Inspection Authority. (POLICE)
- B) Consideration and action, if any, on agreement between Inmobiliaria Jugas, S.A. de C.V. and the City of Pharr for camera services at the Pharr International Bridge. (BRIDGE)
- C) Consideration and action, if any, on agreement between South Texas Mediation & Consulting and the City of Pharr for Consulting Services to analyze the City's "per capita" organizational structure. (ADMINISTRATION)

D) Consideration and action, if any, on agreement between Housing Authority of the City of Pharr and the City of Pharr for professional services.
(ADMINISTRATION)

7. **CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda, including items 3 - 6 in accordance with the following below:*

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

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

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

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

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

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

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

9. **ADJOURNMENT.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov 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 8th day of January, 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 JANUARY 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 _____, 2015 by,

Title: _____