



**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 5:09 P.M. ON
MONDAY, OCTOBER 3, 2016**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing body.
- B) Pledge of Allegiance/Invocation.

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

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

3. PUBLIC COMMENTS/PUBLIC HEARINGS:

- A) **PUBLIC COMMENTS:** *(Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*
- B) **PUBLIC HEARING ON DEVELOPMENT SERVICES CASES:** *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

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

- A) Approval of minutes for September 19, 2016 – Regular Called Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on request from Pharr-San Juan- Alamo Southwest Early College for the use of Jose “Pepe” Salinas Memorial Civic Center, Large Hall on Friday, October 28, 2016 for their first annual homecoming dance. (PARKS & REC.)
- C) Consideration and action, if any, if any, on request from Pharr-San Juan-Alamo ISD for the use of Boggus Ford Events Center for school events on December 13, 2016, May 1, 2017, May 3, 2017, May 8, 2017, May 9, 2017, May 10, 2017, May 17, 2017, June 7, 2017, and August 29, 2017. (EVENTS CENTER)
- D) Consideration and action, if any, on membership dues for U.S. 281 Coalition in the amount of \$15,000. (PEDC II)
- E) Consideration and action, if any, on Texas A&M Extension Service RGV Advanced Manufacturing Feasibility & Pilot Promotional Program match commitment in the amount of \$30,000. (PEDC II)
- F) Consideration and action, if any, on Development Services Cases:

PUBLIC HEARINGS:

- 1. LEM Group, d/b/a The Bridge Bar & 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 being 0.06 acre tract of land, more or less, out of Lot 2, Luvil, L.L.C Estates Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 508 West IH-2, Suite 13. **CUP#150747**
- 2. Antonio Rodriguez and Sylvia Rodriguez, d/b/a Verona Event Center II, LLC, are 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 being Lots 2 and 3, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property’s physical address is 109 East Ferguson. **CUP#100623**
- 3. Hector G. Menchaca, d/b/a El Huachinango Pescados y Mariscos, 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’s legal address is the E100’ of Lot 5 and 6, Block 66, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property’s physical address is 400 South Cage Boulevard. **CUP#110756**

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, appointing one (1) regular member to the Planning and Zoning Commission. (DEVELOPMENT SERVICES)
- B) Consideration and action, if any, appointing/re-appointing a Municipal Judge and one Alternate Municipal Judge for the City of Pharr. (ADMINISTRATION)

6. ADMINISTRATIVE:

- A) Presentation of Annual Financial Budget for FY 2016-2017. (FINANCE)
- B) Consideration and action, if any, on authorization to refinance promissory note for the Pharr Public Facilities Corporation #1. (FINANCE)
- C) Consideration and action, if any, awarding bid for Used Tires & Rubber Scrap Removal & Disposal/Recycling Services. (PUBLIC WORKS)
- D) Consideration and action, if any, on request from Pharr-San Juan-Alamo I.S.D. for road closures and city assistance for the PSJA ISD Marching Festival on Saturday, October 8, 2016 and Area UIL Marching Contest on Saturday, October 29, 2016. (POLICE)
- E) Consideration and action, if any, on incentive program for residential development. (PEDC II)

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on acceptance of additional services with The Warren Group for the South Pharr Development & Research Center. (ENGINEERING)
- B) Consideration and action, if any, on professional service agreement with R. Gutierrez Engineering Corporation to design medians at FM 2061 (Jackson Rd.) & Interstate 2 and U.S. 281 (Cage) & Park Avenue. (ENGINEERING)
- C) Consideration and action, if any, on Interlocal agreement between Pharr-San Juan-Alamo I.S.D. and the City of Pharr for the School Resource Liaison Project. (POLICE)
- D) Consideration and action, if any, authorizing Pharr Police Department to enter into a contract with David Magallan for professional services as School Resource Attendance Liaison for the Failure to Attend Project at PSJA ISD. (POLICE)

AGENDA REGULAR MEETING
OCTOBER 3, 2016

- E) Consideration and action, if any, on construction manager for the Pharr Housing Finance Corporation Jackson Place Apartments Project. (ADMINISTRATION)
 - F) Consideration and action, if any, on agreement with Hollis Rutledge and Associates, Inc. for consulting services. (ADMINISTRATION) (TABLED)
 - G) Consideration and action, if any, on incentive agreement with Evergreen Cold Storage, LLC. (PEDC II) (TABLED)
 - H) Consideration and action, if any, on incentive agreement for Project Fresh. (PEDC II)
 - I) Consideration and action, if any, on incentive agreement for Project Tank. (PEDC II)
8. **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 - 7 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

AGENDA REGULAR MEETING
OCTOBER 3, 2016

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.

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

10. ADJOURNMENT.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 30th day of September, 2016, at 4:30 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 30th DAY OF SEPTEMBER 2016.

Hilda Pedraza
HILDA PEDRAZA, TRMC
for 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: _____