



**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., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 5:00 P.M. ON  
TUESDAY, SEPTEMBER 6, 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 National Day of Remembrance for Murder Victims.
- B) Proclamation proclaiming Hunger Action Month.

**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.*

- 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.*
  - C) **SECOND PUBLIC HEARING:** Solicitation of comments on the Proposed Tax Rate.
  - D) **SECOND PUBLIC HEARING:** Solicitation of comments on Budget Fiscal Year 2016-2017.
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 July 11, 2016 – Special Called Meeting; July 18, 2016 – Regular Called Meeting; July 22, 2016 – Special Called Meeting; July 30, 2016 – Workshop Session; August 1, 2016 – Regular Called Meeting; August 3, 2016 – Workshop Session; August 23, 2016 – Special Called Meeting. (ADMINISTRATION)
  - B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2012-44 to adopt an updated Personnel Policy Manual. (HR) – **3rd & Final Reading**
  - C) Consideration and action, if any, on Ordinance O-2013-32 amending and adopting the 2015 International Energy Conservation Code, excluding appendices RA and RB for the City of Pharr; providing for severability; providing for a penalty clause; and providing for publication and as effective date. (DEVELOPMENT SERVICES) **2<sup>nd</sup> Reading**
  - D) Consideration and action, if any, on request from Court Appointed Special Advocates (CASA) to use Boggus Ford Events Center on Sunday, December 4, 2016 from 12:00pm to 3:00pm. (EVENTS CENTER)
  - E) Consideration and action, if any, on request to allow consumption of beer at Jones Box Park for the Pharr Diez y Seis de Septiembre Festival on Saturday, September 17, 2016. (EVENTS CENTER)
  - F) Consideration and action, if any, authorizing City Manager to advertise for bids for Capital Lease Financing to upgrade the electronic toll collection system at the Pharr International Bridge for fiscal year 2016-2017. (FINANCE)

- G) Consideration and action, if any, ratifying permission to advertise for Request for Proposals for Financial Advisor Services. (FINANCE)
- H) Consideration and action, if any, authorizing City Manager to advertise for bids for Jones Box Park improvements. (ENGINEERING)
- I) Consideration and action, if any, authorizing City Manager to advertise for bids for sidewalk improvements on Helmer Street and South Cage Blvd. (ENGINEERING)
- J) Consideration and action, if any, authorizing City Manager to advertise for bids for the remodeling of Fire Station #3 and Police Substation at 7107 S. Cage Blvd. (FIRE)
- K) Consideration and action, if any, on Development Services Cases:
  - 1. Red Robin 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 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 409 South Jackson Road. **CUP#030747**
  - 2. Abraham Macias, representing Iglesia Tu Libertador, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in General Business District (C). The property is legally described as 0.123 acres out of Lot 2, El Chaparral Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 East Highway 83, Suites G and H. **CUP#160738**

**REGULAR AGENDA – OPEN SESSION:**

**6. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Resolution appointing/re-appointing one (1) board member to the Civil Service Commission. (HR)
- B) Consideration and action, if any, on Resolution authorizing a K9 Policing Agreement between Pharr-San Juan-Alamo Independent School District and City of Pharr under the School Resource Officer Program for 2016-2017. (POLICE)
- C) Consideration and action, if any, on Resolution authorizing a Policing Agreement between Pharr-San Juan-Alamo Independent School District and City of Pharr to continue the School Resource Officer Program for 2016-2017. (POLICE)
- D) Consideration and action, if any, on Resolution authorizing a Policing Agreement between Valley View Independent School District and City of Pharr to continue the School Resource Officer Program for 2016-2017. (POLICE)

- E) Consideration and action, if any, on Resolution approving Texas Department of Transportation (TXDOT) Advance Funding Agreement for traffic signal and traffic signal coordination US 281, from IH-2 (US 83) to Bus. 83 – CSJ: 0255-08-102 and US 281 from Bus. 83 to Ridge Road – CSJ: 0255-09-0097. (ENGINEERING)
- F) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-30 for budget amendments to the FY 2015-2016 budget.

**7. ADMINISTRATIVE:**

- A) Consideration and action, if any, on incentive program for residential development. (PEDC II) (TABLED)
- B) Consideration and action, if any, awarding bid for the Single Machine Repaving Project Year 1 Phase – B. (ENGINEERING)
- C) Consideration and action, if any, awarding bid for the Offsite Utility Improvements to the South Pharr Development and Research Center. (ENGINEERING)
- D) Consideration and action, if any, on restarting the Main Street Program and Historical Program. (ADMINISTRATION)

**8. PURCHASING:**

- A) Consideration and action, if any, on land purchase from Hidalgo County Irrigation District No. 2 for South Pharr Research and Development Center. (LIBRARY)
- B) Consideration and action, if any, authorizing Police Department to purchase fifteen (15) Motorola ASTRO Digital APX 6500 Mobile Radios in the amount of \$68,407.50. (POLICE)
- C) Consideration and action, if any, authorizing City Manager to negotiate purchase of property at 424 N. Cage Blvd. (ADMINISTRATION)

**9. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on incentive agreement with Evergreen Cold Storage, LLC. (PEDC II) (TABLED)
- B) Consideration and action, if any, on agreement with Zambelli Fireworks for Veterans Day fireworks display on Saturday, November 12, 2016. (EVENTS CENTER)

- C) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with Grupo Jugas for additional southbound services at the Mexican Federal Inspection Facilities. (BRIDGE)
- D) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with The Warren Group Architects, Inc. for additional services for the Development and Research Center Project. (ENGINEERING)
- E) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with Sam Garcia Architect for additional engineering services for the South Pharr Fire Station. (ENGINEERING)
- F) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with S&GE, LLC for additional engineering services for design of control components of the Waste Water Treatment Plant Secondary Clarifier. (ENGINEERING)
- G) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with S&GE, LLC for additional engineering services for the TWDB Project – rehabilitation of US 83 Expressway Elevated Storage Tank. (ENGINEERING)
- H) Consideration and action, if any, on lease agreement with Pharr-San Juan-Alamo Independent School District. (ADMINISTRATION)
- I) Consideration and action, if any, on Memorandum of Understanding between the Texas Department of Public Safety and the Pharr Police Department for engagement of commercial vehicle inspection enforcement. (POLICE)

**10. LEGAL:**

- A) Consideration and action, if any, to approve a collective bargaining agreement between the City of Pharr and the duly recognized bargaining agent for the Pharr Firefighters, IAFF Local #4213 and Attorney consultation pursuant to Section 551.071, Texas Government Code to receive legal advice and counsel in connection with the City's legal rights, duties, privileges and obligations arising out of the notice of collective bargaining sent to the City dated May 14, 2016, the labor negotiations arising out of that notice, and related legal issues. (HR/CIVIL SERVICE)

- 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:*

AGENDA REGULAR-SPECIAL MEETING  
SEPTEMBER 6, 2016

Pursuant to Section 551.071, the City may convene in a closed, non-public meeting with its attorney and discuss any matters related to **collective bargaining agreement between the City of Pharr and the duly recognized bargaining agent for the Pharr Firefighters, IAFF Local #4213 and Attorney consultation pursuant to Section 551.071, Texas Government Code to receive legal advice and counsel in connection with the City's legal rights, duties, privileges and obligations arising out of the notice of collective bargaining sent to the City dated May 14, 2016, the labor negotiations arising out of that notice, and related legal issues; legal advice concerning 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.

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

**13. ADJOURNMENT.**

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**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](mailto:hilda.pedraza@pharr-tx.gov) or [imelda.barrera@pharr-tx.gov](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 2<sup>nd</sup> day of September, 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).



MY HAND AND SEAL, this 2<sup>nd</sup> DAY OF SEPTEMBER 2016.

*Hilda Pedraza*  
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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: \_\_\_\_\_