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
TUESDAY, APRIL 7, 2015

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2010-32. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. On matters requiring a public hearing, all persons desiring to speak during a public hearing shall sign in with the City Clerk no later than 5:00 p.m. or the close of business on the business day prior to the scheduled public hearing.

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) Presentation of Proclamation proclaiming the week of April 6-11, 2015 as National Community Development Week in Pharr, Texas.

   B) Presentation of Proclamation proclaiming the week of April 12-18, 2015 as National Library Week.

   C) Presentation of Proclamation proclaiming the month of April as Fair Housing 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) Consultants Quarterly Reports
   C) City events of interest
   D) Legislative/Project Update

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 request from Knights of Columbus for partial street closure of S. Ironwood for the St. Jude Catholic Church annual Jamaica on Sunday, April 19, 2015 between 3:00pm and 9:00pm.

B) Consideration and action, if any, on Change Order #1 in the additional amount of $7,964.70 and 260 calendar days for the Moore Road Driveway at Pharr Police Department Project.

C) Consideration and action, if any, on Change Order #2 in the additional amount of add $39,387.20 and 23 calendar days for the South Pharr Sidewalk Improvements Project.

D) Consideration and action, if any, authorizing City Manager to advertise for bids for construction of North Water Transmission Project and North Water Tower Project.

E) Consideration and action on Planning & Zoning Cases:
Public Hearing

1. Sergio R. Garcia, d/b/a Aragon Music Hall, 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 1, 2 & 4, Replat of Lot 1, Mexican Fiesta Subdivision Unit No. 1 and Lot 1, Mexican Fiesta Subdivision Unit No. 2 Pharr, Hidalgo County, Texas. The property's physical address is 1300 West Nolana.

2. Raul Martinez, d/b/a The Fraternal Order of Eagles of Pharr, Texas, is requesting 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 3, Block 58, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 305 South Cage Boulevard.

3. Sebastian A. Sobczak dba La Ofrenda LLC 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 Limited Industrial District (L-I). The property is legally described as Lot A, Re-Plat of Lots 9 & 10, Steel Horse Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5704 North Gumwood.

4. William R. Bauman representing Branch Towers, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Planned Unit Development District (PUD). The property is legally described as 0.057 of an acre tract of land more or less, out of Lot 2, Re-subdivision of Lot 1, of the Re-subdivision of Lots 43-46, Pharr/Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 9302 South Lamar Drive.

5. William R. Bauman representing T-Mobile West, LLC, 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 a new tower in a Planned Unit Development District (PUD). The property is legally described as 0.057 of an acre tract of land more or less, out of Lot 2, Re-subdivision of Lot 1, of the Re-subdivision of Lots 43-46, Pharr/Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 9302 South Lamar Drive.

PLATS:

6. Melden & Hunt Inc., representing Jan R. Koepke, is requesting final plat approval of the proposed Janco Subdivision. The property is legally described as 1.76 acres out of Lot 85 Kelly-Pharr Subdivision, Pharr Hidalgo County, Texas. The property is located within the 5300 Block of US Hwy 281 South.

7. Quintanilla, Headley & Associates, Inc., representing Jose F. De Hoyos, Eva De Hoyos, Rolando Aguirre and Janet Aguirre, are requesting final plat approval of the proposed Re-plat of the West half of Lot 59, Addition to Las Milpas Subdivision. The property is legally described as being a 0.50 acre tract of land out of the West half of Lot 59, Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Ruisenor Avenue.

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2014-48. (Rental fees Boggus Ford Events Center facility)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2012-33 adopting the City of Pharr Purchasing Manual.

C) Consideration and action, if any, on Ordinance appointing Judges, Alternate Judges, and Early Voting Ballot Board Judge for the General Municipal Election to be held on Saturday, May 9, 2015. (TABLED)

D) Consideration and action, if any, on Ordinance amending Ordinance Nos. O-2013-42 and O-2011-12 Section 18 of the Code of Ordinances; adopting provisions related to Pharr Animal Shelter.

E) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-03 for budget amendments to the FY 2014-2015 budget.

F) Consideration and action, if any, on Ordinance designating the City of Pharr – TIF Reinvestment Zone #2. (TABLED)

G) Consideration and action, if any, on Ordinance setting guidelines and framework for Neighborhood Empowerment Zone/ Business Improvement District #2.

H) Consideration and action, if any, on Ordinance authorizing the issuance, sale and delivery of City of Pharr, Texas Refunding Bonds to refund the City's Combination Tax and International Bridge Revenue Refunding Bonds, Series 2005A; delegating certain authority to the City Manager, the Assistant City Manager, and the Chief Financial Officer, pursuant to the provisions of Texas Government Code, sections 1207.007 and 1207.008; levying a continuing direct annual ad valorem tax (and revenues, if so determined by the City Commission); authorizing the refunding of certain outstanding obligations; authorizing the execution of a bond purchase contract; approving an official statement, execution of an escrow and trust agreement, and making other provisions regarding such bonds and matters incident thereto.

I) Consideration and action, if any, on Ordinance authorizing the issuance, sale and delivery of City of Pharr, Texas Refunding Bonds to refund the City's General Obligation Refunding Bonds, Series 2005B; delegating certain authority to the City Manager, the Assistant City Manager, and the Chief Financial Officer, pursuant to the provisions of Texas Government Code, sections 1207.007 and 1207.008; levying a continuing direct annual ad valorem tax; authorizing the refunding of certain outstanding obligations; authorizing the execution of a bond purchase contract; approving an official statement, execution of an escrow and trust agreement, and making other provisions regarding such bonds and matters incident thereto.

J) Consideration and action, if any, on Resolution appointing one (1) member to the Community Development Council.

K) Consideration and action, if any, on Resolution authorizing Lone Star National Bank signatures for Workman's Comp account changes.

L) Consideration and action, if any, on Resolution for donation of surplus equipment to South Texas College for training purposes.

6. ADMINISTRATIVE:

A) Presentation on Comprehensive Parks Master Plan Update 2015.

B) Consideration and action, if any, on request from Point Blank Sporting Goods for assistance for their Pharr Archery Tournament on Saturday, May 16, 2015.

C) Consideration and action, if any, authorizing City Manager to take any action relating to the Jackson Place Apartments and Jackson Crosstown Apartments ("Apartments") including, but not limited to creation of Pharr Housing Finance Corporation and ownership entities, and negotiation of contracts for the development and financing of the Apartments.

D) Consideration and action, if any, acceptance of Moore Road Driveway at Pharr Police Department Project with Candela Organization and release of final payment and retainage in the amount of $ 16,841.91.

E) Consideration and action, if any, on acceptance of the South Pharr Sidewalk Improvements Project with Texas Cordia Construction and release of final payment and retainage in the amount of $ 29,665.42.

F) Consideration and action, if any, awarding bid for Pavement Markings for Public Works Annual Use (FY 2014-2015).

G) Consideration and action, if any, on request from Hidalgo County MPO to consider allocating the remaining balance of Coordinate Border Infrastructure (CBI) Programs Funds for improvements to the Pharr-Reynosa International Bridge.

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on contract between the City of Pharr and Hidalgo County Elections Administrator for lease election services.

B) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and the Lower Rio Grande Valley Development Council for the Cage and Helmer Sidewalk Improvements Project funded through the Section 5310 Program.

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 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 sonia.hinojosa@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 2nd day of April 2015, at 5:00 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 2nd DAY OF APRIL 2015.

CITY OF PHARR PHARR, TEXAS

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:_____