



**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 5:30 P.M. ON
TUESDAY, MAY 19, 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. 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) Submission of monthly report – Pharr Municipal Court
- C) Submission of April 2015 Tax Collection Report
- D) Submission of May 2015 Sales Tax Report
- E) City events of interest
- F) Legislative/Project Update

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)*

- A) Consideration and action, if any, authorizing City Manager to advertise for Catastrophic Event Debris Removal Services.
- B) Consideration and action, if any, rejecting bids for the purchase and delivery of fuel for the Public Works Department facility and authorize City Manager to re-advertise for bids.

- C) Consideration and action, if any, authorizing City Manager to advertise for proposals for bank depository services.
- D) Consideration and action, if any, on Change Order #1 in the total amount of add \$44,124.00 and add 10 calendar days for the Capote & Las Milpas Parks Street Improvements Project.
- E) Consideration and action on Planning & Zoning Cases:
Public Hearing
 - 1. Mario I. Ledezma, d/b/a La Frontera Bar, has filed with the Planning and Zoning Commission a request for a 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 Lots 4 and 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5808 South Cage Boulevard. CUP#150431 (Tabled Item)
 - 2. Luby's Bevco Inc. d/b/a Luby's Cafeteria, 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 1, El Centro Mall No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1900 West Expressway 83. CUP#130419

PLATS:

- 3. Sam Engineering & Surveying, representing Maria De La Luz Santana and Jose Luis Delgado, are requesting final plat approval of the proposed G & D Event Center Subdivision. The property is legally described as being a 2.20 acre tract of land, out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1002 East Nolana Loop. SUB#131128
- 4. MGE, representing Pharr-San Juan-Alamo I.S.D., is requesting final plat approval of the proposed PSJA ISD Palmer Elementary Subdivision. The property is legally described as a 21.70 acre tract of land, out of Lot 232, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1200 and 1600 Block of West Hall Acres Road. SUB#130820

REGULAR AGENDA – OPEN SESSION:

4. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No.O-2012-33 adopting the City of Pharr Purchasing Manual. (TABLED)
- B) Consideration and action, if any, on Ordinance designating the City of Pharr – TIF Reinvestment Zone #2. (TABLED)
- C) Consideration and action, if any, on Resolution authorizing review of Texas Gas Service Company's ("TGS") Cost of Service Adjustment ("COSA") Tariff.

- D) Consideration and action, if any, on Resolution authorizing Pharr Police Department to submit grant application to the Texas Office of Attorney General for the Victim Coordinator and Liaison Grant Project.
- E) Consideration and action, if any, on Resolution appointing/reappointing members of the Pharr Economic Development Corporation II Board of Directors.

5. ADMINISTRATIVE:

- A) Consideration and action, if any, approving list and public auction of City of Pharr Departments surplus awarded, unclaimed and seized property.
- B) Presentation and possible action, if any, on the City of Pharr organizational structure at all levels, to include all executive management and all directors.
- C) Consideration and action, if any, on public comments during City Commission meetings.
- D) Presentation and possible action, if any, on project relating to a bridge to cross a canal to link the neighborhood north of West Las Milpas Road to Jones Box Park.
- E) Presentation and possible action, if any, on project relating to a library and recreation center in south Pharr.
- F) Consideration and action, if any, on request from the City of Pharr to the Pharr Economic Development Corporation to increase their contribution to VIDA, from \$50,000 to \$100,000.
- G) Presentation and possible action, if any, on lending and predatory lending ordinances and/or resolutions that in favor of protecting the citizens of Pharr.
- H) Discussion and presentation on current Metro transportation in south Pharr.
- I) Consideration and action, if any, on request from the City of Pharr to the Lower Rio Grande Valley Development Council on Metro transportation in the City of Pharr.
- J) Presentation and possible action, if any, on City of Pharr paving program and/or plans, to include south Pharr.
- K) Consideration and action, if any, on City of Pharr paving program and/or plans.

- L) Consideration and action, if any, on the Mayor and City Commission "Utility Bill Assistance Program" to be implemented, if possible, this current fiscal year.
- M) Consideration and action, if any, on the Mayor and City Commission "Utility Rate Reduction Plan" to be implemented, if possible, this current fiscal year.
- N) Consideration and action, if any, on the Mayor and City Commission "Property Tax Plan" for the fiscal year starting October 1, 2015.
- O) Consideration and action, if any, on the Mayor and City Commission "City Employee Living Wage Plan" for the fiscal year starting October 1, 2015.
- P) Presentation and action, if any, on the base and total rate of pay for civil service employees in comparison to similar cities in the Rio Grande Valley.
- Q) Consideration and action, if any, on base and total rate of pay for civil service employees for the fiscal year starting October 1, 2015.

6. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any on Memorandum of Understanding between the City of Pharr and the Area Agency on Aging for the Cage Blvd. and Helmer Street Sidewalks Improvements Project funded through the Section 5310 Program.
- B) Consideration and action, if any, on agreement between the City of Pharr and the Boys and Girls Club of Pharr for concession services at the Pharr Aquatic Center.

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 4 -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.

AGENDA REGULAR MEETING
MAY 19, 2015

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 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 15th day of May 2015, at 6:00 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 15TH DAY OF MAY 2015.

Hilda Pedraza

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:_____