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, JULY 21, 2015

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) Consultants Quarterly Reports
   C) Submission of monthly report – Pharr Municipal Court
   D) Submission of June 2015 Tax Collection Report
   E) Submission of July 2015 Sales Tax Report
   F) 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)*

A) Approval of Minutes for May 19, 2015 - Regular Called Meeting; May 26, 2015 - Special Called Meeting; and June 2, 2015 - Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action, if any, authorizing Interim City Manager to advertise for Liquid Ammonium Sulfate for the Water Treatment Plant. (PUBLIC UTILITIES)

C) Consideration and action, if any, authorizing Interim City Manager to advertise for Aluminum Sulfate Liquid Polymer Blend for the Water Treatment Plant. (PUBLIC UTILITIES)

D) Consideration and action, if any, authorizing Interim City Manager to advertise for request for qualifications for professional engineering services. (ENGINEERING)

E) Consideration and action, if any, authorizing Interim City Manager to advertise for request for qualifications for professional geotechnical engineering services. (ENGINEERING)

F) Consideration and action, if any, authorizing Interim City Manager to advertise for request for qualifications for professional surveying services. (ENGINEERING)

G) Consideration and action, if any, authorizing Interim City Manager to advertise for request for qualifications for water and wastewater rate study services. (ENGINEERING)

H) Consideration and action, if any, on request from Pharr Police Department to close Newcombe Avenue from Cage Blvd. to Bluebonnet Street for their National Night Out event scheduled for Saturday, September 5, 2015. (POLICE)

I) Consideration and action, if any, on request from Hidalgo County Elections Department for use of Jose "Pepe" Salinas Civic Center and Las Milpas Community Center as Early Voting and Election Day polling locations for the upcoming November 3, 2015 Constitutional Amendment Election. (ADMINISTRATION)

J) Consideration and action, if any, on Ordinance amending Ordinance No. O-2007-56 for revision of rates charged for sewer system services. (FINANCE)

K) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-09 sanitation fees. (FINANCE)

L) Consideration and action, if any, on Ordinance amending Ordinance No. O-2014-40 on establishing an assessment fee for paving and drainage improvements. (FINANCE)

M) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-56 water rates. (FINANCE)

N) Consideration and action, if any, on Resolution authorizing Police Department to submit application and accept Edward Byrne Memorial Justice Assistance Grant Program FY 2015 Award for $18,841 for purchase of Mobile Data Terminals Project. (POLICE)

O) Consideration and action, if any, on Resolution authorizing bank signatures for U.S. Bancorp Government Leasing and Finance accounts. (FINANCE)

P) Consideration and action, if any, on letter of support for inspection point of SENASICA (Servicio Nacional de Inocuidad y Calidad Agroslimentaria) on the Mexican side of the Pharr International Bridge. (BRIDGE)

Q) Consideration and action, if any, on TRMI VeriSign Renewal of ipharr.com. (BRIDGE)

R) Consideration and action, if any, on AMHPAC's membership renewal for $4,000. (BRIDGE)

S) Consideration and action, if any, on Holt Power System Maintenance Agreement. (BRIDGE)

T) Consideration and action, if any, on License Agreement with U.S. Customs and Border Protection and City of Pharr for maintenance of surveillance system within Rio Grande Valley Border Patrol Sector. (BRIDGE)

U) Consideration and action, if any, on Lease Renewal Agreement with Texas Alcoholic Beverage Commission (TABC). (BRIDGE)

V) Consideration and action, if any, rejecting bids for Health Insurance Services for FY 2015-2016 and authorize Interim City Manager to re-advertise for bids. (FINANCE)

W) Consideration and action on Planning & Zoning Cases:

Public Hearings:

1. Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use 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 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 209 West Nolana. CUP#040644

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 Lots 2 and 3, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 109 East Ferguson. CUP#100623

3. Christopher T. Nixon, representing Alltel Communications, LLC, dba Verizon Wireless, 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 in an Agricultural and/or Open Space District (A-O). The property is legally described as 0.06 acres of land, more or less, out of Lot 293, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5712 South Cage Boulevard. CUP#150643.

4. Christopher T. Nixon, representing WWC Texas RSA, LLC, dba Verizon Wireless, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O). The property is legally described as 0.06 acres of land, more or less, out of Lot 98, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 705 East Nolana Loop. CUP#150644

REGULAR AGENDA – OPEN SESSION:

4. ORDINANCES AND RESOLUTIONS:

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

B) Consideration and action, if any, on Ordinance authorizing the issuance, sale and delivery of City of Pharr, Texas Waterworks and Sewer System Revenue Bonds, series 2015 in the aggregate principal amount of $1,762,000 providing for the payment of the bonds from a lien on and pledge of the net revenues of the City's waterworks and sewer system to the payment of the principal of and interest on such bonds; providing for the terms and conditions of such bonds; resolving other matters incident and relating to the issuance, payment, security, sale and delivery of the bonds; and making other provisions regarding such bonds and matters incident thereto. (PUBLIC UTILITIES)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-61 (Weedy Lots). (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Ordinance amending Ordinances No. O-2008-14 and O-2009-14 (Garage Sales). (DEVELOPMENT SERVICES)

E) Consideration and action, if any, on Resolution authorizing City Attorney and city personnel to proceed in protecting municipal legal interests and legal proceedings. (ADMINISTRATION)

F) Consideration and action, if any, on Resolution adopting the One Year Action Plan FY2015-2016 for submittal to the U.S. Department of Housing and Urban Development (HUD). (COMMUNITY DEVELOPMENT)

G) Consideration and action, if any, on Resolution authorizing the City of Pharr participation in the Steering Committee of Cities Served by AEP for the Energy Efficiency Cost Recovery Factor (EECRF). (ADMINISTRATION)

H) Consideration and action, if any, on Resolution amending Resolution No. R-2014-31, in cancellation of Stage II – Mandatory Water Conservation and implementing Stage I – Voluntary Water Conservation. (PUBLIC UTILITIES)

I) Consideration and action, if any, on Resolution regarding Loan and Grant Agreement setting out the terms and conditions of the financial assistance between the Texas Water Development Board and the City of Pharr. (PUBLIC UTILITIES)

J) Consideration and action, if any, on Resolution appointing/re-appointing three (3) regular members to the Board of Adjustment. (DEVELOPMENT SERVICES)

K) Consideration and action, if any, on Resolution appointing a Representative and an Alternate to the Amigos Del Valle Board for FY 2014-2015. (ADMINISTRATION)

L) Consideration and action, if any, on Resolution appointing an ex-officio member to the Golf Course Advisory Board. (PARKS & REC.)

M) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for a public purpose; establishing procedures for the acquisition of market value for the property to be acquired; establishing fair market value for the property to be acquired; and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorizing condemnation proceedings by City Attorney, contingent on available funding. (DEVELOPMENT SERVICES)

N) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for a public purpose; establishing procedures for the acquisition of market value for the property to be acquired; establishing fair market value for the property to be acquired; and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorizing condemnation proceedings by City Attorney, contingent on available funding. (DEVELOPMENT SERVICES)

O) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for a public purpose; establishing procedures for the acquisition of market value for the property to be acquired; establishing fair market value for the property to be acquired; and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorizing condemnation proceedings by City Attorney, contingent on available funding. (DEVELOPMENT SERVICES)

P) Consideration and action, if any, on Resolution related to the proposed posted speed limit for Owassa Rd. widening project from Jackson Road to I-69. (ENGINEERING)

Q) Consideration and action, if any, on Resolution approving the bids received on tax resale properties on June 2, 2015. (ADMINISTRATION)

5. ADMINISTRATIVE:

A) Consideration and action, if any, on bids received on struck-off properties described as the South one-half of the East one-half of Lot 7, Block 7, Original Townsite of Pharr, Hidalgo County Texas, according to the map or plat thereof, recorded in Volume 3, Pages 32 through 36, Map Records of Hidalgo County, Texas; the West one-half of Lot 4, Block 6, Original Townsite, City of Pharr, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 32, Map Records of Hidalgo County, Texas. (ADMINISTRATION)

B) Discussion and possible action, on current status of the Combination Tax and International Bridge Revenue Refunding Bonds Series 2015A and General Obligation Refunding Bond, Series 2015B approved on April 7, 2015 in Ordinance No. O-2015-13 and in Ordinance No. O-2015-14 respectively. (ADMINISTRATION)

C) Consideration and action, if any, awarding Bid No. 1415-01-510-0018 for the purchase of Lot 9, Block 44, Pharr Original Townsite, Pharr Hidalgo County, Texas. (ADMINISTRATION)

D) Consideration and action, if any, awarding Bid No. 1415-65-510-0020 for concession operations at Boggus Ford Events Center. (EVENTS CENTER)

E) Consideration and action, if any, rejecting bids for the Sealed Expansion Joint Repair of the Pharr/Reynosa International Bridge. (BRIDGE/ENGINEERING)

F) Consideration and action, if any, authorizing Interim City Manager or designee to negotiate land purchase (west 5 acres out of Lot 327 Kelly-Pharr). (DEVELOPMENT SERVICES)

G) Consideration and action, if any, authorizing Interim City Manager or designee to negotiate land purchase (south 660' of the east 330' out of Lot 327). (DEVELOPMENT SERVICES)

H) Consideration and action, if any, authorizing Interim City Manager or designee to negotiate land purchase (22.94 acres out of Lot 255 Kelly-Pharr). (DEVELOPMENT SERVICES)

I) Consideration and action, if any, authorizing Interim City Manager or designee to negotiate land purchase. (Lots 258, 259, and 260 Kelly-Pharr) (DEVELOPMENT SERVICES)

J) Consideration and action, if any, increasing bridge toll fees. (BRIDGE)

K) Consideration and action, if any, on recognizing an exclusive bargaining agent for the Pharr Police Department. (POLICE)

L) Consultation with the Board of Commissioners on pending Personnel Action Forms. (ADMINISTRATION)

M) Consultation with the Board of Commissioners on review of the City organization structure. (ADMINISTRATION)

N) Consideration and action, if any, on termination of contract with Texas Descon, LP. (DEVELOPMENT SERVICES)

6. PURCHASING:

A) Consideration and action, if any, purchase of used 2012 Chevrolet 4x4 from Texas Facilities Commission for use by emergency management. (I.T.)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Interlocal agreement between City of Pharr and the Hidalgo County Regional Mobility Authority for Administrative and Staffing Services. (ADMINISTRATION)

B) Consideration and action, if any, on contractual agreement for internal audit services. (ADMINISTRATION)

C) Consideration and action, if any, on renewed and amended agreement for program administration between City of Pharr and the Pharr Economic Development Corporation II (PEDC). (ADMINISTRATION)

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 3 - 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 **Pharr v Pharr International Services; CL-14-3958; 13-15-0230-CV, 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 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 17th day of July 2015, at 7:30 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 17TH DAY OF JULY 2015.

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:_____