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 5:15 P.M. ON
TUESDAY, AUGUST 4, 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. **PROCLAMATIONS:**

   A) Presentation of Proclamation proclaiming the University of Texas Rio Grande Valley Day.

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) Presentation on 3rd Quarterly Report for FY 2014-2015
C) City Events of Interest: Recognition of PONY Mustang 9u Baseball Team for advancing to the World Series in Walnut, California.

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 Ordinance amending Ordinance No. O-2007-56 for revision of rates charged for sewer system services. (FINANCE)

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

C) Consideration and action, if any, authorizing Interim City Manager to advertise for city-wide landscape maintenance services for the City of Pharr. (PARKS & REC.)

D) Consideration and action, if any, on request from Saint Margaret Mary Catholic Church to close the 100 block of Juarez Street between Cage Blvd. and Aster Street on Saturday, October 17, 2015 from 5:00pm – 10:00pm and on Sunday, October 18, 2015 from 1:00pm – 10:00pm for their annual Jamaica. (ADMINISTRATION)

E) Consideration and action on Planning & Zoning Cases:

Public Hearing:

1. R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, 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 Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 6801 South Jackson Road. CUP#120529

2. Alba Dora Pedraza, d/b/a Sepi's 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 22, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 212 West State Street. CUP#120423

3. Rommel Organista, d/b/a Kurai Chinese & Sushi 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 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 1201 South Jackson, Suite 1. CUP#120424

4. Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, 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 Lots 17, 18 and 19, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 917 West Ferguson Street. CUP#130630

5. Melden & Hunt Inc., representing Kamper Investments, LLC., has filed with the Planning and Zoning Commission a request for a change of zone from an Office Professional District (O-P) to a General Business District (C). The property is legally described as Lot 3, Block. 4, Lowrie Subdivision of a tract "T", Pharr, Hidalgo County, Texas. The properties physical address is 614 South Cage Boulevard. COZ#150539

6. Melden & Hunt Inc., representing Kamper Investments, LLC., has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to a General Business District (C). The property is legally described as the East one-half (1/2) of Lot 1, Block. 4, Lowrie Subdivision of a tract "T", Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Jones Avenue. COZ#150540

7. Santiago O. Alanis has filed with the Planning and Zoning Commission a request for a change of zone from a General Business District (C) to a Medium Density Multi-Family Residential District (R-3). The property is legally described as the North 0.65 acres of land, more or less, out of Lot 4, Block 145, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 1217 East Ferguson Avenue. COZ#150745

PLATS:

8. R. Gutierrez Engineering Corporation, representing Daniel Gonzalez, is requesting final plat approval of the proposed Iglesia Bautista Biblica Subdivision. The property is legally described as being a 0.924 acre tract of land out of the West 610 feet of the East 660 feet of the North 66 feet of the North 561 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7200 and 7300 Block of South Cage Boulevard.

9. Sam Engineering & Surveying Inc., representing Cesar Garcia Vigil, is requesting final plat approval of the proposed Interenlace Subdivision. The property is legally described as being a 10.00 acre tract of land being the East 10.00 acres of the West 20.00 acres of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 and 800 Block of West Anaya Road.

10. Dannenbaum Engineering Company, representing Charles Mueller, is requesting final plat approval of the proposed Center on Ridge Road Subdivision Phase I. The property is legally described as being a 2.161 acre tract of land, out of, Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 and 500 Block of West Ridge Road.

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

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

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-11 Tierra Del Sol Golf Club Banquet Room and Pharr Sports Complex rental rates. (PARKS & REC.)

C) Consideration and action, if any, on Ordinance authorizing the issuance, sale and delivery of City of Pharr, Texas combination tax and international bridge revenue refunding bonds, Series 2015A; delegating certain authority to the city manager and the finance director 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 bonds; approving an official statement, execution of an escrow agreement, the subscription and purchase of certain escrowed securities, and making other provisions regarding such bonds and matters incident thereto. (ADMINISTRATION)

D) Consideration and action, if any, on Ordinance authorizing the issuance, sale and delivery of City of Pharr, Texas general obligation refunding bonds, Series 2015B; delegating certain authority to the city manager and the finance director pursuant to the provisions of Texas Government Code, Sections 1207.007 and 1207.008; levying a continuing direct annual ad valorem tax; authorizing the current refunding of certain outstanding bonds; authorizing the execution of a bond purchase contract; approving an official statement, execution of an escrow and trust agreement, the subscription and purchase of certain federal securities, and making other provisions regarding such bonds and matters incident thereto. (ADMINISTRATION)

E) Consideration and action, if any, on Resolution appointing/re-appointing a Representative and an Alternate to Amigos Del Valle Board for FY 2015-2016. (ADMINISTRATION)

F) Consideration and action, if any, on Resolution authorizing a policing agreement between PSJA Independent School District and the City of Pharr to continue the "School Resource Officer Program" for 2015-2016. (POLICE)

G) Consideration and action, if any, on Resolution authorizing a K9 policing agreement between the PSJA Independent School District and the City of Pharr under the "School Resource Officer Program" for 2015-2016. (POLICE)

H) Consideration and action, if any, on Resolution authorizing a policing agreement between Valley View Independent School District and the City of Pharr to continue the "School Resource Officer Program" for school year 2015-2016. (POLICE)

I) Consideration and action, if any, on Resolution appointing one (1) regular member to Board of Adjustment. (DEVELOPMENT SERVICES)

6. ADMINISTRATIVE:

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

B) Consultation with the Board of Commissioners on review of the city organization structure. (ADMINISTRATION)

C) Consideration and action, if any, on authorizing Interim City Manager to negotiate contract with SAMES Engineering for the preparation of plans for downtown street light project from U.S. Business 83 to Polk Ave. (ENGINEERING)

D) Discussion and action, if any, on appointment of City Manager. (ADMINISTRATION)

7. PURCHASING:

A) Consideration and action, if any, on awarding Proposal for Professional Audit Services for FY 2014-2015. (FINANCE)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Interlocal agreement between the Lower Rio Grande Valley Development Council (LRGVDC) and City of Pharr for E911 Public Safety Answering Point Services (PSAP). (FIRE)

B) Consideration and action, if any, on Interlocal agreement between the Lower Rio Grande Valley Development Council (LRGVDC) and City of Pharr for E911 Public Safety Answering Point Services (PSAP). (POLICE)

C) Consideration and action, if any, on agreement with Active Networks, LLC. for online registration services. (PARKS & REC.)

9. 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 - 8 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.

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

11. **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 31st day of July, 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 31st 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:_____