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., 2ND FLOOR, PHARR, TEXAS COMMENCING AT 5:15 P.M. ON TUESDAY, AUGUST 25, 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 National Suicide Prevention Awareness 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) Submission of monthly report – Pharr Municipal Court
   C) Submission of July 2015 Tax Collection Report
   D) Submission of August 2015 Sales Tax Report
   E) City events of interest

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) Approval of Minutes for June 16, 2015 - Regular Called Meeting; July 1, 2015 – Regular-Special Called Meeting; July 21, 2015 – Regular Called Meeting; and August 4, 2015 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to advertise for bids for the relocation of water and sewer line on Military Highway. (PUBLIC UTILITIES)

C) Consideration and action, if any, authorizing City Manager to advertise for request for proposals for in-house restaurant services at the Boggus Ford Events Center. (EVENTS CENTER)

D) Consideration and action, if any, authorizing City Manager to advertise for proposals for concession services at Tierra Del Sol Golf Club Dining Area. (PARKS & REC.)

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

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

G) Consideration and action on Planning & Zoning Cases:

Public Hearing

1. Mario Anaya, representing Ango Investments, LLC, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a High Density Multi-Family District (R-4). The property is legally described as Lot 6, Tri-City Acres, Pharr, Hidalgo County, Texas. The properties physical address is 5414 North Sugar Road. COZ#150746

2. LEM Group, LLC, d/b/a The Bridge Bar & Grill, 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 0.06 acre tract of land, more or less, out of Lot 2, Luvil, L.L.C. Estates Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 508 West IH-2, Suite 13. COZ#150747

PLATS:

3. Salinas Engineering & Associates, representing Uriel De Alba and Dora G. De Alba, are requesting final plat approval of the proposed De Alba Subdivision. The property is legally described as being a 2.76 acre tract of land, more or less, out of and forming a part of Lot 188, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of South Cage Boulevard.

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) (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance adding Chapter 11 under City of Pharr Personnel Policy Manual relating to restrictions on non-professional employee relationships (Non-Fraternization Policy) (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-38, Section 3, to add Witten Park. (PAL)

D) Consideration and action, if any, amending Ordinance No. O-2008-29. (ADMINISTRATION)

E) Consideration and action, if any, on Resolution ratifying re-scheduling the City Commission meeting of Tuesday, August 18, 2015. (ADMINISTRATION)

F) Consideration and action, if any, on Resolution re-scheduling the City Commission meeting of Tuesday, September 1, 2015. (ADMINISTRATION)

G) Consideration and action, if any, on Resolution authorizing the Environmental Services Recycling Center Division to file a application with the Lower Rio Grande Valley Development Council (LRGVDC) for a Regional Solid Waste Grants Program Grant. (PUBLIC WORKS)

H) Consideration and action, if any, on Resolution appointing/re-appointing four (4) regular members to the Parks & Recreation Committee. (PARKS & REC.)

I) Consideration and action, if any, on Resolution authorizing Police Department to enter into an Interlocal Agreement and accept Grant Award from Auto Burglary and Theft Prevention Authority. (POLICE)

J) Consideration and action, if any, on Resolution authorizing Police Department to enter into an Interlocal Agreement with Hidalgo County Sheriff's office for FY 2014 Operation Stonegarden Grant funds. (POLICE)

K) 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. (Lot 327-AKA Lot 3, South Pharr Library) (DEVELOPMENT SERVICES)

L) 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. (Lot 327-AKA Lot 4, South Pharr Library) (DEVELOPMENT SERVICES)

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. (17 Properties, STC Campus) (DEVELOPMENT SERVICES)

6. ADMINISTRATIVE:

A) Consideration and action, if any, awarding bid for Catastrophic Event Debris Removal services. (PUBLIC WORKS)

B) Consideration and action, if any, awarding Professional Delinquent Tax Collection services. (FINANCE)

C) Consideration and action, if any, awarding Employee Health and Pharmacy Plan services. (FINANCE)

D) Submission of Proposed City of Pharr Budget FY 2015-2016. (FINANCE)

E) Submission of 2015 Certified Tax Roll. (FINANCE)

F) Submission and Certification of 2015 Anticipated Collection Rate and Excess 2014 Debt Tax Collections. (FINANCE)

G) Submission and Certify Effective and Rollback Tax Rate. (FINANCE)

H) Discussion and action for vote on proposed Tax Rate Increase. (FINANCE)

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

J) Consideration and action, if any, on location determination for South Branch Training & Emergency Operation Center Building. (ADMINISTRATION)

K) Consideration and action, if any, on authorization to submit an application for a Drainage District Crossing Permit for a pedestrian Bridge. (ADMINISTRATION)

7. PURCHASING:

A) Consideration and action, if any, on request to upgrade Dock Enforcement Booth (DEB) at Pharr International Bridge. (BRDIGE)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on non-binding Letter of Intent with COPsync, Inc. for Pharr Economic Development Corporation proposal. (ADMINISTRATION)

B) Consideration and action, if any, on Interlocal agreement between Lower Rio Grande Valley Development Council and the City of Pharr for Valley Metro bus route expansion. (CDBG)

C) Consideration and action, if any, on contract between the City of Pharr and Palm Valley Animal Center. (PUBLIC WORKS)

D) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with S&GE LLC for engineering services for Wastewater Treatment Plant Clarifier #2 rehabilitation. (PUBLIC UTILITIES)

E) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with Cruz & Hogan Consultants for engineering services for relocation of water and sewer line on Military Highway. (PUBLIC UTILITIES)

F) Consideration and action, if any, authorizing City Manager to negotiate and execute contract with Cruz & Hogan Consultants for engineering services for rehabilitation of Lift Station No. 40 and force main project. (PUBLIC UTILITIES)

G) Consideration and action, if any, authorizing City Manager to include water and sewer rate study in Water and Wastewater Master Plan with S&GE LLC. (PUBLIC UTILITIES)

H) Consideration and action, if any, on Memorandum of Understanding between County of Hidalgo, City of Edinburg, City of McAllen, City of Mission, City of Pharr and The University of Texas Rio Grande Valley for the development of and funding for the University of Texas Rio Grande Valley School of Medicine. (ADMINISTRATION)

I) Consideration and action, if any, on Memorandum of Understanding between WellTech Services and City of Pharr for employee health screenings. (FINANCE)

J) Consideration and action, if any, on Memorandum of Understanding between City of Pharr and D&M Ventures, LLC for multi-family apartment projects. (ADMINISTRATION)

K) Consideration and action, if any, on Inter-local Agreement between the City of Pharr and Hidalgo County for East and West El Dora Road improvements. (ADMINISTRATION)

L) Consideration and action, if any, on Inter-local Agreement between the City of Pharr and Hidalgo County for Linear Park Project. (ADMINISTRATION)

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 4 - 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 **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.

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 21st day of August 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 21st DAY OF AUGUST 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:_____