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, OCTOBER 20, 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 Lights On Afterschool 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 October 2015 Sales Tax Report
   D) Submission of September 2015 Tax Collection 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) Consideration and action, if any, authorizing City Manager to advertise for proposals for In-House Security services at the Boggus Ford Events Center. (EVENTS CENTER)

B) Consideration and action, if any, authorizing City Manager to advertise for proposals for In-House Production Company for sound and lighting services at the Boggus Ford Events Center. (EVENTS CENTER)

C) Consideration and action, if any, on Ordinance establishing policies and procedures for the use and/or disposition of city property. (DEVELOPMENT SERVICES)

D) Consideration and action on Planning & Zoning Cases:

PUBLIC HEARINGS:

1. Blanca Estella Meza, d/b/a Hukah Spot, 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 being all of Lots 9 & 10, Block 1, Amended Plat of Mayfair Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3914 North Jackson Road. CUP#150957

2. Ronal O Urquia, d/b/a Lily's Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Night Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as a portion of Lot 12, and all of Lots 13-16, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 410 West State, Suite D. CUP#150958

PLATS:

3. Melden & Hunt Inc., representing Vaquero Ventures Management, LLC, W.A. Landreth, Manager, is requesting preliminary and final plat approval of the proposed Vaquero Ventures Subdivision. The property is legally described as being a re-subdivision of 2.23 acre out of Lot 196, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of South Cage Boulevard. SUB#150921

4. Quintanilla, Headley & Associates Inc., representing SCI Management, Dann Narveson, Director of Real Estate, is requesting final plat approval of the proposed Palm Valley Section Two Subdivision. The property is legally described as being a 13.20 acre tract of land, being all of the 50.00 foot street right of way, all of Lots 1 through 15, the South 15.00 feet of Lot 17 and all of Lots 18 through 22, Amended Valley Cathedral Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 4600 and 4800 Block of North Sugar 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. (ADMINISTRATION) (TABLED)

B) Consideration and action, if any, Resolution appointing/reappointing one (1) member to the Parks & Recreation Committee. (PARKS & REC) (TABLED)

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

D) Consideration and action, if any, on Resolution appointing/reappointing nine (9) members to the Tierra Del Sol Golf Course Advisory Board. (PARKS & REC.)

E) Consideration and action, if any, on Resolution for nomination of (1) one person to the Board of Directors of the Hidalgo County Appraisal District. (ADMINISTRATION) (TABLED)

F) Consideration and action, if any, on Resolution authorizing Public Works Department to submit grant application to the Lower Rio Grande Valley Development Council for the City of Pharr's Environmental Recycling Services Program. (PUBLIC WORKS)

G) Consideration and action, if any, on Resolution authorizing the submission of a Texas Investment Partnerships Program application to the Texas Department of Housing and Community Affairs for the Homebuyer Assistance program. (COMMUNITY DEVELOPMENT)

H) Consideration and action, if any, on Resolution authorizing signatures with Lone Star National Bank. (FINANCE)

I) Consideration and action, if any, on Resolution authorizing an Interlocal Agreement with County of Hidalgo for scofflaw services contract for marking Texas motor vehicle registration records. (MUNICIPAL COURT)

J) Consideration and action, if any, on Resolution authorizing the creation of the Pharr Housing Finance Corporation and approving the Articles of Incorporation. (ADMINISTRATION)

K) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of South U.S. 281 (Cage Blvd.) and East Business 83 for the PSJA Southwest High School Diabetes Awareness Run/Walk on Saturday, November 14, 2015 from 7:30 a.m. to 11:30 a.m. (PAL)

6. ADMINISTRATIVE:

A) Consideration and action, if any, on Texas Commission on Environmental (TCEQ) Agreed Order on supplemental environmental project for Lift Station #25. (PUBLIC UTILITIES)

7. PURCHASING:

A) Consideration and action, if any, on Change Order No. 2 in the amount of $120,682.50 and additional 40 calendar days for the Capote and Las Milpas Industrial Parks Street Improvements Project. (PUBLIC WORKS)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on contract with Media Choice for digital billboards for advertisement services. (EVENTS CENTER)

B) Consideration and action, if any, on contract with Texas Sportsman for advertisement services. (EVENTS CENTER)

C) Consideration and action, if any, authorizing City Manager to negotiate amendment of contract with Javier Hinojosa Engineering for Hi-Line Road Project. (ENGINEERING)

D) Consideration and action, if any, on supplemental easement and Right of Way request from AEP Texas Central Company and authorize payment in the amount of $1,125.00 to City of Pharr. (ENGINEERING)

E) Consideration and action, if any, awarding proposal for Consulting Services/Servicing Agency for Health Insurance. (HR)

F) Consideration and action, if any, on contract with Dailey Wells Communications for professional services to change all radios and infrastructure to comply with the federal mandate. (IT)

G) Consideration and action, if any, on contract with Enviro-Lite Solutions, LLC. for lighting improvements to city facilities. (ADMINISTRATION)

H) Consideration and action, if any, on collective bargaining labor agreement between Pharr Police Bargaining Unit members and the City of Pharr for FY2015-2016 thru FY2018-2019. (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 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 16th day of October, 2015, at 5:30 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 16th DAY OF OCTOBER 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:_____