



**CITY COMMISSION
AGENDA MEMORANDUM**

TO: Mayor and Commissioners
FROM: Hilda Pedraza, TRMC City Clerk

SUBJECT: PUBLIC COMMENTS

No backup information is needed for this item.

THANK YOU



**CITY COMMISSION
AGENDA MEMORANDUM**

TO: Mayor and Commissioners
FROM: Hilda Pedraza, TRMC City Clerk

SUBJECT: PUBLIC HEARING

No backup information is needed for this item.

THANK YOU

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, SEPTEMBER 19, 2016 AT 5:10 P.M.
118 SOUTH CAGE 2ND FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, September 19, 2016 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro-Tem Oscar Elizondo, Jr.
Comm. Eleazar Guajardo
Comm. Roberto Carrillo
Comm. Edmund Maldonado
Comm. Ricardo Medina
Comm. Mario Bracamontes

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Juan G. Guerra, City Manager
Ed Wylie, Asst. City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
Gary Rodriguez, Events Center Dir.
Karla Moya, Finance Director
Ruben Villescascas, Police Chief
Lenny Perez, Fire Chief
Melanie Cano, Development Services
Roy Garcia, Public Works Director
David Garza, Public Utilities Dir.
Sergio Alanis, Parks & Rec. Asst. Dir.
Raul Garza, CDBG Director
Adolfo Garcia, Library Director
Luis Bazan, Bridge Director
Sergio Contreras, PEDC Director

CITY ATTORNEY Patricia Rigney, Attorney

ITEM 1 CALL TO ORDER:

Mayor Hernandez called the meeting to order at 5:10 p.m. Roll Call established a quorum.

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BODY

All present.

B) PLEDGE OF ALLEGIANCE / INVOCATION

Karla Moya, Finance Director, led in the pledge of allegiance and Pastor Magallan said the prayer.

ITEM 2 PROCLAMATIONS:

A) PROCLAMATION PROCLAIMING RED RIBBON WEEK

Mayor Hernandez read proclamation proclaiming October 21-31, 2016 as Red Ribbon Week. Melissa Alviar, Behavioral Health Solutions of South Texas, and Pastor Magallan received proclamation. Ms. Alviar stated October 21-31, 2016 has been designated as National Red Ribbon Week and asked the Commission for their support for a drug-free state by wearing a red ribbon and participating in drug-free activities that week. She further extended an invitation to all to attend the Red Ribbon Parade from 9:00 a.m. to 11:00 a.m. on Saturday, October 1, 2016 in Alamo, Texas.

ITEM 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 AUGUST 2016 TAX COLLECTION REPORT**
- C) SUBMISSION OF SEPTEMBER 2016 SALES TAX REPORT**
- D) CITY EVENTS OF INTEREST**

Juan G. Guerra, City Manager, introduced the item and stated questions on City Engineer's report could be entertained at this time. There were no questions.

Juan G. Guerra, City Manager, introduced the tax collection report and stated current taxes were up and delinquent tax collections were slightly down. Mr. Guerra further reported September 2016 sales tax were slightly down by 1% but overall for the year they were up 5%.

Juan G. Guerra, City Manager, introduced city events of interest and announced the City of Pharr has created the Espanol Facebook page for the Spanish speaking community. He also reported on the Noche de Box, PSJA College Night, and Friday Night Honky Tonk events to take place at the Boggus Ford Events Center.

Juan G. Guerra, City Manager, reported the Mayor of Culiacan would form an alliance with Pharr due to his city being a major produce region and Pharr having the number one produce bridge in the country. He stated the signing of the Certificate of Alliance, which would form a Memorandum of Understanding, would take place on Thursday, September 22, 2016 at 3:30 p.m. at the Pharr Bridge Offices.

Juan G. Guerra, City Manager, stated Pharr's unemployment rate was at 6.9% this month compared to 7.3% this month last year and reported on upcoming events at the Pharr Memorial Library.

Juan G. Guerra, City Manager, recognized Hilda Pedraza for receiving the Exemplary 5-Star Vital Registration Award from the Texas Department State Health Services Vital Statistics Division. The award honors partners who go above and beyond the duties of birth and death registration by attending trainings and keeping up with the latest legislation and trends and who understand the importance of vital statistics and its impact on the citizens of Texas.

Juan G. Guerra, City Manager, reported Operation Clean Sweep would take place on Saturday, September 24, 2016 from 8:00 a.m. to 12 noon at Boggus Ford Events Center and reminded everyone the Pharr Fire Fest would take place on Saturday, October 8, 2016 in downtown Pharr.

ITEM 4 PUBLIC COMMENTS/PUBLIC HEARINGS:

A) PUBLIC COMMENTS: (ORDINANCE NO. O-2015-28)

Juan Guerra, City Manager, introduced the item.

Kenneth Fletcher reminded everyone the Rio Reforestation event would take place on October 15, 2016 at the Milagro tract of the Lower Rio Grande Valley National Wildlife Refuge and stated the purpose is to plant native trees and shrubs. He further thanked the Pharr Economic Development Corporation for their sponsorship at this event. Lastly, Mr. Fletcher suggested some CDBG funds should be spent on the i-Tree software program.

Annita Jenny, Amigos Del Valle, stated Amigos Del Valle is non-profit organization and currently owns a 40-unit rental housing project located at 200 E. Helmer, in Pharr. Ms. Jenny stated they provide free meals, housing, and transportation services to individuals 60 years of age and older. She further thanked the City of Pharr and Comm. Eleazar Guajardo, current ADV Board Member, for their continued support.

Olga Lopez, Nutrition Events Planner/CDBG Specialist, also thanked the Commission for their continued support and stated they serve seniors with free congregate meals, home meal delivery, transportation services, and housing. She also mentioned they started serving meals to a new community in Pharr in which they have 21 participants who receive hot meals, nutrition information, and recreational activities.

B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES: (ORDINANCE NO. O-2015-28)

No one signed up to speak under the public hearing.

- C) **PUBLIC HEARING: SOLICITATION OF COMMENTS ON THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS PARKS & WILDLIFE DEPARTMENT (TPWD) TO REQUEST FUNDS TO IMPROVE ONE OR MORE CITY PARKS, THE AMOUNT OF FUNDING AVAILABLE, ELIGIBLE ACTIVITIES, AND MATCH REQUIREMENTS (CDBG)**

No one signed up to speak under the public hearing.

ITEM 5 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 AUGUST 15, 2016 – REGULAR CALLED MEETING; AUGUST 29, 2016 – SPECIAL CALLED MEETING; AND SEPTEMBER 6, 2016 – REGULAR-SPECIAL CITY COMMISSION MEETING (ADMINISTRATION)**
- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE O-2013-32 AMENDING AND ADOPTING THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE, EXCLUDING APPENDICES RA AND RB FOR THE CITY OF PHARR; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND AS EFFECTIVE DATE (DEVELOPMENT SERVICES) 3RD & FINAL READING**
- C) **CONSIDERATION AND ACTION, IF ANY, RATIFYING REQUEST FROM PHARR- SAN JUAN- ALAMO ISD FOR THE USE OF THE BOGGUS FORD EVENTS CENTER ON THURSDAY, SEPTEMBER 15, 2016 FOR THE PSJA EDUCATION FOUNDATION ANNUAL EVENT (ADMINISTRATION)**
- D) **CONSIDERATION AND ACTION, IF ANY, ON REQUEST BY PHARR FIRE DEPARTMENT FOR STREET CLOSURE OF THE 100-200 BLOCKS OF WEST NEWCOMBE AND THE 100-200 BLOCKS OF SOUTH ASTER FOR THE 15TH ANNUAL FIRE FEST 2016 ON SATURDAY, OCTOBER 8, 2016 (FIRE)**
- E) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR PROPOSALS FOR AMBULANCE SERVICES (FIRE)**
- F) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENERGY CONSULTANT SERVICES (ADMINISTRATION)**
- G) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS FOR THE PURCHASE AND DELIVERY OF CONSTRUCTION MATERIALS (TY F GR 3 CALICHE), (TYPE D HMAC), (TYPE D COLD MIX), (CONCRETE MIX), (REINFORCED CONCRETE PIPE, MANHOLES, INLETS), (PAVEMENT MARKINGS) FOR PUBLIC WORKS ANNUAL USE FY 2016-2017 (ENGINEERING)**

H) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING MAYOR AND CITY MANAGER TO SIGN CERTIFICATE OF ALLIANCE WITH THE CITY OF CULIACAN, SINALOA, MEXICO TO BEGIN MEMORANDUM OF UNDERSTANDING**

I) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**

1. **D & G SALOON, LLC., D/B/A CAPITOLIO EVENT CENTER, REQUESTED 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 LA QUINTA SUBDIVISION, REPLAT LOTS 52-55, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5950 SOUTH CAGE BOULEVARD CUP#150749**
2. **JUANITA GARZA D/B/A PHARR WEST CLUB, LLC, REQUESTED 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 3, REPLAT OF LOT 1, MEXICAN FIESTA SUBDIVISION, AND LOT 1, MEXICAN FIESTA UNIT #2 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1302 WEST NOLANA CUP#100728**
3. **ANGEL VILLARREAL AND MARIA C. VILLARREAL, REPRESENTING VIGA RESTAURANTS, INC., D/B/A VILLA DEL MAR RESTAURANT, REQUESTED 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 BEING LOT A, PROVIDENCE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6400 SOUTH CAGE BOULEVARD, SUITES A & B CUP#110757**

PLATS:

4. **QUINTANILLA HEADLEY & ASSOCIATES INC., REPRESENTING ESPONJAS DEVELOPMENT, LTD., CRUZ CANTU III, PRESIDENT, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED MEDICAL RIDGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 21.12 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 8, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED BETWEEN THE 1400 AND 1600 BLOCK OF SOUTH JACKSON ROAD SUB#150206**
5. **QUINTANILLA HEADLEY & ASSOCIATES INC., REPRESENTING ESPONJAS DEVELOPMENT, LTD., CRUZ CANTU III, PRESIDENT, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED TROPIC STAR ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.845 ACRE TRACT OF LAND OUT OF THE SOUTH 574.00 FEET OF LOT 1, TROPIC STAR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST TROPIC STAR ROAD SUB#141027**

Juan G. Guerra, City Manager, introduced the item and recommended approval of the consent agenda.

Comm. Elizondo **moved** to approve as recommended. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2016- 34 is filed with the City Clerk's Office.

REGULAR AGENDA – OPEN SESSION:

ITEM 6 ORDINANCES AND RESOLUTIONS:

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING TAX RATE FOR FY 2016-2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and briefly explained there was specific wording as per state law that needed to be stated. He further recommended approval of same tax rate as previous fiscal year.

Comm. Elizondo **moved** that the property tax rate be increased by the adoption of a tax rate of \$.6540, which is effectively a 1% percent increase in the tax rate. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2016- 35 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING AND APPROVING THE BUDGET FOR YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2016-36 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO ACQUIRE PROPERTY FOR PUBLIC USE (CORNER CLIPS ON KELLY AND VETERANS BLVD.) (DEV. SERVICES)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-58 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING APPLICATION FOR LOCAL PARK GRANT PROGRAM (CDBG)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Maldonado **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-59 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING FOUR (4) MEMBERS TO THE PHARR ECONOMIC DEVELOPMENT CORPORATION II BOARD OF DIRECTORS (PEDC II)

Juan G. Guerra, City Manager, introduced the item.

Ms. Hilda Pedraza, City Clerk, stated the members whose term expired on September 3, 2016 were Comm. Edmund Maldonado, Danny Smith, Ramiro Caballero, and Mario Lizcano.

Comm. Medina **moved** to re-appoint Comm. Edmund Maldonado, Danny Smith, Ramiro Caballero, and Mario Lizcano to the Pharr Economic Development Corporation II Board of Directors. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2016-60 is filed with the City Clerk's Office.

ITEM 7 ADMINISTRATIVE:

A) CONSIDERATION AND ACTION, IF ANY, ON INCENTIVE PROGRAM FOR RESIDENTIAL DEVELOPMENT (PEDC II) (TABLED)

Juan G. Guerra, City Manager, introduced the item and recommended the item be un-tabled for further discussion in executive session.

Comm. Carrillo **moved** to un-table. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHARR ECONOMIC DEVELOPMENT CORPORATION II FY 2016-2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Maldonado **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR POLICE ATHLETIC LEAGUE FY 2016-2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR TAX INCREMENT REINVESTMENT ZONE NO. 1 FY 2016-2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHARR PUBLIC FACILITIES CORPORATION #1 FY 2016-2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Medina **moved** to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHARR HOUSING FINANCE CORPORATION FY 2016-2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

G) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHARR HOUSING FINANCE CORPORATION JACKSON PLACE APARTMENTS FY 2016-2017 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

H) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER #1 IN THE DEDUCT AMOUNT OF -\$4,732.13 FOR THE CONCRETE REPAIR WORK FOR SINGLE MACHINE REPAVING PROJECT YEAR 1 – PHASE B (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

I) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE CONCRETE REPAIR WORK FOR SINGLE MACHINE REPAVING PROJECT YEAR 1 – PHASE B WITH ARTILLERY, L.L.C. AND RELEASE FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF \$66,131.91 (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

J) CONSIDERATION AND ACTION, IF ANY, ON SELECTION OF INDEPENDENT FINANCIAL ADVISOR (FINANCE)

Juan G. Guerra, City Manager, introduced the item and stated one proposal was received and recommended Estrada & Hinojosa.

Comm. Carrillo **moved** to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

ITEM 8 CONTRACTS/AGREEMENTS:

A) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH HOLLIS RUTLEDGE AND ASSOCIATES, INC. FOR CONSULTING SERVICES (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and recommended the item to be tabled.

Mayor Hernandez **moved** to table. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH EZEQUIEL ORDONEZ D/B/A RIO REGIONAL INFRASTRUCTURE SERVICES, L.L.C. FOR PROFESSIONAL CONSULTING AND LOBBYING SERVICES (BRIDGE)

Juan G. Guerra, City Manager, introduced the item and recommended a 3-year contract not to exceed \$100,000 annually.

Comm. Carrillo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON MAINTENANCE AGREEMENT WITH THE REVENUE MARKETS, INC. (TRMI) FOR COMPUTERIZED TOLL COLLECTION SYSTEM AT THE PHARR/REYNOSA INTERNATIONAL BRIDGE (BRIDGE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON MAINTENANCE AGREEMENT WITH HOLT POWER SYSTEMS FOR EMERGENCY GENERATORS AT THE PHARR/REYNOSA INTERNATIONAL BRIDGE (BRIDGE)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, TERMINATING AGREEMENT WITH RJG RETIREMENT SERVICES, LLC AS AGENT OF RECORD AND CONTINUE WITH LONE STAR INSURANCE AGENCY AS THE SOLE AGENT OF RECORD FOR THE CITY OF PHARR (HR)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO CONTRACT ENGINEERING SERVICES FOR A TRAFFIC IMPACT ANALYSIS FOR WEST DICKER ROAD (FM 3072) (DEVELOPMENT SERVICES)

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

G) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN THE FEDERAL RESERVE BANK OF DALLAS, THE PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT, AND THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY FOR THE RIO GRANDE VALLEY (DO4RGV) DEMONSTRATION PROJECT (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and briefly stated this would provide fiber optic throughout the city and recommended approval.

Comm. Elizondo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

H) CONSIDERATION AND ACTION, IF ANY, ON INCENTIVE AGREEMENT WITH EVERGREEN COLD STORAGE, LLC (PEDC II) (TABLED)

Juan G. Guerra, City Manager, introduced the item and recommended it remained tabled.

At this time, Juan G. Guerra, City Manager, stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 10 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 5-10

The time being 5:36 p.m., Mayor Hernandez stated the commission would be entering a closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 11 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION

The time being 6:53 p.m., Mayor Hernandez stated the commission had completed its closed session would be resuming the open meeting.

ITEM 8 CONTRACTS/AGREEMENTS:

I) CONSIDERATION AND ACTION, IF ANY, ON INCENTIVE AGREEMENT FOR PROJECT PINE (PEDC II)

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

J) CONSIDERATION AND ACTION, IF ANY, ON INCENTIVE AGREEMENT FOR PROJECT START (PEDC II)

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

K) CONSIDERATION AND ACTION, IF ANY, AMENDING 380 COMPREHENSIVE ECONOMIC STIMULUS AGREEMENT WITH MAYAN CAPITAL MARKETING, L.L.C D/B/A KHAN'S GRILL (PEDC II)

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Elizondo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

L) CONSIDERATION AND ACTION, IF ANY, AMENDING REIMBURSEMENT CONTRACT BETWEEN CITY OF PHARR AND PHARR ECONOMIC DEVELOPMENT CORPORATION II FOR THE PHARR PRODUCE DISTRICT SUBDIVISION PHASE 1 (PEDC II)

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Guajardo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

M) CONSIDERATION AND ACTION, IF ANY, ON LEASE AGREEMENT WITH RIGO EGUIA FOR PEDC II PROPERTY LOCATED AT 201 W NEWCOMBE, PHARR, TEXAS (PEDC II)

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Elizondo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 9 LEGAL:

A) ATTORNEY UPDATE ON CASE NO. C-3205-16-E D&M VENTURES, LLC VS CITY OF PHARR, TEXAS PHARR HOUSING FINANCE CORPORATION AND PHFC JACKSON PLACE APARTMENTS CORPORATION (LEGAL)

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

B) ATTORNEY UPDATE ON CASE NO. CL-16-3135-F CITY OF PHARR VS. VECCHIO MOTEL (LEGAL)

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Carrillo **moved** to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

ITEM 12 ADJOURNMENT:

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Elizondo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:55 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 19th DAY OF SEPTEMBER, 2016 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.


ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:

MEMORANDUM

DATE: September 20, 2016

TO: Juan G. Guerra, City Manager 

FROM: Roel Garza, Director of Parks and Recreation *R.G.*

SUBJECT: Request from P-SJ-A Southwest Early College to use the Jose “Pepe” Salinas Memorial Civic Center-Large Hall

ISSUE

The P-SJ-A School District is requesting the use of the Jose “Pepe” Salinas Memorial Civic Center, on Friday, October 28, 2016 from 7:00 p.m. to 11:00 p.m. They wish to host their first annual homecoming dance.

FINANCIAL CONSIDERATION

This organization wishes to use the facility at no cost. The standard non-profit rental rate for this facility on a Friday is 800.00. This rate does not include Pharr Police Officers.

STAFF RECOMMENDATION

Staff recommends that the City Commission consider the request for use of the facility at no cost. Lessee must make payment arrangements with the Pharr Police department for security services as required by city ordinance.


Thank You

Revised



**CITY COMMISSION
AGENDA MEMORANDUM**

DATE: September 23, 2016

TO: Juan G. Guerra, City Manager 

FROM: Gary Rodriguez, Director, Community Events

SUBJECT: Consideration to waive rental fees for PSJA ISD to use Boggus Ford Events Center.

ISSUE

The City of Pharr and PSJA ISD enjoy a mutually beneficial relationship with respect to use of City and School District facilities. PSJA ISD has submitted a request for waiving rental fees of the Boggus Ford Events Center for the dates of:

Tuesday, December 13, 2016
Monday, May 1, 2017
Wednesday, May 3, 2017
Monday, May 8, 2017
Tuesday, May 9, 2017
Wednesday, May 10, 2017
Wednesday, May 17, 2017
Wednesday, June 7, 2017
Tuesday, August 29, 2017

FINANCIAL CONSIDERATION

The venue is available for these dates. The dollar amount waived is based on nine (9) events at the non-profit rate of \$2,500 each waiver for a total of \$22,500. PSJA ISD understands any waiver granted is only for use of the venue and does not include ancillary fees such as sound and security.

STAFF RECOMMENDATION

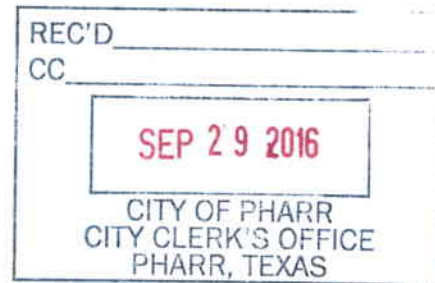
Staff recommends approval

ALTERNATIVES

The alternative would be to deny this request

September 12, 2016

Juan Guerra
Pharr City Manager
118 South Cage Blvd.
Pharr, TX 78577



Dear Mr. Guerra:

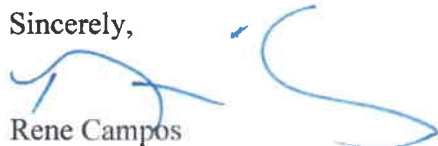
The Pharr-San Juan-Alamo Independent School District is requesting the use of the Boggus Ford Events Center for the annual 2016-2017 DAP Banquets for our Early College High Schools. The dates being requested are as follows:

- PSJA North ECHS Monday, May 1, 2017
- PSJA T. Jefferson ECHS Wednesday, May 3, 2017
- PSJA ECHS Monday, May 8, 2017
- PSJA Memorial ECHS Tuesday, May 9, 2017
- PSJA Southwest ECHS Wednesday, May 10, 2017

In addition, I am requesting the use of the events center for the graduation of PSJA Thomas Jefferson TSTEM Early College High School on **Wednesday, May 17, 2017**, and our special purpose campuses' graduations on, **Tuesday, December 13, 2016, Wednesday, June 7, 2017** and **Tuesday, August 29, 2017**

We greatly appreciate your assistance in making a difference in PSJA and for being our partner in education. Please let me know if these dates will be available for setup purposes. If you have any questions or need additional information, please call me at (956) 354-2053.

Sincerely,



Rene Campos
Asst. Superintendent for Support Services

START COLLEGE NOW! COMPLETE EARLY! GO FAR!

601 E. Kelly St., Pharr, TX 78577 P: (956) 354-3001 F: (956) 354-3001 www.psjaisd.us

It is the policy of Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.

MEMORANDUM

DATE: September 28, 2016

TO: Juan Guerra, City Manager

FROM: Sergio Contreras, PEDC II Executive Director

DC

SUBJECT: Membership Dues of \$15,000.00 for US 281 Coalition

ISSUE

Consideration and action if any on membership dues in the amount of \$15,000.00 for US 281 Coalition.

FINANCIAL CONSIDERATION

\$15,000.00

STAFF RECOMMENDATION

Staff recommends approval. Approved by PEDC BOD on 9/19/16.


ALTERNATIVES

N/A

Please feel free to contact me should the need arise at (956) 322-6114.

THANK YOU

MEMORANDUM

DATE: September 28, 2016 

TO: Juan Guerra, City Manager

FROM: Sergio Contreras, PEDC II Executive Director

SUBJECT: Texas A&M Engineering Extension Service RGV Advanced Manufacturing Feasibility & Pilot Promotional Program

ISSUE

Consideration and action, if any, on match commitment in the amount of \$30,000.00 for Texas A&M Extension Service RGV Advanced manufacturing Feasibility & Pilot Promotional Program.

FINANCIAL CONSIDERATION

\$30,000.00

STAFF RECOMMENDATION

Staff recommends approval. Approved by PEDC BOD on 09/19/16.

ALTERNATIVES

N/A

Please feel free to contact me should the need arise at (956) 322-6114.

THANK YOU