



**TAKE NOTICE THAT A 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 5:00 P.M. ON
MONDAY, NOVEMBER 28, 2016**

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.

2. ADMINISTRATIVE:

- A) Consideration and action, if any, on counter offers for West Owassa Road Widening Project. (ADMINISTRATION)

3. 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 2 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; 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.

AGENDA SPECIAL MEETING
NOVEMBER 28, 2016

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.

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

5. 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 Special 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 23rd day of November, 2016, at 4:00 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 23rd DAY OF NOVEMBER, 2016.

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 _____, 2016 by,

Title: _____



MEMORANDUM

DATE: November 21, 2016
TO: Juan G Guerra, City Manager
FROM: Ed Wylie, Asst. City Manager

SUBJECT: Parcel E4

ISSUE

The City of Pharr made offers for parcel acquisitions for the widening of W. Owassa Road.

Staff made a proposal for Parcel E4 as follows:

Initial Offer - \$33,294.00 Counter Offer: \$40,593.00

FINANCIAL CONSIDERATION

An additional \$7,299.00

STAFF RECOMMENDATION

Staff recommends approval.

ALTERNATIVES

Proceed with Eminent Domain Proceedings.

Owner will be able to ask for more money as compensation such as lost value, sales and damages.



MEMORANDUM

DATE: November 21, 2016
TO: Juan G Guerra, City Manager
FROM: Ed Wylie, Asst. City Manager

SUBJECT: Counter offer for W. Owassa Road Parcels 1,2 & 3

ISSUE

The City of Pharr made offer to purchase real property and an easement for the expansion of West Owassa Road. The property owner has made a counter offer.

Staff made offers for Parcels 1, 2 & 3.

Parcel 1 – City Initial Offer \$	6,968.00	Counter - \$	8,712.00
Parcel 2 – City Initial Offer \$	48,788.00	Counter - \$	60,984.00
Parcel 3 - City Initial Offer	\$461,630.00	Counter -	\$629,442.00

FINANCIAL CONSIDERATION

An additional \$181,752.00

STAFF RECOMMENDATION

Staff recommends approval.

ALTERNATIVES

Proceed with Eminent Domain Proceedings.

Owner will be able to ask for more money as compensation such as lost value, sales, damages and is currently seeking to bury and upsize the proposed canal for their use. That cost is approximately \$651,252.00 plus 10,0000 in course costs.



DETAILED ESTIMATE FOR: OWASSA ROAD WEST OUTFALL

ALTERNATE COST ESTIMATE FOR BURIED CONCRETE BOX AT THE "GRUPO INMOBILIARIO MORALES FRANCO" PROPERTY

Owassa Road 11/14/2016

CSJ 0921-02-140

LIMITS: FM 2061(Jackson Road) to US 281 Southbound Frontage Road

ITEM NO.	GRADING AND PAVING DESCRIPTION	UNIT	QUANTITY	TxDOT Unit Bid Price	Total
0110 6002	EXCAVATION (CHANNEL)	CY	17386.00	-\$5.06	-\$87,973.16
0132 6006	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	24.00	-\$5.38	-\$129.12
GRADING AND PAVING (ADJUSTMENT FOR NO OPEN DITCH)				SUB-TOTAL	-\$88,103.00

ITEM NO.	STRUCTURES & DRAINAGE DESCRIPTION	UNIT	QUANTITY	TxDOT Unit Bid Price	Total
0400 6010	STRUCT EXCAV (SPECIAL)	CY	1591.00	\$52.37	\$83,320.67
0402 6001	TRENCH EXCAVATION PROTECTION	LF	2440.00	\$1.30	\$3,172.00
0432 6001	RIPRAP (CONC)(4 IN)	CY	112.00	-\$332.57	-\$37,247.84
0462 6008	CONC BOX CULV (5 FT X 4 FT)	LF	2440.00	\$261.26	\$637,474.40
0465 6061	INLET (COMPL)(PSL)(SL)(8FTX8FT)	EA	6.00	\$10,200.00	\$61,200.00
0466 6153	WINGWALL (FW-0) (HW= 6 FT)	EA	1.00	-\$8,564.57	-\$8,564.57
STRUCTURES & DRAINAGE				SUB-TOTAL	\$739,355.00

ITEMS SUBTOTAL =					\$651,252.00
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CONSTRUCTION TOTALS					
TOTAL CONSTRUCTION COST =					\$651,252.00

WEST OWASSA PROJECT
Prepared By Garza & Associates 9/01/16

File No.	Parcel No.	Photo of Subject Property As Per Date of Onsite Inspection	CSJ	Prop. Type	Property Tax ID	Owner of Record: First Name	Owner of Record: Mailing Address	City	State	Zip Code	Whole (Acres)	To Be Acquired	Whole (sqft)	To Be Acquired (sqft)	Survey	Date of Survey	Cart. Mail Sent	Appraised Land Unit Cost (1997)	Value of Part To Be Acquired (Land)	Net Damages / Encumbrances	Total Compensation	Possible Acquisition by (Buyer)		
3810	1			Vacant Land	230950	Grupo Inmobiliario Morales Franco (formerly GIMTSA, Inc.)	1000 Lakeview Drive	Hidalgo	Texas	78557	42.530	0.040	1,856,963	1,742	X	X	R. Gutierrez Engineering Corporation	04/25/16	8/19/2016	\$ 4.00	\$ 6,968	\$ -	\$ 6,968	\$ 6,712
3811	2			Vacant Land	202105	Grupo Inmobiliario Morales Franco (formerly GIMTSA, Inc.)	1000 Lakeview Drive	Hidalgo	Texas	78557	25.000	0.280	1,089,000	12,197	X	X	R. Gutierrez Engineering Corporation	04/25/16	8/20/2016	\$ 4.00	\$ 48,788	\$ -	\$ 48,788	\$ 80,984
3812	3			Vacant Land	230950	Grupo Inmobiliario Morales Franco (formerly GIMTSA, Inc.)	1000 Lakeview Drive	Hidalgo	Texas	78557	71.200	2.890	3,101,472	125,888	X	X	R. Gutierrez Engineering Corporation	04/25/16	8/21/2016	\$ 3.60	\$ 453,197	\$ 8,433	\$ 461,630	\$ 629,442
3813	4			Vacant Land	0921-02-037	Hidalgo County Irrigation District No. 2	326 North Standard Avenue	San Juan	Texas	78589	0.650	0.250	28,314	10,890	X	X	R. Gutierrez Engineering Corporation	04/25/16	8/22/2016	\$ 1.94	\$ 21,127	\$ 12,167	\$ 33,294	\$ 33,294
3814	5			Vacant Land	0921-02-037	Patricia Ann Byrd	13543 Sprucewood Drive	Dallas	Texas	75248	0.075	0.030	3,284	1,303	X	X	R. Gutierrez Engineering Corporation	04/25/16	8/23/2016	\$ 0.86	\$ 1,121	\$ 559	\$ 1,680	\$ 1,680
3815	6			Vacant Land	0921-02-037	SCI Texas Funeral Services Inc	P.O. Box 130648	Houston	Texas	77219	16.780	1.680	730,937	1,303	X	X	R. Gutierrez Engineering Corporation	04/25/16	8/24/2016	\$ 1.80	\$ 131,726	\$ 34,671	\$ 166,397	\$ 166,397

DRAFT OF TOTAL ACQUISITION COST \$ 718,757 \$ 910,608