



**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 4:00 PM ON
MONDAY, JUNE 19, 2017**

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

2. PUBLIC COMMENTS/PUBLIC HEARINGS:

A) 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.*

B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES: *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

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) Property Tax Collection Report May 2017 (FINANCE)

B) June 2017 Sales Tax Report (FINANCE)

C) City Events of Interest (ADMINISTRATION)

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 adopting and establishing procedures/requirements to create a parking management use district. **2nd Reading** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Resolution authorizing submission of grant application to the State of Texas Local Border Security Program FY 2018.

C) Consideration and action, if any, authorizing City Manager to advertise for RFP's for Energy Services. (FINANCE)

D) Consideration and action, if any, approving renewal of PEDC Line of Credit with LSNB as approved by PEDC II Board. (FINANCE)

E) Consideration and action, if any, to enter into an agreement with Michael Gabrielson of Lone Star Insurance Services for Risk Management services for procurement of Property and Casualty Insurance for City of Pharr. (HR)

F) Consideration and action if any, on a request from the City of Hidalgo for use of the City of Pharr's mobile stage for their 4th of July event to be held on Tuesday July 4th 2017. (PUBLIC WORKS)

G) Consideration and action, if any, on approval of Change Order No. 1 for the West Moore Rd. Improvements Project (Bid No. 1617-01-528-0025) (ENGINEERING)

H) Consideration and action, if any, on Development Services Cases:

1. Reynaldo Mata Rios, owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH). The property is legally described as being 2.53 acres of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2700 Block of South Cage Boulevard. COZ#170532

2. Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II, is requesting a change of zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being the south 250 feet out of Lot 2, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of West Business 83.. COZ#170533

3. Esponjas Development, Ltd, representing Ronald Dee Bollman, Trustee of the Ronald Dee Bollman Trust, owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 20 acres, more or less, out of the East ½ of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700 Block of East Owassa Road. COZ#170525

4. SAMES, Inc., representing Ramon Guajardo, Jr., owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being a 0.61 acre tract of land, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400 Block of East Ferguson Ave.

5. Chrissy Sanchez, representing Pharr Center Church, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). The property is legally described as being Lot 1, Trinity Worship Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address 4801 North IH 69C. CUP#170530

6. Sonia Garcia, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 424 West Navarro Street. CUP#170212

7. Mr. Ramiro Armendariz, representing Red Tape, d/b/a Stilettos Cabaret, 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 Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. CUP#110537

8. Maria Dolores Montenegro, d/b/a Pato's Place, is requesting the 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 the West 8.6 feet of Lot 29 and all of Lot 30, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 226 West State Avenue. CUP#990583

9. 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 being Lot 22, Block 30, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 212 West State Street. CUP#120423

PLATS:

1. Melden & Hunt, Inc., representing Larry Schneier, Governing person for Pharr Terminal, LLC, is requesting preliminary and final plat approval of the proposed Pharr Terminal Subdivision. The property is legally described as being a re-subdivision of 4.852 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Nolana Loop.

2. Melden & Hunt Inc., representing Tomas Corona, Owner, is requesting final plat approval of the proposed Delta Subdivision. The property is legally described as being a re-subdivision of 3.688 acres out of Lot 166, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West IH-2.

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES/RESOLUTIONS:

A) Consideration and action, if any, on Resolution authorizing City Manager to enter into a contract with University of Texas Rio Grande Valley (UTRGV) to conduct a survey questionnaire. (ADMINISTRATION)

6. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with R. Gutierrez Engineering Corporation for Professional Surveying Services for the PSJA Tri-City Pedestrian Safety Improvements Project. (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with R. Gutierrez Engineering Corporation for Professional Surveying Services for the FY2017 "5310 Enhanced Mobility of Seniors and Individuals with Disabilities-Project". (ENGINEERING)

C) Consideration and action, if any, on award of contract for two Traffic Signal Improvements: Veterans Boulevard at Kelly Avenue and at Eldora Road (Bid No. 1617-01-528-0035) (ENGINEERING)

D) Consideration and action, if any, authorizing the City Manager to negotiate and enter into a Master Grade Crossing Maintenance Agreement with Rio Valley Switching Company for the maintenance and repair of railroad crossings within the City of Pharr. (ENGINEERING)

E) Consideration and action, if any, on Interlocal Cooperation Agreement with Hidalgo County for utilization of Hidalgo County Pool. (PARKS/PAL)

7. 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.*

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.

AGENDA REGULAR MEETING
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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.

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

9. 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 June, 2017 at 3:30 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).

AGENDA REGULAR MEETING
June 19, 2017

WITNESS MY HAND AND SEAL, this 16th day of June, 2017.

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 _____, 20__ by,

_____ Title: _____