



**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
June 19, 2017

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: _____



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 2.A.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: System Administrator

DIRECTOR:

Agenda Item: PUBLIC COMMENTS

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 06/14/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 2.B.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: System Administrator

DIRECTOR:

Agenda Item: Public Hearing on Development Services Cases

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 06/14/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 3.A.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Moya

Agenda Item: Property Tax Collection Report May 2017

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Monthly Property Tax Collection Report-May 2017

Financial Consideration:

Staff Recommendation: No action

Alternatives:

ROUTING:

Karla Moya

Created/Initiated - 06/13/2017

Karla Moya

Approved - 06/13/2017

Patricia Rigney

Approved - 06/13/2017

City Management Office

Final Approval - 06/14/2017

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF PHARR TAXES COLLECTED FOR:
MAY 2017

CITY OF PHARR CPR (33)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2016/2017	COLLECTED 2015/2016
2016 TAX ROLL	17,458,073.76	16,201,820.11	-	(84,755.86)	1,169,697.79	93.27%	93.10%
2015 & PRIOR YRS	2,471,614.90	500,986.11	-	(5,250.34)	1,965,378.45	20.31%	19.29%
ROLLBACK	3,918.75	3,911.77	-	16,419.04	16,426.02	19.23%	99.99%
TOTALS	19,931,607.41	16,706,517.99	-	(73,587.16)	3,151,502.26		

CITY OF PHARR	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	185,316.47 (88.01) CURRENT
CURRENT YEAR-P&I	19,920.84
PRIOR YEARS-BASE TAX	49,814.67 739.55 PRIOR
PRIOR YEARS-P&I	19,482.83
ROLLBACK	16,419.04 ROLLBACK
ROLLBACK P&I	- PURGED
ATTORNEY FEES	10,718.33
TOTAL COLLECTIONS	285,255.14 17,070.58
LESS TRANSFERRED	173,856.16
LESS IN TRANSIT	105,866.85
LESS DUE TO HCAD COMM. FEE	19.13
LESS DUE TO CO TREASURER	5,513.00

BALANCE

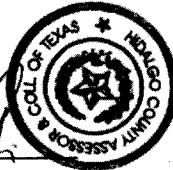
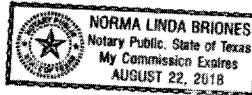
*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF PHARR, DO
SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR
THE MONTH OF MAY 2017 IS CORRECT.

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF PHARR, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 9TH DAY OF JUNE 2017 A.D.

Norma Linda Briones
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF PHARR
TAX COLLECTION REPORT
FOR THE MONTH OF MAY 2017

<u>AD VALOREM - CITY OF PHARR</u>	<u>2016-2017</u>	<u>2015-2016</u>	<u>DIFFERENCE</u>
<u>2016 CURRENT</u>			
ORIGINAL LEVY	17,456,073.76	16,681,597.30	774,476.46
MODIFICATIONS	(84,755.86)	19,062.36	(103,818.22)
CURRENT LEVY	17,371,317.90	16,700,659.66	670,658.24
CURRENT COLLECTIONS THIS MONTH	185,318.47	158,702.76	26,615.71
CURRENT COLLECTIONS TO DATE	16,201,620.11	15,548,422.99	653,197.12
OUTSTANDING TO DATE	1,169,697.79	1,152,236.67	17,461.12
PERCENT COLLECTED/ORIGINAL	92.81%	93.21%	-0.40%
PERCENT COLLECTED/MODIFIED	93.27%	93.10%	0.17%
TOTAL COLLECTIONS FISCAL YEAR	16,201,620.11	15,548,422.99	
<u>DELINQUENT</u>			
ORIGINAL LEVY	2,471,614.90	2,442,437.72	29,177.18
MODIFICATIONS	(5,250.34)	(32,747.75)	27,497.41
DELINQUENT LEVY	2,466,364.56	2,409,689.97	56,674.59
DELINQUENT COLLECTIONS THIS MONTH	49,814.67	43,404.27	6,410.40
DELINQUENT COLLECTIONS TO DATE	500,986.11	464,774.90	36,211.21
OUTSTANDING TO DATE	1,965,378.45	1,944,915.07	20,463.38
PERCENT COLLECTED/ORIGINAL	20.27%	19.03%	1.24%
PERCENT COLLECTED/MODIFIED	20.31%	19.29%	1.02%
TOTAL COLLECTIONS FISCAL YEAR	500,986.11	464,774.90	
<u>ROLLBACK</u>			
ORIGINAL LEVY	3,918.75	0.00	3,918.75
MODIFICATIONS	16,419.04	50,677.39	(34,258.35)
ROLLBACK LEVY	20,337.79	50,677.39	(30,339.60)
ROLLBACK COLLECTIONS THIS MONTH	0.00	0.00	0.00
ROLLBACK COLLECTIONS TO DATE	3,911.77	50,670.41	(46,758.64)
OUTSTANDING TO DATE	16,426.02	6.98	16,419.04
PERCENT COLLECTED/ORIGINAL	99.82%	#DIV/0!	#DIV/0!
PERCENT COLLECTED/MODIFIED	19.23%	99.89%	-80.76%
TOTAL COLLECTIONS FISCAL YEAR	3,911.77	50,670.41	

PABLO (PAUL) VILLARREAL, JR. TAX ASSESSOR/COLLECTOR
CITY OF PHARR
AS OF MAY 2017

33 REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	RB P&I	ATTY FEES	ATTY RBFEES	TOTAL	TRANS.	DIFF.	DATE OF TRANSF.
2-May	8,140.17	972.61			968.74	282.84			496.74		10,760.10		10,760.10	
3-May	24,630.74	2,619.37			5,257.35	2,712.38			1,442.61		37,662.45	42,909.55	(5,247.10)	9-May
4-May	7,677.26	833.31			1,103.97	387.12			266.73		10,268.39	10,268.39	0.00	10-May
5-May	4,192.32	387.58			1,332.60	488.75			264.74		6,665.99	6,665.99	0.00	11-May
6-May	(995.44)	(5.92)								(1,001.36)			(1,001.36)	Supp
8-May	7,392.97	788.06			858.14	308.48			161.04		9,508.69	8,507.33	1,001.36	12-May
9-May	10,270.73	1,069.84			1,369.35	507.08			405.87		13,622.87	13,622.87	0.00	15-May
10-May	2,878.96	258.64			821.26	246.94			149.47		4,354.87	4,354.87	0.00	16-May
11-May	5,952.63	620.07			733.91	251.86			165.50		7,723.97	7,723.97	(0.00)	17-May
12-May	1,416.01	134.14			1,323.88	326.17			199.71		3,399.91	3,399.91	0.00	18-May
15-May	4,696.31	494.79			736.31	329.36			164.12		6,420.89	6,420.89	(0.00)	19-May
16-May	8,674.48	970.23			1,651.82	608.20			357.35		12,262.08	12,262.08	0.00	22-May
17-May	2,706.42	260.58			1,529.69	474.56			300.64		5,271.89	5,271.89	0.00	23-May
18-May	3,934.29	316.82			3,266.01	804.47			388.79		8,710.38	8,710.38	0.00	24-May
19-May	6,842.78	808.43			4,887.13	1,632.24			843.74		15,014.32	15,014.32	0.00	25-May
22-May	6,988.82	739.74			2,120.52	872.03			507.31		11,228.42	11,228.42	0.00	26-May
23-May	7,026.41	718.99			1,119.06	305.64			483.36		9,633.46	9,633.46	0.00	30-May
24-May	5,478.22	567.79			1,195.31	366.27			234.25		7,851.84	7,851.84	0.00	31-May
25-May	5,491.72	561.54			6,753.60	4,058.39			1,638.96		18,504.21	18,504.21	0.00	1-Jun
26-May	10,654.25	1,203.62			1,892.11	764.31			415.22		14,939.51	14,939.51	(0.00)	2-Jun
30-May	22,116.25	2,185.48			5,649.78	1,991.13			907.02		32,850.66	32,850.66	(0.00)	5-Jun
31-May	29,142.57	3,394.13			4,344.13	1,764.51			946.16		39,591.60	39,572.47	19.13	7-Jun
											0.00		0.00	
											0.00		0.00	
											0.00		0.00	
TTL	185,318.47	19,920.84	0.00	0.00	49,814.67	19,482.83	0.00	0.00	10,718.33	0.00	285,255.14	279,723.01	5,532.13	

OVERALL TOTAL 285,255.14
LESS REFUNDS 0.00
LESS HCAD COMM FEES 19.13
LESS COMM/COST 5,513.00
BALANCE 279,723.01
LESS TRANSFERRED 173,856.16
LESS TRANSF IN TRANSIT 105,866.85
BALANCE PENDING 0.00

06/01/2017 20:16:44 2760682
TC298-D SELECTION: SYSTEM
RECEIPT DATE: ALL

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
FROM: 05/01/2017 THRU 05/31/2017
JURISDICTION: 0033 CITY OF PHARR

EXCLUDES AG ROLLBACK PAGE: 42

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2016	M & O	.582100	164,944.96	.00	17,730.65	86.59	182,589.02	1,331.80	.00	.00	184,007.41
	I & S	.071900	20,373.51	.00	2,190.19	10.69	22,553.01	.00	.00	.00	22,563.70
	TOTAL	.654000	185,318.47	.00	19,920.84	97.28	205,142.03	1,331.80	.00	.00	206,571.11
2015	M & O	.582100	23,648.43	.00	6,178.84	.00	29,827.27	4,617.63	.00	.00	34,444.90
	I & S	.071900	2,920.95	.00	763.22	.00	3,684.17	.00	.00	.00	3,684.17
	TOTAL	.654000	26,569.38	.00	6,942.06	.00	33,511.44	4,617.63	.00	.00	38,129.07
2014	M & O	.608100	9,036.37	.00	3,762.54	73.59	12,325.32	1,887.97	.00	.00	14,286.88
	I & S	.071900	1,068.50	.00	397.53	8.71	1,457.32	.00	.00	.00	1,466.03
	TOTAL	.680000	10,104.87	.00	3,760.07	82.30	13,782.64	1,887.97	.00	.00	15,752.91
2013	M & O	.605000	4,831.05	.00	2,271.16	.00	7,102.21	1,052.64	.00	.00	8,154.85
	I & S	.075000	598.98	.00	281.51	.00	880.49	.00	.00	.00	880.49
	TOTAL	.680000	5,430.03	.00	2,552.67	.00	7,982.70	1,052.64	.00	.00	9,035.34
2012	M & O	.602600	2,453.16	.00	1,414.82	.00	3,867.98	575.61	.00	.00	4,443.59
	I & S	.077400	315.08	.00	181.71	.00	496.79	.00	.00	.00	496.79
	TOTAL	.680000	2,768.24	.00	1,596.53	.00	4,364.77	575.61	.00	.00	4,940.38
2011	M & O	.602100	1,450.87	.00	979.63	.00	2,430.50	359.12	.00	.00	2,789.62
	I & S	.077900	187.70	.00	126.76	.00	314.46	.00	.00	.00	314.46
	TOTAL	.680000	1,638.57	.00	1,106.39	.00	2,744.96	359.12	.00	.00	3,104.08
2010	M & O	.601800	1,120.66	.00	862.18	.00	1,982.84	265.20	.00	.00	2,248.04
	I & S	.078200	145.63	.00	112.06	.00	257.69	.00	.00	.00	257.69
	TOTAL	.680000	1,266.29	.00	974.24	.00	2,240.53	265.20	.00	.00	2,505.73
2009	M & O	.601800	545.75	.00	501.17	.00	1,046.92	151.60	.00	.00	1,198.52
	I & S	.078200	70.92	.00	65.12	.00	136.04	.00	.00	.00	136.04
	TOTAL	.680000	616.67	.00	566.29	.00	1,182.96	151.60	.00	.00	1,334.56
2008	M & O	.602940	265.04	.00	282.28	.00	547.32	84.82	.00	.00	632.14
	I & S	.078910	34.69	.00	36.95	.00	71.64	.00	.00	.00	71.64
	TOTAL	.681850	299.73	.00	319.23	.00	618.96	84.82	.00	.00	703.78
2007	M & O	.596110	186.33	.00	229.43	.00	415.76	71.29	.00	.00	487.05
	I & S	.086990	27.18	.00	33.49	.00	60.67	.00	.00	.00	60.67
	TOTAL	.683120	213.51	.00	262.92	.00	476.43	71.29	.00	.00	547.72
2006	M & O	.593130	271.69	.00	367.85	.00	639.54	110.49	.00	.00	750.03
	I & S	.089390	41.22	.00	55.81	.00	97.03	.00	.00	.00	97.03
	TOTAL	.683120	312.91	.00	423.66	.00	736.57	110.49	.00	.00	847.06
2005	M & O	.593130	247.47	.00	358.70	.00	606.17	102.68	.00	.00	708.85
	I & S	.089990	37.54	.00	54.42	.00	91.96	.00	.00	.00	91.96
	TOTAL	.683120	285.01	.00	413.12	.00	698.13	102.68	.00	.00	800.81

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2004	M & O	.601650	76.52	.00	122.11	.00	198.63	33.84	.00	.00	232.47
	I & S	.081470	10.36	.00	16.54	.00	26.90	.00	.00	.00	26.90
	TOTAL	.683120	86.88	.00	138.65	.00	225.53	33.84	.00	.00	259.37
2003	M & O	.596220	42.31	.00	65.80	.00	108.11	12.85	.00	.00	120.96
	I & S	.086900	6.18	.00	9.58	.00	15.76	.00	.00	.00	15.76
	TOTAL	.683120	48.49	.00	75.38	.00	123.87	12.85	.00	.00	136.72
2002	M & O	.590210	60.95	.00	111.84	.00	172.79	30.31	.00	.00	203.10
	I & S	.099790	10.30	.00	18.91	.00	29.21	.00	.00	.00	29.21
	TOTAL	.690000	71.25	.00	130.75	.00	202.00	30.31	.00	.00	232.31
2001	M & O	.564720	20.64	.00	40.44	.00	61.08	10.74	.00	.00	71.82
	I & S	.097590	3.57	.00	6.99	.00	10.56	.00	.00	.00	10.56
	TOTAL	.662310	24.21	.00	47.43	.00	71.64	10.74	.00	.00	82.38
2000	M & O	.533960	8.17	.00	15.51	.00	23.68	3.75	.00	.00	27.43
	I & S	.108350	1.66	.00	3.15	.00	4.81	.00	.00	.00	4.81
	TOTAL	.642310	9.83	.00	18.66	.00	28.49	3.75	.00	.00	32.24
1999	M & O	.529360	9.37	.00	19.40	.00	28.77	4.79	.00	.00	33.56
	I & S	.112950	2.00	.00	4.14	.00	6.14	.00	.00	.00	6.14
	TOTAL	.642310	11.37	.00	23.54	.00	34.91	4.79	.00	.00	39.70
1998	M & O	.505610	11.72	.00	27.16	.00	38.88	5.12	.00	.00	44.00
	I & S	.124390	2.89	.00	6.68	.00	9.57	.00	.00	.00	9.57
	TOTAL	.630000	14.61	.00	33.84	.00	48.45	5.12	.00	.00	53.57
1997	M & O	.524810	8.33	.00	20.15	.00	28.48	.00	.00	.00	28.48
	I & S	.075190	1.19	.00	2.89	.00	4.08	.00	.00	.00	4.08
	TOTAL	.600000	9.52	.00	23.04	.00	32.56	.00	.00	.00	32.56
1996	M & O	.516090	14.35	.00	31.32	.00	45.67	6.08	.00	.00	51.75
	I & S	.083910	2.33	.00	5.09	.00	7.42	.00	.00	.00	7.42
	TOTAL	.600000	16.68	.00	36.41	.00	53.09	6.08	.00	.00	59.17
1995	M & O	.510030	5.71	.00	9.76	.00	15.47	.00	.00	.00	15.47
	I & S	.089970	1.01	.00	1.72	.00	2.73	.00	.00	.00	2.73
	TOTAL	.600000	6.72	.00	11.48	.00	18.20	.00	.00	.00	18.20
1993	M & O	.465440	4.16	.00	12.13	.00	16.29	.00	.00	.00	16.29
	I & S	.104560	.93	.00	2.72	.00	3.65	.00	.00	.00	3.65
	TOTAL	.570000	5.09	.00	14.85	.00	19.94	.00	.00	.00	19.94
1992	M & O	.447640	1.48	.00	3.46	.00	4.94	.00	.00	.00	4.94
	I & S	.112360	.37	.00	.87	.00	1.24	.00	.00	.00	1.24
	TOTAL	.560000	1.85	.00	4.33	.00	6.18	.00	.00	.00	6.18

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
1991	M & O	.464140	2.45	.00	6.04	.00	8.49	.00	.00	.00	8.49
	I & S	.095660	.51	.00	1.25	.00	1.76	.00	.00	.00	1.76
	TOTAL	.560000	2.96	.00	7.29	.00	10.25	.00	.00	.00	10.25
ALL	M & O		209,267.94	.00	35,024.37	160.18	244,132.13	10,718.33	.00	.00	255,010.64
ALL	I & S		25,865.20	.00	4,379.30	19.40	30,225.10	.00	.00	.00	30,244.50
ALL	TOTAL		235,133.14	.00	39,403.67	179.58	274,357.23	10,718.33	.00	.00	285,255.14
DLQ	M & O		44,322.98	.00	17,293.72	73.59	61,543.11	9,386.53	.00	.00	71,003.23
DLQ	I & S		5,491.69	.00	2,189.11	8.71	7,672.09	.00	.00	.00	7,680.80
DLQ	TOTAL		49,814.67	.00	19,482.83	82.30	69,215.20	9,386.53	.00	.00	78,684.03
CURR	M & O		164,944.96	.00	17,730.65	86.59	182,589.02	1,331.80	.00	.00	184,007.41
CURR	I & S		20,373.51	.00	2,190.19	10.69	22,553.01	.00	.00	.00	22,563.70
CURR	TOTAL		185,318.47	.00	19,920.84	97.28	205,142.03	1,331.80	.00	.00	206,571.11

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TAX COLLECTION SYSTEM
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YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2016	M & O	.582100	164,944.96	.00	17,730.65	86.59	182,589.02	1,331.80	.00	.00	184,007.41
	I & S	.071900	20,373.51	.00	2,190.19	10.69	22,553.01	.00	.00	.00	22,563.70
	TOTAL	.654000	185,318.47	.00	19,920.84	97.28	205,142.03	1,331.80	.00	.00	206,571.11
2015	M & O	.582100	23,648.43	.00	6,178.84	.00	29,827.27	4,617.63	.00	.00	34,444.90
	I & S	.071900	2,920.95	.00	763.22	.00	3,684.17	.00	.00	.00	3,684.17
	TOTAL	.654000	26,569.38	.00	6,942.06	.00	33,511.44	4,617.63	.00	.00	38,129.07
2014	M & O	.608100	9,036.37	.00	3,362.54	73.59	12,325.32	1,887.97	.00	.00	14,286.88
	I & S	.071900	1,068.50	.00	397.53	8.71	1,457.32	.00	.00	.00	1,466.03
	TOTAL	.680000	10,104.87	.00	3,760.07	82.30	13,782.64	1,887.97	.00	.00	15,752.91
2013	M & O	.605000	4,831.05	.00	2,271.16	.00	7,102.21	1,052.64	.00	.00	8,154.85
	I & S	.075000	598.98	.00	281.51	.00	880.49	.00	.00	.00	880.49
	TOTAL	.680000	5,430.03	.00	2,552.67	.00	7,982.70	1,052.64	.00	.00	9,035.34
2012	M & O	.602600	2,453.16	.00	1,414.82	.00	3,867.98	575.61	.00	.00	4,443.59
	I & S	.077400	315.08	.00	181.71	.00	496.79	.00	.00	.00	496.79
	TOTAL	.680000	2,768.24	.00	1,596.53	.00	4,364.77	575.61	.00	.00	4,940.38
2011	M & O	.602100	1,450.87	.00	979.63	.00	2,430.50	359.12	.00	.00	2,789.62
	I & S	.077900	187.70	.00	126.76	.00	314.46	.00	.00	.00	314.46
	TOTAL	.680000	1,638.57	.00	1,106.39	.00	2,744.96	359.12	.00	.00	3,104.08
2010	M & O	.601800	1,120.66	.00	862.18	.00	1,982.84	265.20	.00	.00	2,248.04
	I & S	.078200	145.63	.00	112.06	.00	257.69	.00	.00	.00	257.69
	TOTAL	.680000	1,266.29	.00	974.24	.00	2,240.53	265.20	.00	.00	2,505.73
2009	M & O	.601800	545.75	.00	501.17	.00	1,046.92	151.60	.00	.00	1,198.52
	I & S	.078200	70.92	.00	65.12	.00	136.04	.00	.00	.00	136.04
	TOTAL	.680000	616.67	.00	566.29	.00	1,182.96	151.60	.00	.00	1,334.56
2008	M & O	.602940	265.04	.00	282.28	.00	547.32	84.82	.00	.00	632.14
	I & S	.078910	34.69	.00	16.95	.00	71.64	.00	.00	.00	71.64
	TOTAL	.681850	299.73	.00	319.23	.00	618.96	84.82	.00	.00	703.78
2007	M & O	.596130	186.33	.00	229.43	.00	415.76	71.29	.00	.00	487.05
	I & S	.086990	27.18	.00	33.49	.00	60.67	.00	.00	.00	60.67
	TOTAL	.683120	213.51	.00	262.92	.00	476.43	71.29	.00	.00	547.72
2006	M & O	.593130	271.69	.00	367.85	.00	639.54	110.49	.00	.00	750.03
	I & S	.089990	41.22	.00	55.81	.00	97.03	.00	.00	.00	97.03
	TOTAL	.683120	312.91	.00	423.66	.00	736.57	110.49	.00	.00	847.06
2005	M & O	.593130	247.47	.00	358.70	.00	606.17	102.68	.00	.00	708.85
	I & S	.089990	37.54	.00	54.42	.00	91.96	.00	.00	.00	91.96
	TOTAL	.683120	285.01	.00	413.12	.00	698.13	102.68	.00	.00	800.81

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TAX COLLECTION SYSTEM
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YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2004	M & O	.601650	76.52	.00	122.11	.00	198.63	33.84	.00	.00	232.47
	I & S	.081470	10.36	.00	16.54	.00	26.90	.00	.00	.00	26.90
	TOTAL	.683120	86.88	.00	138.65	.00	225.53	33.84	.00	.00	259.37
2003	M & O	.596220	42.31	.00	45.80	.00	108.11	12.85	.00	.00	120.96
	I & S	.086900	6.18	.00	9.58	.00	15.76	.00	.00	.00	15.76
	TOTAL	.683120	48.49	.00	55.38	.00	123.87	12.85	.00	.00	136.72
2002	M & O	.590210	80.95	.00	111.84	.00	192.79	30.31	.00	.00	223.10
	I & S	.099790	10.30	.00	16.91	.00	27.21	.00	.00	.00	27.21
	TOTAL	.690000	91.25	.00	128.75	.00	220.00	30.31	.00	.00	250.31
2001	M & O	.564720	20.64	.00	40.44	.00	61.08	10.74	.00	.00	71.82
	I & S	.097590	3.57	.00	6.99	.00	10.56	.00	.00	.00	10.56
	TOTAL	.662310	24.21	.00	47.43	.00	71.64	10.74	.00	.00	82.38
2000	M & O	.533960	8.17	.00	15.51	.00	23.68	3.75	.00	.00	27.43
	I & S	.108150	1.66	.00	3.15	.00	4.81	.00	.00	.00	4.81
	TOTAL	.642110	9.83	.00	18.66	.00	28.49	3.75	.00	.00	32.24
1999	M & O	.529360	9.37	.00	19.40	.00	28.77	4.79	.00	.00	33.56
	I & S	.112950	2.00	.00	4.14	.00	6.14	.00	.00	.00	6.14
	TOTAL	.642310	11.37	.00	23.54	.00	34.91	4.79	.00	.00	39.70
1998	M & O	.505610	11.72	.00	27.16	.00	38.88	5.12	.00	.00	44.00
	I & S	.124390	2.89	.00	6.68	.00	9.57	.00	.00	.00	9.57
	TOTAL	.630000	14.61	.00	33.84	.00	48.45	5.12	.00	.00	53.57
1997	M & O	.524810	8.33	.00	20.15	.00	28.48	.00	.00	.00	28.48
	I & S	.075190	1.19	.00	2.89	.00	4.08	.00	.00	.00	4.08
	TOTAL	.600000	9.52	.00	23.04	.00	32.56	.00	.00	.00	32.56
1996	M & O	.516090	14.35	.00	31.32	.00	45.67	6.08	.00	.00	51.75
	I & S	.083910	2.33	.00	5.09	.00	7.42	.00	.00	.00	7.42
	TOTAL	.600000	16.68	.00	36.41	.00	53.09	6.08	.00	.00	59.17
1995	M & O	.510030	5.71	.00	9.76	.00	15.47	.00	.00	.00	15.47
	I & S	.089970	1.01	.00	1.72	.00	2.73	.00	.00	.00	2.73
	TOTAL	.600000	6.72	.00	11.48	.00	18.20	.00	.00	.00	18.20
1993	M & O	.465440	4.16	.00	12.13	.00	16.29	.00	.00	.00	16.29
	I & S	.104560	.93	.00	2.72	.00	3.65	.00	.00	.00	3.65
	TOTAL	.570000	5.09	.00	14.85	.00	19.94	.00	.00	.00	19.94
1992	M & O	.447640	1.48	.00	3.46	.00	4.94	.00	.00	.00	4.94
	I & S	.112360	.37	.00	.87	.00	1.24	.00	.00	.00	1.24
	TOTAL	.560000	1.85	.00	4.33	.00	6.18	.00	.00	.00	6.18

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIP AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
1991	M & O	.464340	2.45	.00	6.04	.00	8.49	.00	.00	.00	8.49
	I & S	.095660	.51	.00	1.25	.00	1.76	.00	.00	.00	1.76
	TOTAL	.560000	2.96	.00	7.29	.00	10.25	.00	.00	.00	10.25
ALL	M & O		209,267.94	.00	35,024.37	160.18	244,132.13	10,718.33	.00	.00	255,010.64
ALL	I & S		25,865.20	.00	4,379.30	19.40	30,225.10	.00	.00	.00	30,244.50
ALL	TOTAL		235,133.14	.00	39,403.67	179.58	274,357.23	10,718.33	.00	.00	285,255.14
DLQ	M & O		44,322.98	.00	17,293.72	73.59	61,543.11	9,386.53	.00	.00	71,003.23
DLQ	I & S		5,491.69	.00	2,189.11	8.71	7,672.09	.00	.00	.00	7,680.80
DLQ	TOTAL		49,814.67	.00	19,482.83	82.30	69,215.20	9,386.53	.00	.00	78,684.03
CURR	M & O		164,944.96	.00	17,730.65	86.59	182,599.02	1,331.80	.00	.00	184,037.41
CURR	I & S		20,373.51	.00	2,190.19	10.69	22,553.01	.00	.00	.00	22,563.70
CURR	TOTAL		185,318.47	.00	19,920.84	97.28	205,142.03	1,331.80	.00	.00	206,571.11

FISCAL START: 10/01/2016 END: 09/30/2017 JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310.316	12,818,619	2,678,491.697	00.654000	17,371,317.90	24,641

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	88.01	84,755.86	185,318.47	16,201,620.11	1,169,697.79	91.27	0.00
2015	726,284.55	255.27	782.20	26,569.38	262,136.32	464,930.43	36.05	0.00
2014	376,169.23	270.10	1,408.20	10,104.87	108,125.46	266,635.57	28.85	0.00
2013	225,111.10	219.94	327.04	5,430.03	51,558.17	173,225.89	22.94	0.00
2012	183,100.35	113.88	1,106.52	2,768.24	26,710.58	155,283.25	14.68	0.00
2011	134,796.56	.00	337.11	1,638.57	18,989.17	115,470.28	14.12	337.11
2010	117,766.50	119.64	119.64	1,266.29	9,556.04	108,090.82	8.12	119.64
2009	107,878.67	.00	0.00	616.67	6,051.26	101,827.41	5.61	0.00
2008	84,349.23	.00	4.63	299.73	4,255.09	80,089.51	5.04	4.63
2007	70,608.39	.00	0.00	213.51	2,762.13	67,846.26	3.91	0.00
2006	67,025.05	.00	0.00	312.91	2,474.99	64,550.06	3.69	0.00
2005	60,054.39	.00	0.00	285.01	1,965.15	58,089.24	3.27	0.00
2004	59,412.07	.00	0.00	86.88	2,499.14	56,912.93	4.21	0.00
2003	46,290.10	.00	0.00	48.49	1,011.63	45,278.47	2.19	0.00
2002	39,025.42	.00	0.00	71.25	351.11	38,674.31	.90	0.00
2001	29,840.39	.00	0.00	24.21	737.73	29,102.66	2.47	0.00
2000	27,278.94	.00	824.73	9.83	749.78	25,704.43	2.83	0.00
1999	21,314.21	.00	494.84	11.37	516.63	20,322.74	2.48	0.00
1998	16,502.72	.00	485.35	14.61	276.17	15,741.20	1.72	0.00
1997	15,674.71	.00	462.24	9.52	125.22	15,087.25	.82	0.00
1996	14,041.28	.00	462.24	16.68	86.84	13,492.20	.64	0.00
1995	49,071.04	.00	0.00	16.62	47.50	49,023.54	.10	0.00
****	19,927,688.66	651.54	90,006.20	235,133.14	16,702,606.22	3,135,076.24		461.38

FISCAL START: 10/01/2016 END: 09/30/2017 JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	0	0	0	00.654000	10,251.18	0

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	0.00	10,251.18	10,251.18	0.00	0.00	10,251.18		0.00
2014	891.58	.00	0.00	0.00	891.58	0.00		0.00
2013	956.14	.00	0.00	0.00	949.16	6.98	99.27	0.00
2012	1,006.64	6,167.86	6,167.86	0.00	1,006.64	6,167.86	14.03	0.00
2011	1,064.39	.00	0.00	0.00	1,064.39	0.00		0.00
****	3,918.75	16,419.04	16,419.04	0.00	3,911.77	16,426.02		0.00

FISCAL START: 10/01/2016 END: 09/30/2017 JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310.316	12,818,619	2,678,491.697	00.654000	17,381,569.08	24,641

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	10,163.17	74,504.68	185,318.47	16,201,620.11	1,179,948.97	93.21	0.00
2015	726,284.55	255.27	782.20	26,569.38	262,136.32	464,930.43	36.05	0.00
2014	377,060.81	270.18	1,408.20	10,104.87	109,017.04	266,635.57	29.02	0.00
2013	226,067.24	219.94	327.04	5,430.03	52,507.33	173,232.87	23.26	0.00
2012	184,106.99	6,281.74	5,061.14	2,768.24	27,717.22	161,451.11	14.65	0.00
2011	135,860.95	.00	337.11	1,638.57	20,053.56	115,470.28	14.80	337.11
2010	117,766.50	119.64	119.64	1,266.29	9,556.04	108,090.82	8.12	119.64
2009	107,878.67	.00	0.00	616.67	6,051.26	101,827.41	5.61	0.00
2008	84,349.23	.00	4.63	299.73	4,255.09	80,089.51	5.04	4.63
2007	70,608.39	.00	0.00	211.51	2,762.13	67,846.26	3.91	0.00
2006	67,025.05	.00	0.00	312.91	2,474.99	64,550.06	3.69	0.00
2005	60,054.39	.00	0.00	285.01	1,965.15	58,089.24	3.27	0.00
2004	59,412.07	.00	0.00	86.88	2,499.14	56,912.93	4.21	0.00
2003	46,290.10	.00	0.00	48.49	1,011.63	45,278.47	2.19	0.00
2002	39,025.42	.00	0.00	71.25	351.11	38,674.31	.90	0.00
2001	29,840.19	.00	0.00	24.21	737.73	29,102.66	2.47	0.00
2000	27,278.94	.00	824.73	9.83	749.78	25,704.43	2.83	0.00
1999	21,334.21	.00	494.84	11.37	516.63	20,322.74	2.48	0.00
1998	16,502.72	.00	485.35	14.61	276.17	15,741.20	1.72	0.00
1997	15,674.71	.00	462.24	9.52	125.22	15,087.25	.82	0.00
1996	14,041.28	.00	462.24	16.68	86.84	13,492.20	.64	0.00
1995	49,071.04	.00	0.00	16.62	47.50	49,023.54	.10	0.00
****	19,931,607.41	17,070.58	73,587.16	235,133.14	16,706,517.99	3,151,502.26		461.38

JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310.316	12,818,619-	2,678,491,697	0.654000	17,371,317.90	24,641

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	88.01-	84,755.86-	185,318.47	16,201,620.11	1,169,697.79	93.27	0.00
ADJUSTMENT REFUNDS	995.44-		21,127.60-					
2015	726,284.55	255.27	782.20	26,569.38	262,136.32	464,930.43	36.05	0.00
ADJUSTMENT REFUNDS	.00		3,584.24-					
2014	376,169.23	270.10	1,408.20-	10,104.87	108,125.46	266,635.57	28.85	0.00
ADJUSTMENT REFUNDS	.00		1,294.91-					
2013	225,111.10	219.94	327.04-	5,430.03	51,558.17	173,225.89	22.94	0.00
ADJUSTMENT REFUNDS	.00		240.33-					
2012	183,100.35	113.88	1,106.52-	2,768.24	26,710.58	155,283.25	14.68	0.00
ADJUSTMENT REFUNDS	.00		816.45-					
2011	134,796.56	.00	337.11-	1,638.57	18,989.17	115,470.28	14.12	337.11-
2010	117,766.50	119.64-	119.64-	1,266.29	9,556.04	108,090.82	8.12	119.64-
2009	107,878.67	.00	0.00	616.67	6,051.26	101,827.41	5.61	0.00
2008	84,349.23	.00	4.63-	299.73	4,255.09	80,089.51	5.04	4.63-
2007	70,608.39	.00	0.00	213.51	2,762.11	67,846.26	3.91	0.00
2006	67,025.05	.00	0.00	312.91	2,474.99	64,550.06	3.69	0.00
2005	60,054.39	.00	0.00	285.01	1,965.15	58,089.24	3.27	0.00
2004	59,412.07	.00	0.00	86.88	2,499.14	56,912.93	4.21	0.00
2003	46,290.10	.00	0.00	48.49	1,011.63	45,278.47	2.19	0.00
2002	39,025.42	.00	0.00	71.25	351.11	38,674.31	.90	0.00
2001	29,840.39	.00	0.00	24.21	737.73	29,102.66	2.47	0.00
2000	27,278.94	.00	824.73-	9.83	749.78	25,704.43	2.83	0.00
1999	21,334.21	.00	494.84-	11.37	516.63	20,322.74	2.48	0.00
1998	16,502.72	.00	485.35-	14.61	276.17	15,741.20	1.72	0.00
1997	15,674.71	.00	462.24-	9.52	125.22	15,087.25	.82	0.00
1996	14,041.28	.00	462.24-	16.68	86.84	13,492.20	.64	0.00
1995	49,071.04	.00	0.00	16.62	47.50	49,023.54	.10	0.00
****	19,927,688.66	651.54	90,006.20-	235,133.14	16,702,606.22	3,135,076.24		461.38-
ADJUSTMENT REFUNDS		995.44-	27,063.53-					

JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	0	0	0	0.654000	10,251.18	0

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	0.00	10,251.18	10,251.18	0.00	0.00	10,251.18		0.00
ADJUSTMENT REFUNDS	995.44-		21,127.60-					
2014	891.58	.00	0.00	0.00	891.58	0.00		0.00
ADJUSTMENT REFUNDS	.00		1,294.91-					
2013	956.14	.00	0.00	0.00	949.16	6.98	99.27	0.00
ADJUSTMENT REFUNDS	.00		240.33-					
2012	1,006.64	6,167.86	6,167.86	0.00	1,006.64	6,167.86	14.03	0.00
ADJUSTMENT REFUNDS	.00		816.45-					
2011	1,064.39	.00	0.00	0.00	1,064.39	0.00		0.00
****	3,918.75	16,419.04	16,419.04	0.00	3,911.77	16,426.02		0.00
ADJUSTMENT REFUNDS		995.44-	23,479.29-					

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 05/01/2017 TO 05/31/2017

JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310.316	12,818,619-	2,678,491,697	0.654000	17,381,569.08	24,641

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	10,163.17	74,504.68-	185,318.47	16,201,620.11	1,179,948.97	93.21	0.00
	ADJUSTMENT REFUNDS		995.44	21,127.60-				
2015	726,284.55	255.27	782.20	26,569.38	262,116.32	464,930.43	36.05	0.00
	ADJUSTMENT REFUNDS		3,584.24					
2014	377,060.81	270.10	1,408.20-	10,104.87	109,017.04	266,635.57	29.02	0.00
	ADJUSTMENT REFUNDS		1,294.91-					
2013	226,067.24	219.94	327.04	5,430.03	52,507.33	173,232.87	23.26	0.00
	ADJUSTMENT REFUNDS		240.33-					
2012	194,106.99	6,281.74	5,061.34	2,768.24	27,717.22	161,451.11	14.65	0.00
	ADJUSTMENT REFUNDS		816.45-					
2011	135,860.95		337.11-	1,638.57	20,053.56	115,470.28	14.80	337.11-
2010	117,766.50	119.64-	119.64-	1,266.29	9,556.04	108,090.82	8.12	119.64-
2009	107,878.67		0.00	616.67	5,051.26	101,827.41	5.61	0.00
2008	84,349.23		4.63-	299.73	4,255.09	80,089.51	5.04	4.63-
2007	70,608.39		0.00	213.51	2,762.13	67,846.26	3.91	0.00
2006	67,025.05		0.00	312.91	2,474.99	64,550.06	3.69	0.00
2005	60,054.39		0.00	285.01	1,965.15	58,089.24	3.27	0.00
2004	59,412.07		0.00	86.88	2,499.14	56,912.93	4.21	0.00
2003	46,290.10		0.00	48.49	1,011.63	45,278.47	2.19	0.00
2002	39,025.42		0.00	71.25	351.11	38,674.31	.90	0.00
2001	29,840.39		0.00	24.21	737.73	29,102.66	2.47	0.00
2000	27,278.94		824.73-	9.83	749.78	25,704.43	2.83	0.00
1999	21,334.21		494.84-	11.37	516.63	20,322.74	2.48	0.00
1998	16,502.72		485.35-	14.61	276.17	15,741.20	1.72	0.00
1997	15,674.71		462.24-	9.52	125.22	15,087.25	.82	0.00
1996	14,041.28		462.24-	16.68	86.84	13,492.20	.64	0.00
1995	49,071.04		0.00	16.62	47.50	49,023.54	.10	0.00
****	19,931,607.41	17,070.58	73,587.16-	235,133.14	16,706,517.99	3,151,502.26		461.38-
	ADJUSTMENT REFUNDS	995.44-	27,063.53-					

TAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTION
FROM: 10/01/2016 THRU 05/31/2017
JURISDICTION: 0033 CITY OF PHARR

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2016	M & O	.582100	14,420,431.77	.00	135,229.11	419,236.64-	14,136,424.24	1,998.27	.00	.00	14,557,659.15
	I & S	.071900	1,781,188.34	.00	16,703.97	51,783.36-	1,746,108.95	.00	.00	.00	1,797,892.31
	TOTAL	.654000	16,201,620.11	.00	151,933.08	471,020.00-	15,882,533.19	1,998.27	.00	.00	16,355,551.46
2015	M & O	.582100	233,317.78	.00	53,233.47	4,681.16	281,870.09	44,661.83	.00	.00	331,211.08
	I & S	.071900	28,818.54	.00	6,575.15	578.21-	34,815.48	.00	.00	.00	35,393.69
	TOTAL	.654000	262,136.32	.00	59,808.62	5,259.37-	316,685.57	44,661.83	.00	.00	366,606.77
2014	M & O	.608100	96,692.84	.00	34,169.00	2,282.34-	128,579.50	20,718.58	.00	.00	151,580.42
	I & S	.071900	11,432.62	.00	4,039.96	269.86-	15,202.72	.00	.00	.00	15,472.58
	TOTAL	.680000	108,125.46	.00	38,208.96	2,552.20-	143,782.22	20,718.58	.00	.00	167,053.00
2013	M & O	.605000	45,871.54	.00	21,074.25	.00	66,945.79	10,236.81	.00	.00	77,182.60
	I & S	.075000	5,686.63	.00	2,612.35	.00	8,298.98	.00	.00	.00	8,298.98
	TOTAL	.680000	51,558.17	.00	23,686.60	.00	75,244.77	10,236.81	.00	.00	85,481.58
2012	M & O	.602600	23,670.27	.00	13,408.83	.00	37,079.10	5,320.69	.00	.00	42,399.79
	I & S	.077400	3,040.31	.00	1,722.23	.00	4,762.54	.00	.00	.00	4,762.54
	TOTAL	.680000	26,710.58	.00	15,131.06	.00	41,841.64	5,320.69	.00	.00	47,162.33
2011	M & O	.602100	16,813.79	.00	11,423.25	.00	28,237.04	4,360.34	.00	.00	32,597.38
	I & S	.077900	2,175.38	.00	1,478.04	.00	3,653.42	.00	.00	.00	3,653.42
	TOTAL	.680000	18,989.17	.00	12,901.29	.00	31,890.46	4,360.34	.00	.00	36,250.80
2010	M & O	.601800	8,457.02	.00	6,593.05	.00	15,050.07	2,226.59	.00	.00	17,276.66
	I & S	.078200	1,099.02	.00	856.69	.00	1,955.71	.00	.00	.00	1,955.71
	TOTAL	.680000	9,556.04	.00	7,449.74	.00	17,005.78	2,226.59	.00	.00	19,232.37
2009	M & O	.601800	5,355.32	.00	4,627.21	.00	9,982.53	1,397.99	.00	.00	11,380.52
	I & S	.078200	695.94	.00	601.25	.00	1,297.19	.00	.00	.00	1,297.19
	TOTAL	.680000	6,051.26	.00	5,228.46	.00	11,279.72	1,397.99	.00	.00	12,677.71
2008	M & O	.602940	3,762.58	.00	3,600.37	.00	7,362.95	936.86	.00	.00	8,299.81
	I & S	.078910	492.51	.00	471.21	.00	963.72	.00	.00	.00	963.72
	TOTAL	.681850	4,255.09	.00	4,071.58	.00	8,326.67	936.86	.00	.00	9,263.53
2007	M & O	.596130	2,410.42	.00	2,507.52	.00	4,917.94	636.99	.00	.00	5,554.93
	I & S	.086990	351.71	.00	365.92	.00	717.63	.00	.00	.00	717.63
	TOTAL	.683120	2,762.13	.00	2,873.44	.00	5,635.57	636.99	.00	.00	6,272.56
2006	M & O	.593130	2,148.96	.00	2,446.33	.00	4,595.29	584.07	.00	.00	5,179.36
	I & S	.089990	326.03	.00	371.15	.00	697.18	.00	.00	.00	697.18
	TOTAL	.683120	2,474.99	.00	2,817.48	.00	5,292.47	584.07	.00	.00	5,876.54
2005	M & O	.593130	1,706.26	.00	2,229.14	.00	3,935.40	491.24	.00	.00	4,426.64
	I & S	.089990	258.89	.00	338.20	.00	597.09	.00	.00	.00	597.09
	TOTAL	.683120	1,965.15	.00	2,567.34	.00	4,532.49	491.24	.00	.00	5,023.73

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2004	M & O	.601650	2,261.10	.00	3,042.09	.00	5,243.19	625.18	.00	.00	5,868.57
	I & S	.081470	298.04	.00	411.91	.00	709.95	.00	.00	.00	709.95
	TOTAL	.683120	2,499.14	.00	3,454.00	.00	5,953.14	625.18	.00	.00	6,578.52
2003	M & O	.596220	882.92	.00	1,243.55	.00	2,126.47	241.93	.00	.00	2,368.40
	I & S	.086900	128.71	.00	181.25	.00	309.96	.00	.00	.00	309.96
	TOTAL	.683120	1,011.63	.00	1,424.80	.00	2,436.43	241.93	.00	.00	2,678.36
2002	M & O	.590210	390.33	.00	472.44	.00	772.77	100.53	.00	.00	873.30
	I & S	.099790	50.78	.00	79.89	.00	130.67	.00	.00	.00	130.67
	TOTAL	.690000	351.11	.00	552.33	.00	903.44	100.53	.00	.00	1,003.97
2001	M & O	.564720	629.05	.00	1,121.80	.00	1,750.85	254.93	.00	.00	2,005.78
	I & S	.097590	108.68	.00	193.85	.00	302.53	.00	.00	.00	302.53
	TOTAL	.662310	737.73	.00	1,315.65	.00	2,053.38	254.93	.00	.00	2,308.31
2000	M & O	.533960	623.29	.00	1,173.37	.00	1,796.66	254.25	.00	.00	2,050.91
	I & S	.108350	126.49	.00	238.06	.00	364.55	.00	.00	.00	364.55
	TOTAL	.642310	749.78	.00	1,411.43	.00	2,161.21	254.25	.00	.00	2,415.46
1999	M & O	.529360	425.78	.00	865.22	.00	1,291.00	198.70	.00	.00	1,489.70
	I & S	.112950	90.85	.00	184.63	.00	275.48	.00	.00	.00	275.48
	TOTAL	.642310	516.63	.00	1,049.85	.00	1,566.48	198.70	.00	.00	1,765.18
1998	M & O	.505610	221.63	.00	461.13	.00	682.76	91.00	.00	.00	773.76
	I & S	.124390	54.54	.00	113.45	.00	167.99	.00	.00	.00	167.99
	TOTAL	.630000	276.17	.00	574.58	.00	850.75	91.00	.00	.00	941.75
1997	M & O	.524810	109.52	.00	262.52	.00	372.04	58.91	.00	.00	430.95
	I & S	.075190	15.70	.00	37.61	.00	53.31	.00	.00	.00	53.31
	TOTAL	.600000	125.22	.00	300.13	.00	425.35	58.91	.00	.00	484.26
1996	M & O	.516090	74.70	.00	166.63	.00	241.33	28.73	.00	.00	270.06
	I & S	.083910	12.14	.00	27.08	.00	39.22	.00	.00	.00	39.22
	TOTAL	.600000	86.84	.00	193.71	.00	280.55	28.73	.00	.00	309.28
1995	M & O	.510030	19.65	.00	36.83	.00	56.48	2.72	.00	.00	59.20
	I & S	.089970	3.46	.00	6.49	.00	9.95	.00	.00	.00	9.95
	TOTAL	.600000	23.11	.00	43.32	.00	66.43	2.72	.00	.00	69.15
1994	M & O	.471740	4.84	.00	9.32	.00	14.16	.60	.00	.00	14.76
	I & S	.098260	1.01	.00	1.95	.00	2.96	.00	.00	.00	2.96
	TOTAL	.570000	5.85	.00	11.27	.00	17.12	.60	.00	.00	17.72
1993	M & O	.465440	4.16	.00	12.13	.00	16.29	.00	.00	.00	16.29
	I & S	.104560	.93	.00	2.72	.00	3.65	.00	.00	.00	3.65
	TOTAL	.570000	5.09	.00	14.85	.00	19.94	.00	.00	.00	19.94

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
1992	M & O	.447640	1.48	.00	3.46	.00	4.94	.00	.00	.00	4.94
	I & S	.112360	.37	.00	.87	.00	1.24	.00	.00	.00	1.24
	TOTAL	.560000	1.85	.00	4.33	.00	6.18	.00	.00	.00	6.18
1991	M & O	.464340	9.62	.00	23.46	.00	33.08	.00	.00	.00	33.08
	I & S	.095660	1.98	.00	4.84	.00	6.82	.00	.00	.00	6.82
	TOTAL	.560000	11.60	.00	28.30	.00	39.90	.00	.00	.00	39.90
ALL	M & O		14,866,146.62	.00	299,435.48	426,200.14	14,739,381.96	95,427.94	.00	.00	15,261,010.04
ALL	I & S		1,836,459.60	.00	37,620.72	52,631.43	1,821,448.89	.00	.00	.00	1,874,980.32
ALL	TOTAL		16,702,606.22	.00	337,056.20	478,831.57	16,560,830.85	95,427.94	.00	.00	17,135,990.36
DLQ	M & O		445,714.85	.00	164,206.37	6,963.50	602,957.72	93,429.67	.00	.00	703,350.89
DLQ	I & S		55,271.26	.00	20,916.75	848.07	75,339.94	.00	.00	.00	76,188.01
DLQ	TOTAL		500,986.11	.00	185,123.12	7,811.57	678,297.66	93,429.67	.00	.00	779,538.90
CURR	M & O		14,420,431.77	.00	135,229.11	419,236.64	14,136,424.24	1,998.27	.00	.00	14,557,659.15
CURR	I & S		1,781,188.34	.00	16,703.97	51,783.36	1,746,108.95	.00	.00	.00	1,797,892.31
CURR	TOTAL		16,201,620.11	.00	151,933.08	471,020.00	15,882,533.19	1,998.27	.00	.00	16,355,551.46

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2014	M & O	.608100	797.31	.00	.00	.00	797.31	.00	.00	.00	797.31
	I & S	.071900	94.27	.00	.00	.00	94.27	.00	.00	.00	94.27
	TOTAL	.680000	891.58	.00	.00	.00	891.58	.00	.00	.00	891.58
2013	M & O	.605000	844.47	.00	.00	.00	844.47	.00	.00	.00	844.47
	I & S	.075000	104.69	.00	.00	.00	104.69	.00	.00	.00	104.69
	TOTAL	.680000	949.16	.00	.00	.00	949.16	.00	.00	.00	949.16
2012	M & O	.602600	892.06	.00	.00	.00	892.06	.00	.00	.00	892.06
	I & S	.077400	114.58	.00	.00	.00	114.58	.00	.00	.00	114.58
	TOTAL	.680000	1,006.64	.00	.00	.00	1,006.64	.00	.00	.00	1,006.64
2011	M & O	.602100	942.45	.00	.00	.00	942.45	.00	.00	.00	942.45
	I & S	.077900	121.94	.00	.00	.00	121.94	.00	.00	.00	121.94
	TOTAL	.680000	1,064.39	.00	.00	.00	1,064.39	.00	.00	.00	1,064.39
ALL	M & O		3,476.29	.00	.00	.00	3,476.29	.00	.00	.00	3,476.29
ALL	I & S		435.48	.00	.00	.00	435.48	.00	.00	.00	435.48
ALL	TOTAL		3,911.77	.00	.00	.00	3,911.77	.00	.00	.00	3,911.77
DLQ	M & O		3,476.29	.00	.00	.00	3,476.29	.00	.00	.00	3,476.29
DLQ	I & S		435.48	.00	.00	.00	435.48	.00	.00	.00	435.48
DLQ	TOTAL		3,911.77	.00	.00	.00	3,911.77	.00	.00	.00	3,911.77
CURR	M & O		.00	.00	.00	.00	.00	.00	.00	.00	.00
CURR	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
CURR	TOTAL		.00	.00	.00	.00	.00	.00	.00	.00	.00

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2016	M & O	.582100	14,420,431.77	.00	135,229.11	419,236.64	14,136,424.24	1,998.27	.00	.00	14,557,659.15
	I & S	.071900	1,781,188.34	.00	16,703.97	51,783.36	1,746,108.95	.00	.00	.00	1,797,892.31
	TOTAL	.654000	16,201,620.11	.00	151,933.08	471,020.00	15,882,533.19	1,998.27	.00	.00	16,355,551.46
2015	M & O	.582100	233,317.78	.00	53,233.47	4,681.16	281,870.89	44,661.83	.00	.00	331,213.08
	I & S	.071900	28,818.54	.00	6,575.15	578.21	34,815.48	.00	.00	.00	35,393.69
	TOTAL	.654000	262,136.32	.00	59,808.62	5,259.37	316,685.57	44,661.83	.00	.00	366,606.77
2014	M & O	.608100	97,490.15	.00	34,169.00	2,282.34	129,376.81	20,718.58	.00	.00	152,377.73
	I & S	.071900	11,526.89	.00	4,039.96	269.86	15,296.99	.00	.00	.00	15,566.85
	TOTAL	.680000	109,017.04	.00	38,208.96	2,552.20	144,673.80	20,718.58	.00	.00	167,944.58
2013	M & O	.605000	46,716.01	.00	21,074.25	.00	67,790.26	10,236.81	.00	.00	78,027.07
	I & S	.075000	5,791.32	.00	2,612.35	.00	8,403.67	.00	.00	.00	8,403.67
	TOTAL	.680000	52,507.33	.00	23,686.60	.00	76,193.93	10,236.81	.00	.00	86,430.74
2012	M & O	.602600	24,562.33	.00	13,408.83	.00	37,971.16	5,320.69	.00	.00	43,291.85
	I & S	.077400	3,154.89	.00	1,722.23	.00	4,877.12	.00	.00	.00	4,877.12
	TOTAL	.680000	27,717.22	.00	15,131.06	.00	42,848.28	5,320.69	.00	.00	48,168.97
2011	M & O	.602100	17,756.24	.00	11,423.25	.00	29,179.49	4,360.34	.00	.00	33,539.83
	I & S	.077900	2,297.32	.00	1,478.04	.00	3,775.36	.00	.00	.00	3,775.36
	TOTAL	.680000	20,053.56	.00	12,901.29	.00	32,954.85	4,360.34	.00	.00	37,315.19
2010	M & O	.601800	8,457.02	.00	6,593.05	.00	15,050.07	2,226.59	.00	.00	17,276.66
	I & S	.078200	1,099.02	.00	856.69	.00	1,955.71	.00	.00	.00	1,955.71
	TOTAL	.680000	9,556.04	.00	7,449.74	.00	17,005.78	2,226.59	.00	.00	19,232.37
2009	M & O	.601800	5,355.32	.00	4,627.21	.00	9,982.53	1,397.99	.00	.00	11,380.52
	I & S	.078200	695.94	.00	601.25	.00	1,297.19	.00	.00	.00	1,297.19
	TOTAL	.680000	6,051.26	.00	5,228.46	.00	11,279.72	1,397.99	.00	.00	12,677.71
2008	M & O	.602940	3,762.58	.00	3,600.37	.00	7,362.95	936.86	.00	.00	8,299.81
	I & S	.078910	492.51	.00	471.21	.00	963.72	.00	.00	.00	963.72
	TOTAL	.681850	4,255.09	.00	4,071.58	.00	8,326.67	936.86	.00	.00	9,263.53
2007	M & O	.596130	2,410.42	.00	2,507.52	.00	4,917.94	636.99	.00	.00	5,554.93
	I & S	.086990	351.71	.00	365.92	.00	717.63	.00	.00	.00	717.63
	TOTAL	.683120	2,762.13	.00	2,873.44	.00	5,635.57	636.99	.00	.00	6,272.56
2006	M & O	.593130	2,148.96	.00	2,446.33	.00	4,595.29	584.07	.00	.00	5,179.36
	I & S	.089890	326.03	.00	371.15	.00	697.18	.00	.00	.00	697.18
	TOTAL	.683120	2,474.99	.00	2,817.48	.00	5,292.47	584.07	.00	.00	5,876.54
2005	M & O	.593130	1,706.26	.00	2,229.14	.00	3,935.40	491.24	.00	.00	4,426.64
	I & S	.089990	258.89	.00	338.20	.00	597.09	.00	.00	.00	597.09
	TOTAL	.683120	1,965.15	.00	2,567.34	.00	4,532.49	491.24	.00	.00	5,023.73

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TAX COLLECTION SYSTEM
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YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2004	M & O	.601650	2,201.10	.00	3,042.09	.00	5,243.19	625.38	.00	.00	5,868.57
	I & S	.081470	298.04	.00	411.91	.00	709.95	.00	.00	.00	709.95
	TOTAL	.683120	2,499.14	.00	3,454.00	.00	5,953.14	625.38	.00	.00	6,578.52
2003	M & O	.596220	882.92	.00	1,243.55	.00	2,126.47	241.93	.00	.00	2,368.40
	I & S	.086900	128.71	.00	181.25	.00	309.96	.00	.00	.00	309.96
	TOTAL	.683120	1,011.63	.00	1,424.80	.00	2,436.43	241.93	.00	.00	2,678.36
2002	M & O	.590210	300.33	.00	472.44	.00	772.77	100.53	.00	.00	873.30
	I & S	.099790	50.78	.00	79.89	.00	130.67	.00	.00	.00	130.67
	TOTAL	.690000	351.11	.00	552.33	.00	903.44	100.53	.00	.00	1,003.97
2001	M & O	.564720	629.05	.00	1,121.80	.00	1,750.85	254.93	.00	.00	2,005.78
	I & S	.097590	108.68	.00	193.85	.00	302.53	.00	.00	.00	302.53
	TOTAL	.662310	737.73	.00	1,315.65	.00	2,053.38	254.93	.00	.00	2,308.31
2000	M & O	.533960	623.29	.00	1,173.37	.00	1,796.66	254.25	.00	.00	2,050.91
	I & S	.108350	126.49	.00	238.06	.00	364.55	.00	.00	.00	364.55
	TOTAL	.642310	749.78	.00	1,411.43	.00	2,161.21	254.25	.00	.00	2,415.46
1999	M & O	.529360	425.78	.00	865.22	.00	1,291.00	198.70	.00	.00	1,489.70
	I & S	.112950	90.85	.00	184.63	.00	275.48	.00	.00	.00	275.48
	TOTAL	.642310	516.63	.00	1,049.85	.00	1,566.48	198.70	.00	.00	1,765.18
1998	M & O	.505610	221.63	.00	461.13	.00	682.76	91.00	.00	.00	773.76
	I & S	.124390	54.54	.00	113.45	.00	167.99	.00	.00	.00	167.99
	TOTAL	.630000	276.17	.00	574.58	.00	850.75	91.00	.00	.00	941.75
1997	M & O	.524810	109.52	.00	262.52	.00	372.04	58.91	.00	.00	430.95
	I & S	.075190	15.70	.00	37.61	.00	53.31	.00	.00	.00	53.31
	TOTAL	.600000	125.22	.00	300.13	.00	425.35	58.91	.00	.00	484.26
1996	M & O	.516090	74.70	.00	166.63	.00	241.33	28.73	.00	.00	270.06
	I & S	.083910	12.14	.00	27.08	.00	39.22	.00	.00	.00	39.22
	TOTAL	.600000	86.84	.00	193.71	.00	280.55	28.73	.00	.00	309.28
1995	M & O	.510030	19.65	.00	36.83	.00	56.48	2.72	.00	.00	59.20
	I & S	.083970	3.46	.00	6.49	.00	9.95	.00	.00	.00	9.95
	TOTAL	.600000	23.11	.00	43.32	.00	66.43	2.72	.00	.00	69.15
1994	M & O	.471740	4.84	.00	9.32	.00	14.16	.60	.00	.00	14.76
	I & S	.098260	1.01	.00	1.95	.00	2.96	.00	.00	.00	2.96
	TOTAL	.570000	5.85	.00	11.27	.00	17.12	.60	.00	.00	17.72
1993	M & O	.465440	4.16	.00	12.13	.00	16.29	.00	.00	.00	16.29
	I & S	.104560	.93	.00	2.72	.00	3.65	.00	.00	.00	3.65
	TOTAL	.570000	5.09	.00	14.85	.00	19.94	.00	.00	.00	19.94

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TAX COLLECTION SYSTEM
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YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
1992	M & O	.447640	1.48	.00	3.46	.00	4.94	.00	.00	.00	4.94
	I & S	.112360	.37	.00	.87	.00	1.24	.00	.00	.00	1.24
	TOTAL	.560000	1.85	.00	4.33	.00	6.18	.00	.00	.00	6.18
1991	M & O	.464340	9.62	.00	23.46	.00	33.08	.00	.00	.00	33.08
	I & S	.095660	1.98	.00	4.84	.00	6.82	.00	.00	.00	6.82
	TOTAL	.560000	11.60	.00	28.30	.00	39.90	.00	.00	.00	39.90
ALL	M & O	14,869,622.91	.00	299,435.48	426,200.14	14,742,858.25	95,427.94	.00	.00	.00	15,264,486.33
ALL	I & S	1,836,895.08	.00	37,620.72	52,631.43	1,821,884.37	.00	.00	.00	.00	1,874,515.80
ALL	TOTAL	16,706,517.99	.00	337,056.20	478,831.57	16,564,742.62	95,427.94	.00	.00	.00	17,139,002.13
DLQ	M & O	449,191.14	.00	164,206.37	6,963.50	606,434.01	93,429.67	.00	.00	.00	706,827.18
DLQ	I & S	55,706.74	.00	20,916.75	848.07	75,775.42	.00	.00	.00	.00	76,623.49
DLQ	TOTAL	504,897.88	.00	185,123.12	7,811.57	682,209.43	93,429.67	.00	.00	.00	783,450.67
CURR	M & O	14,420,431.77	.00	135,229.11	419,236.64	14,136,424.24	1,998.27	.00	.00	.00	14,557,659.15
CURR	I & S	1,781,188.34	.00	16,703.97	51,783.36	1,746,108.95	.00	.00	.00	.00	1,797,892.31
CURR	TOTAL	16,201,620.11	.00	151,933.08	471,020.00	15,882,533.19	1,998.27	.00	.00	.00	16,355,551.46

FISCAL START: 10/01/2016 END: 09/30/2017 JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310.316	12,818,619-	2,678,491.697	00.654000	17,371,317.90	24,641

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	84,755.86-	84,755.86-	16,201,620.11	16,201,620.11	1,169,697.79	93.27	0.00
2015	726,284.55	782.20	782.20	262,136.32	262,136.32	464,930.43	36.05	0.00
2014	376,169.23	1,408.20-	1,408.20-	108,125.46	108,125.46	266,635.57	28.85	0.00
2013	225,111.10	327.04-	327.04-	51,558.17	51,558.17	173,225.89	22.94	0.00
2012	183,100.35	1,106.52-	1,106.52-	26,710.58	26,710.58	155,283.25	14.68	0.00
2011	134,796.56	337.11-	337.11-	18,989.17	18,989.17	115,470.28	14.12	337.11-
2010	117,766.50	119.64-	119.64-	9,556.04	9,556.04	108,090.82	8.12	119.64-
2009	107,878.67	.00	0.00	6,051.26	6,051.26	101,827.41	5.61	0.00
2008	84,349.23	4.63-	4.63-	4,255.09	4,255.09	80,089.51	5.04	4.63-
2007	70,608.39	.00	0.00	2,762.13	2,762.13	67,846.26	3.91	0.00
2006	67,025.05	.00	0.00	2,474.99	2,474.99	64,550.06	3.69	0.00
2005	60,054.39	.00	0.00	1,965.15	1,965.15	58,089.24	3.27	0.00
2004	59,412.07	.00	0.00	2,499.14	2,499.14	56,912.93	4.21	0.00
2003	46,290.10	.00	0.00	1,011.63	1,011.63	45,278.47	2.19	0.00
2002	39,025.42	.00	0.00	351.11	351.11	38,674.31	.90	0.00
2001	29,840.39	.00	0.00	737.73	737.73	29,102.66	2.47	0.00
2000	27,278.94	824.73-	824.73-	749.78	749.78	25,704.43	2.83	0.00
1999	21,334.21	494.84-	494.84-	516.63	516.63	20,322.74	2.48	0.00
1998	16,502.72	485.35-	485.35-	276.17	276.17	15,741.20	1.72	0.00
1997	15,674.71	462.24-	462.24-	125.22	125.22	15,087.25	.82	0.00
1996	14,041.28	462.24-	462.24-	86.84	86.84	13,492.20	.64	0.00
1995	49,071.04	.00	0.00	47.50	47.50	49,023.54	.10	0.00
****	19,927,688.66	90,006.20-	90,006.20-	16,702,606.22	16,702,606.22	3,135,076.24		461.38-

FISCAL START: 10/01/2016 END: 09/30/2017 JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	0	0	0	00.654000	10,251.18	0

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	0.00	10,251.18	10,251.18	0.00	0.00	10,251.18		0.00
2014	891.58	.00	0.00	891.58	891.58	0.00		0.00
2013	956.14	.00	0.00	949.16	949.16	6.98	99.27	0.00
2012	1,006.64	6,167.86	6,167.86	1,006.64	1,006.64	6,167.86	14.03	0.00
2011	1,064.39	.00	0.00	1,064.39	1,064.39	0.00		0.00
****	3,918.75	16,419.04	16,419.04	3,911.77	3,911.77	16,426.02		0.00

FISCAL START: 10/01/2016 END: 09/30/2017 JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310.316	12,818.619	2,678,491.697	00.654000	17,381,569.08	24,641

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	74,504.68	74,504.68	16,201,620.11	16,201,620.11	1,179,948.97	93.21	0.00
2015	726,284.55	782.20	782.20	262,136.32	262,136.32	464,930.43	36.05	0.00
2014	377,060.81	1,408.20	1,408.20	109,017.04	109,017.04	266,635.57	29.02	0.00
2013	226,067.24	327.04	327.04	52,507.33	52,507.33	173,232.87	23.26	0.00
2012	194,106.99	5,061.34	5,061.34	27,717.22	27,717.22	161,451.11	14.65	0.00
2011	135,860.95	337.11	337.11	20,053.56	20,053.56	115,470.28	14.80	337.11
2010	117,766.50	119.64	119.64	9,556.04	9,556.04	108,090.82	8.12	119.64
2009	107,878.67	.00	.00	6,051.26	6,051.26	101,827.41	5.61	0.00
2008	84,349.23	4.63	4.63	4,255.09	4,255.09	80,089.51	5.04	4.63
2007	70,608.39	.00	.00	2,762.13	2,762.13	67,846.26	3.91	0.00
2006	67,025.05	.00	.00	2,474.99	2,474.99	64,550.96	3.69	0.00
2005	60,054.39	.00	.00	1,965.15	1,965.15	58,089.24	3.27	0.00
2004	59,412.07	.00	.00	2,499.14	2,499.14	56,912.93	4.21	0.00
2003	46,290.10	.00	.00	1,011.63	1,011.63	45,278.47	2.19	0.00
2002	39,025.42	.00	.00	351.11	351.11	38,674.31	.90	0.00
2001	29,840.39	.00	.00	737.73	737.73	29,102.66	2.47	0.00
2000	27,278.94	824.73	824.73	749.78	749.78	25,704.43	2.83	0.00
1999	21,334.21	494.84	494.84	516.63	516.63	20,322.74	2.48	0.00
1998	16,502.72	485.35	485.35	276.17	276.17	15,741.20	1.72	0.00
1997	15,674.71	462.24	462.24	125.22	125.22	15,087.25	.82	0.00
1996	14,041.28	462.24	462.24	86.84	86.84	13,492.20	.64	0.00
1995	49,071.04	.00	.00	47.50	47.50	49,023.54	.10	0.00
****	19,931,607.41	73,587.16	73,587.16	16,706,517.99	16,706,517.99	3,151,502.26		461.38

06/02/2017 14:57:47 2761604
TC298-X4 SELECTION: DEPOSITTAX COLLECTION SYSTEM
DEPOSIT DISTRIBUTIONINCLUDES AG ROLLBACK
PAGE: 3

FROM: 05/01/2017 THRU 05/31/2017

UPDATE MODE

JURISDICTION: ALL

ACCOUNT	YEAR	DEPOSIT	LEVY COLLECTED	RENTITION PENALTY	P & I COLLECTED	RENTITION P & I	RENTITION DISCOUNT	APPRAISAL COMMISSION	DISBURSEMENT AMOUNT
CURR FOR 0033 CITY OF PHARR			3,096.13	270.21	363.44	31.59	0.00	15.12	3,444.45
BY COUNTY 108			3,096.13	270.21	363.44	31.59	0.00	15.12	3,444.45
DELQ FOR 0033 CITY OF PHARR			652.16	60.53	211.32	19.72	0.00	4.01	859.47
BY COUNTY 108			652.16	60.53	211.32	19.72	0.00	4.01	859.47
TOTAL FOR 0033 CITY OF PHARR			3,748.29	330.74	574.76	51.31	0.00	19.13	4,303.92
BY COUNTY 108			3,748.29	330.74	574.76	51.31	0.00	19.13	4,303.92
CURR FOR 0036 CITY OF PROGRESO			0.00	0.00	0.00	0.00	0.00	0.00	0.00
DELQ FOR 0036 CITY OF PROGRESO			39.44	6.15	19.92	0.01	0.00	0.30	59.06
BY COUNTY 108			39.44	6.15	19.92	0.01	0.00	0.30	59.06
TOTAL FOR 0036 CITY OF PROGRESO			39.44	6.15	19.92	0.01	0.00	0.30	59.06
BY COUNTY 108			39.44	6.15	19.92	0.01	0.00	0.30	59.06
CURR FOR 0037 CITY OF SAN JUAN			449.97	43.14	58.49	5.62	0.00	2.46	506.00
BY COUNTY 108			449.97	43.14	58.49	5.62	0.00	2.46	506.00
DELQ FOR 0037 CITY OF SAN JUAN			603.89	56.25	312.67	27.78	0.00	4.22	912.34
BY COUNTY 108			603.89	56.25	312.67	27.78	0.00	4.22	912.34
TOTAL FOR 0037 CITY OF SAN JUAN			1,053.86	99.39	371.16	33.40	0.00	6.68	1,418.34
BY COUNTY 108			1,053.86	99.39	371.16	33.40	0.00	6.68	1,418.34
CURR FOR 0039 CITY OF SULLIVAN			9.72	0.88	1.26	0.11	0.00	0.05	10.93
BY COUNTY 108			9.72	0.88	1.26	0.11	0.00	0.05	10.93
DELQ FOR 0039 CITY OF SULLIVAN			29.62	2.70	12.86	1.17	0.00	0.20	42.28
BY COUNTY 108			29.62	2.70	12.86	1.17	0.00	0.20	42.28
TOTAL FOR 0039 CITY OF SULLIVAN			39.34	3.58	14.12	1.28	0.00	0.25	53.21
BY COUNTY 108			39.34	3.58	14.12	1.28	0.00	0.25	53.21
CURR FOR 0040 CITY OF WESLACO			1,125.53	52.78	144.41	15.13	0.00	3.39	1,266.55
BY COUNTY 108			1,125.53	52.78	144.41	15.13	0.00	3.39	1,266.55
DELQ FOR 0040 CITY OF WESLACO			122.01	50.06	72.84	34.47	0.00	4.22	190.63
BY COUNTY 108			122.01	50.06	72.84	34.47	0.00	4.22	190.63
TOTAL FOR 0040 CITY OF WESLACO			1,247.54	102.84	217.25	49.60	0.00	7.61	1,457.18
BY COUNTY 108			1,247.54	102.84	217.25	49.60	0.00	7.61	1,457.18
CURR FOR 0041 EDINBURG CISD			45,022.82	4,201.15	5,789.50	542.52	0.00	237.19	50,575.13
BY COUNTY 108			45,022.82	4,201.15	5,789.50	542.52	0.00	237.19	50,575.13
DELQ FOR 0041 EDINBURG CISD			862.34	254.21	260.90	74.07	0.00	16.40	1,106.84
BY COUNTY 108			862.34	254.21	260.90	74.07	0.00	16.40	1,106.84
TOTAL FOR 0041 EDINBURG CISD			45,885.16	4,455.36	6,050.40	616.59	0.00	253.59	51,681.97
BY COUNTY 108			45,885.16	4,455.36	6,050.40	616.59	0.00	253.59	51,681.97
CURR FOR 0042 EDCOUCH-ELSA ISD			63.97	1.29	7.89	0.89	0.00	0.01	71.87
BY COUNTY 108			63.97	1.29	7.89	0.89	0.00	0.01	71.87
DELQ FOR 0042 EDCOUCH-ELSA ISD			0.00	0.00	0.00	0.00	0.00	0.00	0.00
BY COUNTY 108			0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FOR 0042 EDCOUCH-ELSA ISD			63.97	1.29	7.89	0.89	0.00	0.01	71.87
BY COUNTY 108			63.97	1.29	7.89	0.89	0.00	0.01	71.87



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 3.B.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR:

Agenda Item: June 2017 Sales Tax Report

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Karla Moya

Created/Initiated - 06/13/2017

Karla Moya

Approved - 06/13/2017

Karla Moya

Approved - 06/13/2017

Patricia Rigney

Approved - 06/13/2017

City Management Office

Final Approval - 06/14/2017

City of Pharr
Sales Total Tax Analysis (2%) - Cash Basis

MONTH	FY 10/11*	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16*	FY 16/17	Difference FY 16/17- FY 15/ 16
OCT.	\$ 859,104	\$ 954,528	\$ 1,095,758	\$ 1,095,399	\$ 1,175,133	\$ 1,281,269	\$ 1,317,281	\$ 36,011
NOV.	934,857	1,025,682	1,009,747	1,064,491	1,272,920	1,367,611	1,457,436	89,824
DEC.	884,556	914,194	1,065,676	1,151,064	1,255,599	1,306,892	1,379,834	72,942
JAN.	849,909	929,064	1,065,003	1,166,651	1,231,604	1,224,656	1,317,066	92,409
FEB.	1,029,775	1,214,454	1,132,199	1,301,266	1,403,486	1,508,184	1,570,000	61,816
MAR.	811,325	959,178	1,014,839	1,090,660	1,244,493	1,250,428	1,300,217	49,790
APR.	857,093	979,239	1,033,280	1,120,837	1,195,832	1,324,900	1,263,946	(60,954)
MAY	1,091,964	1,250,746	1,207,076	1,332,207	1,457,421	1,625,843	1,644,947	19,104
JUN.	925,577	1,098,232	1,075,570	1,239,819	1,424,397	1,429,149	1,384,312	(44,837)
JUL.	881,787	1,142,386	1,087,853	1,239,026	1,314,960	1,336,426		
AUG.	1,065,228	1,226,816	1,203,458	1,284,104	1,433,708	1,609,004		
SEP.	960,373	1,131,188	1,034,174	1,183,373	1,356,249	1,330,463		
TOTAL	<u>\$ 11,151,549</u>	<u>\$ 12,825,707</u>	<u>\$ 13,024,633</u>	<u>\$ 14,268,899</u>	<u>\$ 15,765,800</u>	<u>\$ 16,594,827</u>	<u>\$ 12,635,038</u>	<u>\$ 316,105</u>
AVERAGE PER MONTH								
	\$ 929,296	\$ 1,068,809	\$ 1,085,386	\$ 1,189,075	\$ 1,313,817	\$ 1,382,902	\$ 1,403,893	
INCREASE/(DECREASE) IN SALES TAX COLLECTION								
		\$ 1,674,158	\$ 198,926	\$ 1,244,265	\$ 1,496,901	\$ 829,027	\$ 316,105	
INCREASE FROM PREVIOUS YEAR								
		15.01%	1.55%	9.55%	10.49%	5.26%	2.57%	
BUDGET VS. ACTUAL VARIANCE ANALYSIS								
	\$ 9,955,067	\$ 11,598,933	\$ 13,443,500	\$ 13,443,500	\$ 14,980,000	\$ 16,301,000	\$ 17,346,700	
	\$ 1,196,482	\$ 1,226,774	\$ (418,867)	\$ 825,399	\$ 785,800	\$ 293,827		
	10.73%	9.56%	-3.22%	5.78%	4.98%	1.77%		

* Do NOT INCLUDE one time payments for October 2015 of \$344,044 and April 2016 of \$61,017

City of Pharr
Sales Tax Analysis - City & Prop Tax Relief (1.5%) - Cash Basis

								Difference FY 16/17- FY 15/16
MONTH	FY 10/11*	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16*	FY 16/17	
OCT.	\$ 644,328	\$ 715,896	\$ 821,818	\$ 821,549	\$ 881,349	\$ 960,952	987,960	\$ 27,008
NOV.	701,143	769,262	757,310	798,368	954,690	1,025,708	1,093,077	\$ 67,368
DEC.	663,417	685,645	799,257	863,298	941,699	980,169	1,034,876	\$ 54,706
JAN.	637,432	696,798	798,752	874,989	923,703	918,492	987,799	\$ 69,307
FEB.	772,331	910,841	849,149	975,950	1,052,615	1,131,138	1,177,500	\$ 46,362
MAR.	608,494	719,383	761,129	817,995	933,370	937,821	975,163	\$ 37,342
APR.	642,820	734,429	774,960	840,628	896,874	993,675	947,959	\$ (45,716)
MAY	818,973	938,060	905,307	999,155	1,093,066	1,219,382	1,233,711	\$ 14,328
JUN.	694,182	823,674	806,678	929,864	1,068,297	1,071,862	1,038,234	\$ (33,628)
JUL.	661,340	856,789	815,890	929,270	986,220	1,002,320		
AUG.	798,921	920,112	902,594	963,078	1,075,281	1,206,753		
SEP.	720,280	848,391	775,630	887,530	1,017,186	997,848		
TOTAL	<u>\$ 8,363,662</u>	<u>\$ 9,619,280</u>	<u>\$ 9,768,475</u>	<u>\$ 10,701,674</u>	<u>\$ 11,824,350</u>	<u>\$ 12,446,120</u>	<u>\$ 9,476,279</u>	<u>\$ 237,079</u>
AVERAGE PER MONTH	\$ 696,972	\$ 801,607	\$ 814,040	\$ 891,806	\$ 985,362	\$ 1,037,177	\$ 1,052,920	
INCREASE/(DECREASE) IN SALES TAX COLLECTION		\$ 1,255,619	\$ 149,195	\$ 933,199	\$ 1,122,676	\$ 621,770	\$ 237,079	
INCREASE FROM PREVIOUS YEAR		15.01%	1.55%	9.55%	10.49%	5.26%	2.57%	
BUDGET VS. ACTUAL VARIANCE ANALYSIS								
	\$ 7,466,300	\$ 8,699,200	\$ 10,082,625	\$ 10,082,625	\$ 11,235,000	\$ 12,245,000	\$ 13,010,000	
	\$ 897,362	\$ 920,080	\$ (314,150)	\$ 619,049	\$ 589,350	\$ 201,120		
	10.73%	9.56%	-3.22%	5.78%	4.98%	1.62%		

City of Pharr
Annual Sales Tax Activity Analysis FY 16/17 - GAAP Basis

Regular City Tax (1%)

	<u>FY 16/17</u>	<u>FY 15/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>FY 16/17 Cum Change</u>
October	689,917.11	\$ 653,446.24	\$ 36,470.87	5.58%	\$ 36,470.87
November	658,532.87	\$ 612,328.17	46,204.71	7.55%	82,675.58
December	784,999.81	\$ 754,092.00	30,907.81	4.10%	113,583.38
January	650,108.69	\$ 625,213.86	24,894.84	3.98%	138,478.22
February	631,972.98	\$ 692,508.46	(60,535.48)	-8.74%	77,942.74
March	822,473.68	\$ 812,921.43	9,552.25	1.18%	87,494.98
April	692,155.80	\$ 714,574.53	(22,418.73)	-3.14%	65,076.25
May	-	\$ 668,213.07			
June	-	\$ 804,502.10			
July	-	\$ 665,231.68			
August	-	\$ 658,640.28			
September	-	\$ 728,717.85			
Totals	\$ 4,930,160.92	\$ 8,390,389.64	\$ 65,076.25	1.34%	

Credit In Lieu of Property Tax (.5%)

	<u>FY 16/17</u>	<u>FY 15/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>FY 16/17 Cum Change</u>
October	344,958.55	\$ 326,723.12	\$ 18,235.44	5.58%	\$ 18,235.44
November	329,266.44	\$ 306,164.08	23,102.35	7.55%	41,337.79
December	392,499.90	\$ 377,046.00	15,453.90	4.10%	56,791.69
January	325,054.35	\$ 312,606.93	12,447.42	3.98%	69,239.11
February	315,986.49	\$ 346,254.23	(30,267.74)	-8.74%	38,971.37
March	411,236.84	\$ 406,460.72	4,776.12	1.18%	43,747.49
April	346,077.90	\$ 357,287.26	(11,209.37)	-3.14%	32,538.13
May	-	\$ 334,106.54			
June	-	\$ 402,251.05			
July	-	\$ 332,615.84			
August	-	\$ 329,320.14			
September	-	\$ 364,358.93			
Totals	\$ 2,465,080.46	\$ 4,195,194.82	\$ 32,538.13	1.34%	

PEDC (.5%)

	<u>FY 16/17</u>	<u>FY 15/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>FY 16/17 Cum Change</u>
October	\$ 344,958.55	\$ 326,723.12	\$ 18,235.44	5.58%	\$ 18,235.44
November	329,266.44	\$ 306,164.08	23,102.35	7.55%	41,337.79
December	392,499.90	\$ 377,046.00	15,453.90	4.10%	56,791.69
January	325,054.35	\$ 312,606.93	12,447.42	3.98%	69,239.11
February	315,986.49	\$ 346,254.23	(30,267.74)	-8.74%	38,971.37
March	411,236.84	\$ 406,460.72	4,776.12	1.18%	43,747.49
April	346,077.90	\$ 357,287.26	(11,209.37)	-3.14%	32,538.13
May	-	\$ 334,106.54			
June	-	\$ 402,251.05			
July	-	\$ 332,615.84			
August	-	\$ 329,320.14			
September	-	\$ 364,358.93			
Totals	\$ 2,465,080.46	\$ 4,195,194.82	\$ 32,538.13	1.34%	

Total Sales Tax (2%)

	<u>FY 16/17</u>	<u>FY 15/16</u>	<u>\$ Change</u>	<u>FY 16/17 Budget</u>	<u>Actual vs. Budget</u>
October	\$ 1,379,834.21	\$ 1,306,892.47	\$ 72,941.74	\$ 1,445,558.33	(65,724)
November	1,317,065.74	\$ 1,224,656.33	92,409.41	1,445,558.33	(128,493)
December	1,569,999.61	\$ 1,508,184.00	61,815.61	1,445,558.33	124,441
January	1,300,217.38	\$ 1,250,427.71	49,790	1,445,558.33	(145,341)
February	1,263,945.96	\$ 1,385,016.92	(121,071)	1,445,558.33	(181,612)
March	1,644,947.35	\$ 1,625,842.86	19,104	1,445,558.33	199,389
April	1,384,311.59	\$ 1,429,149.05	(44,837)	1,445,558.33	(16,409)
May		\$ 1,336,426.14		1,445,558.33	
June		\$ 1,609,004.20		1,445,558.33	
July		\$ 1,330,463.35		1,445,558.33	
August		\$ 1,317,280.55		1,445,558.33	
September		\$ 1,457,435.70		1,445,558.33	
Totals	\$ 9,860,321.84	\$ 16,780,779.28	\$ 130,152.50	\$ 17,346,700.00	\$ (213,749.03) Total (160,311.78) City Portion

SALES TAX STATE COLLECTION RGV COMPARISON -JUNE 2017

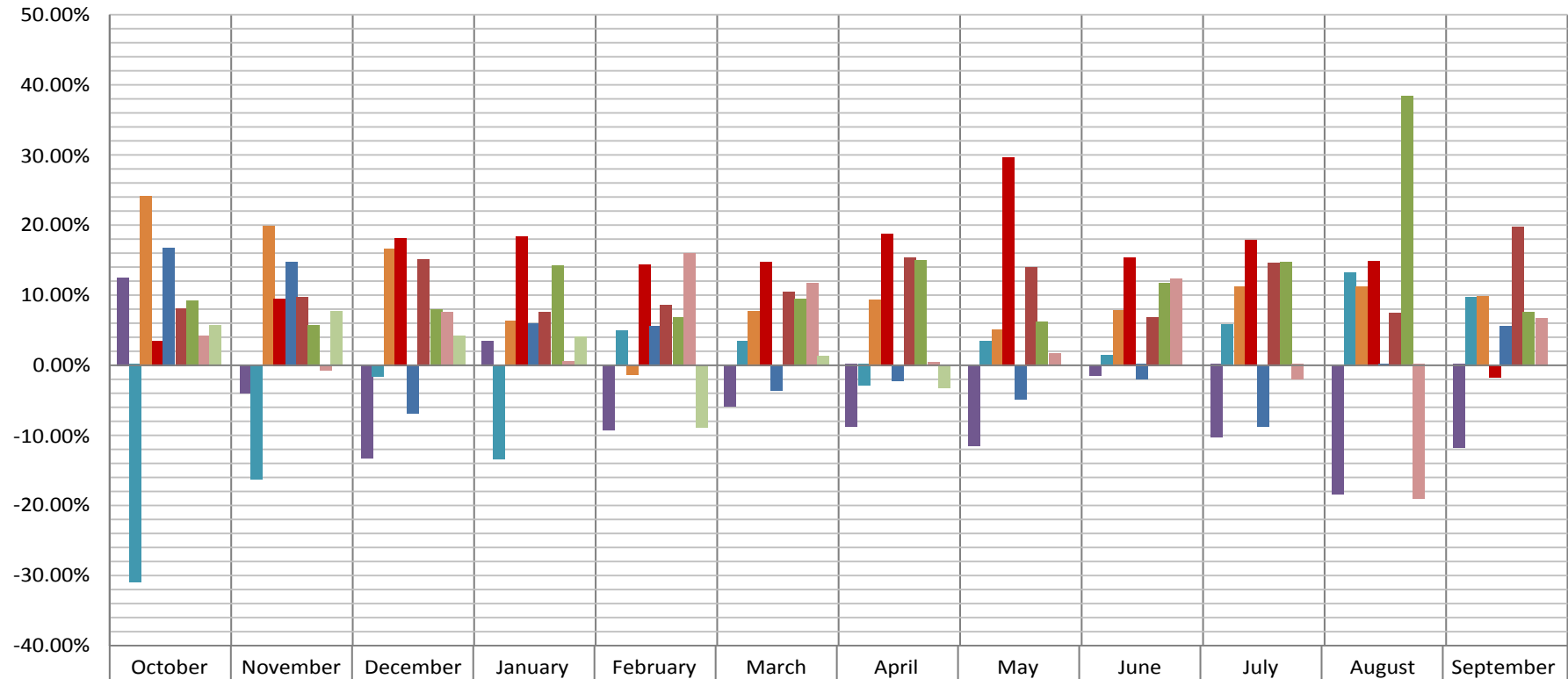
Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2017 Payments To Date	2016 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Mercedes	508,892.29	454,413.61	11.99%	3,385,676.48	3,851,262.66	-12.09%
2	Brownsville	2,832,557.13	2,629,843.14	7.71%	18,347,109.56	18,982,592.46	-3.35%
3	Weslaco	964,731.88	921,184.69	4.73%	6,174,245.42	6,038,093.31	2.25%
4	San Juan	284,547.36	273,517.21	4.03%	1,767,022.75	1,721,888.93	2.62%
5	Mission	1,169,756.78	1,137,783.34	2.81%	7,523,291.03	7,631,374.30	-1.42%
6	McAllen	4,492,773.38	4,371,442.69	2.78%	29,861,760.83	31,478,847.24	-5.14%
7	Harlingen	1,783,854.21	1,751,774.02	1.83%	11,924,770.64	11,547,366.18	3.27%
8	Edinburg	1,612,167.24	1,631,159.72	-1.16%	10,470,649.34	10,557,400.47	-0.82%
9	Alamo	274,999.42	279,455.31	-1.59%	1,783,413.45	1,808,139.79	-1.37%
10	Pharr	1,384,311.59	1,429,149.05	-3.14%	8,480,487.63	8,423,276.53	0.68%

Rank Based on Calendar Year 2017 To Date Activity							
1	Harlingen	1,783,854.21	1,751,774.02	1.83%	11,924,770.64	11,547,366.18	3.27%
2	San Juan	284,547.36	273,517.21	4.03%	1,767,022.75	1,721,888.93	2.62%
3	Weslaco	964,731.88	921,184.69	4.73%	6,174,245.42	6,038,093.31	2.25%
4	Pharr	1,384,311.59	1,429,149.05	-3.14%	8,480,487.63	8,423,276.53	0.68%
5	Edinburg	1,612,167.24	1,631,159.72	-1.16%	10,470,649.34	10,557,400.47	-0.82%
6	Alamo	274,999.42	279,455.31	-1.59%	1,783,413.45	1,808,139.79	-1.37%
7	Mission	1,169,756.78	1,137,783.34	2.81%	7,523,291.03	7,631,374.30	-1.42%
8	Brownsville	2,832,557.13	2,629,843.14	7.71%	18,347,109.56	18,982,592.46	-3.35%
9	McAllen	4,492,773.38	4,371,442.69	2.78%	29,861,760.83	31,478,847.24	-5.14%
10	Mercedes	508,892.29	454,413.61	11.99%	3,385,676.48	3,851,262.66	-12.09%

STATE TOTALS	514,707,681.82	504,950,256.03	1.90%	2,298,943,594.96	2,244,148,185.60	2.38%
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**CITY OF PHARR
SALES TAX 5 YEAR TREND ANALYSIS**

1 FY 08/09



	October	November	December	January	February	March	April	May	June	July	August	September
1 FY 08/09	12.35%	-3.90%	-13.08%	3.37%	-9.17%	-5.74%	-8.69%	-11.40%	-1.34%	-10.19%	-18.25%	-11.69%
2 FY 09/10	-30.86%	-16.08%	-1.44%	-13.25%	4.84%	3.32%	-2.80%	3.32%	1.30%	5.67%	13.08%	9.54%
3 FY 10/11	24.06%	19.75%	16.47%	6.16%	-1.25%	7.55%	9.20%	4.95%	7.69%	11.15%	11.11%	9.72%
4 FY 11/12	3.35%	9.31%	17.93%	18.22%	14.25%	14.54%	18.65%	29.55%	15.17%	17.79%	14.80%	-1.55%
5 FY 12/13	16.57%	14.63%	-6.77%	5.80%	5.52%	-3.49%	-2.06%	-4.77%	-1.90%	-8.58%	-0.03%	5.42%
6 FY 13/14	8.01%	9.54%	14.93%	7.47%	8.47%	10.37%	15.27%	13.90%	6.70%	14.43%	7.28%	19.58%
7 FY 14/15	9.08%	5.57%	7.86%	14.10%	6.69%	9.40%	14.88%	6.13%	11.65%	14.61%	38.31%	7.44%
8 FY 15/16	4.09%	-0.56%	7.46%	0.48%	15.82%	11.56%	0.34%	1.63%	12.23%	-1.90%	-18.95%	6.57%
9 FY 16/17	5.58%	7.55%	4.10%	3.98%	-8.74%	1.18%	-3.14%	0	0	0	0	0





MEMORANDUM

DATE: June 8, 2017

TO: Juan Guerra, City Manager

FROM: Karla Moya, Finance Director

SUBJECT: June 2017 Pharr Sales Tax Activity

TRUE SALES TAX GROWTH

The sales tax activity for the city of Pharr as of the month of June 2017 (April 2017 actual activity) has shown an OVERALL POSITIVE trend in the amount of \$316,105 from this point last year, or an INCREASE of 2.57%.

RGV SALES TAX COMPARISON

City of Pharr shows a DECREASE of -3.14% compared to last June collections, however, the City still ranks No. 4 compared to 9 other cities in the Valley in annual sales collections still a positive variance.

GAAP BASIS

This is the 7th month (Month of Actual Sales) of the fiscal year 2016/2017; to date we are up 1.34%, which equate to \$130,152 from this point of the fiscal year compared to last year.

Please feel free to contact me should the need arise, I am at extension 1907.

THANK YOU



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 3.C.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 06/14/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED: May 30, 2017

MEETING DATE: June 19, 2017

FROM: Alexandra Esparza, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Consideration and action, if any, on Ordinance adopting and establishing procedures/requirements to create a parking management use district.
2nd Reading

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason: N/A

Issue: Consideration and action, if any, on adopting an ordinance that establishes procedures/requirements to create a parking management use district.

Financial Consideration: N/A

Staff Recommendation: Staff is recommends approval of adopting an ordinance that establishes procedures/requirements to create a parking management use district.

Alternatives: N/A

ROUTING:

Alexandra Esparza

Created/Initiated - 05/30/2017

Roland Gomez

Approved - 05/31/2017

Melanie Cano

Approved - 05/31/2017

Patricia Rigney

Approved - 05/31/2017

City Management Office

Final Approval - 05/31/2017

O-2017-_____

AN ORDINANCE AMENDING CHAPTER 126 “TRAFFIC AND VEHICLES” OF THE CODE OF ORDINANCES OF THE CITY OF PHARR, TEXAS, BY ADDING ARTICLE XII “PARKING MANAGEMENT USE DISTRICT” TO THE CODE OF ORDINANCES OF THE CITY OF PHARR; SETTING OUT PROCEDURES AND/OR REQUIRMENTS TO ESTABLISH A PARKING MANAGEMENT USE DISTRICT; PROVIDING FOR SEVERABILITY; DECLARING A PENALTY; PROVIDING FOR APPEALS; PROVIDING FOR APPLICABILITY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF, REPEALING ALL ORDINANCES IN CONFLICT; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, parking districts improve land use efficiency and can create a more pedestrian friendly environment and reduce traffic congestion; and

WHEREAS, revenues gained through parking and transportation use district are reinvested into the community to enhance mobility, pedestrian safety and traffic conditions; and

WHEREAS, the City proposes to make certain improvements to public safety on roadways by reducing the off-street parking of tractor/trailers and heavy vehicles on public roads; and

WHEREAS, the Board of Commission finds that a parking and transportation management district will effectively manage an area’s parking supply and demand so that parking is convenient and available

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1: The Code of Ordinances of the City of Pharr, Texas is hereby amended at Chapter 126 (“Traffic and Vehicles”) to add Article XII (“Parking Management Use District”) to read as follows:

PARKING MANAGEMENT USE DISTRICT

Sec. 142-410. PURPOSE AND INTENT

The purpose of this ordinance is to reduce hazardous traffic conditions resulting from the use of streets by commercial, heavy commercial, limited industrial and/or heavy industrial vehicles; to protect districts from polluted air, excessive noise, litter and refuse caused by the entry of such vehicles' to protect the residents of such districts from unreasonable burdens in gaining access to their residences; to preserve the character of districts such as residential districts, to promote efficiency in the maintenance of public streets in a clean and safe condition, and to preserve the safety of pedestrians and traffic, as well as the peace, good order, comfort, convenience and welfare of the inhabitants of the City.

Sec. 142-411. DEFINITIONS

Words and phrases used in this chapter shall have the meanings set forth in this section, unless the context of their usage clearly requires otherwise. Words and phrases which are not defined in this chapter but are defined in other ordinances of the City of Pharr shall be given the meanings set forth in those ordinances. When not inconsistent with the context, words used in the present tense shall include the singular number (and vice versa); words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). Headings and captions are for reference purposes only. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise.

- 1) **City** means the City of Pharr.
- 2) **City Commission** means the City of Pharr's Board of Commissioners
- 3) **Director** means the director of the department responsible for the applicable duty.
- 4) **District** means a geographic area in which the City Commission finds that traffic flow on public streets requires a higher level of management than commonly provided and takes measures that will facilitate traffic flow objectives.
- 5) **Off-street paid public parking** means parking located in City owned garage or surface lot for which payment is required to park.
- 6) **Public-Private Partnership (P3)** is a contractual arrangement between a public agency (federal, state or local) and a private sector entity.

- 7) ***Parking and Transportation Management District***-is a defined geographic area that may include a mix of retail, entertainment, commercial, medical, educational, civic, heavy commercial, limited industrial and/or heavy industrial uses and residential uses, in which City Commission finds that traffic flow on public streets requires a higher level of management than commonly provided and determines that parking meters will facilitate traffic flow objectives.

Sec.126.412. PARKING AND TRANSPORTATION MANAGEMENT DISTRICT

- (A) A District is an area defined by separate ordinance, consisting of a geographic area that may include but is not limited to a mix of retail, entertainment, commercial, medical, educational, civic, heavy commercial, limited industrial and/or heavy industrial uses and residential uses in which the City Commission finds that traffic flow on the public streets requires a higher level of management than commonly provided, and where the City Commission finds that designating a parking district will aide traffic flow goals. The City Commission also finds a percentage of funds from paid on-street parking and off-street paid public parking within the District may be used to undertake improvement projects that assist in managing the flow or demand for travel to confer public benefits within the District.
- (B) Eligible projects and expenses may include improvements or on-going maintenance of District features that aid in the management of the flow of traffic within the District. All projects shall be approved by the City Manager or designee in accordance with City policies and procedures.

Sec. 126-413. PARKING AND TRANSPORTATION MANAGEMENT AND DISTRICT REQUIREMENTS

- (A) A District must include at least 100 on-street paid parking spaces or 200 off-street paid parking spaces, the minimum number of spaces required to pay for the expenses of maintaining and operating pay stations, meters, and public surface lots and garages in the District.
- (B) At the time that a District is created, the required on-street paid parking may include both existing and new spaces.
- (C) Only new paid parking spaces may be used to fund the District.
- (D) Fifty-one percent of the funds from the paid on-street or off-street public parking within the District that is in excess of the cost of maintaining and operating parking stations, meters and garages shall be set aside to pay for improvements within the District.
- (E) The City Manager or designee shall determine the timing and order in which the improvements identified in the ordinance creating the District will be initiated.
- (F) Unless terminated by City Commission a District shall remain in existence.
- (G) The City may terminate a District if paid parking spaces do not generate more than the amount needed to pay all annual expenses.

Sec. 126-414. APPLICATION TO CREATE A DISTRICT.

The City Manager or designee may initiate the process to create a District, or a representative of a business organization, real estate developer, or other area stakeholders, whose boundaries are completely or partially located within the proposed District, may file an application for a District with the director. The City Manager or designee may also partner with a business organization, real estate developer, or other area stakeholders to initiate the process to create a District.

Sec. 126-415. PRE-APPLICATION REQUIREMENTS.

(A) A pre-application meeting with the City Manager or designee is required.

Sec. 126-416. APPLICATION REQUIREMENTS.

The City Manager or designee shall by rule establish submittal requirements for an application for the creation of a District and for the modification of an existing District.

Sec. 126-417. APPLICATION REVIEW.

- (A) The City Manager or designee shall review each application for the creation of a District or the modification of an existing district submitted under Section 126-416 (*Application Requirements*) and provide the Planning and Zoning Commission with a recommendation on the application.
- (B) An application for the establishment of a District must be presented in a briefing to the Planning and Zoning Commission before presentation to City Commission for approval.
- (C) An ordinance adopted by the City Commission to create a District shall include a list of improvements to be funded by fees from the paid parking spaces.

SECTION 2 – SEVERABILITY

If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION 3 – SAVINGS CLAUSE

Except as hereby amended, any provisions of the code of ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 4 – EFFECTIVE DATE; PUBLICATION

The Ordinance shall take effect 10 days and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 5 – REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6 – CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 7 – PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2017.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2017.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2017.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.B.

DATE SUBMITTED: June 8, 2017

MEETING DATE: June 19, 2017

FROM: Joel Robles, Assistant Police Chief

DEPARTMENT: Police

DIRECTOR: Ruben Villegas

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

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

The Pharr Police Department has been actively engaged in law enforcement southbound and corridor interdiction operations at and near the Pharr International Bridge. The operations, on occasions, are conducted in partnership with U.S. Customs and Border Protection agents in efforts of detecting and seizing stolen vehicles, firearms, ammunition, illicit currency, and wanted fugitives.

The State of Texas Local Border Security Program is seeking applications from police departments seeking to address border related criminal activity, outbound operations, corridor interdiction, disrupting gangs and cartel organizations, specific areas for crime, intelligence led policing, increase field intelligence and other activities to increase security and quality of life. The funding is for OVERTIME expenses only.

We are seeking approval and a resolution authoring the application submittal to the State of Texas Local Border Security Program for funding that will assist this department continue and expand operations addressing outbound vehicles carrying contraband (drug currency, firearms, munitions), investigative services disrupting and detecting gang and cartel activity/operations in and around the City of Pharr, specific area for crime through gang-free zones and drug-free zones, intel-led policing and

border related activity. This grant is for a funding amount to be determined and requires no match. The funding would pay for police officers/ personnel overtime expenses.

Financial Consideration: There is a zero match from the City of Pharr and the amount requested is \$200,000.00 dollars for overtime expenses.

Staff Recommendation: Based on the foregoing discussion, I hereby recommend that the city commission approve a resolution authorizing City Manager Juan Guerra or his designee Police Chief Ruben Villescas to submit the application, accept any grant award, and enter any required agreements with the State of Texas.

Alternatives: Not apply for funding and this agency not participating in this state project.

ROUTING:

Joel Robles	Created/Initiated - 06/08/2017
Ruben Villescas	Approved - 06/09/2017
Karla Moya	Approved - 06/13/2017
Patricia Rigney	Approved - 06/13/2017
City Management Office	Final Approval - 06/14/2017

RESOLUTION NO. R—2017__

**OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION
LOCAL BORDER SECURITY PROGRAM (LBSP 2018)**

WHEREAS, The City of Pharr finds it in the best interest of the citizens of Pharr, that the Local Border Security Program (LBSP 18) Project be operated from 09/01/2017 thru 08/31/2018; and

WHEREAS, The City of Pharr City Commission agrees to provide applicable matching funds for the said project as required by the Office of the Governor Homeland Security Grants Division grant application; and

WHEREAS, The City of Pharr City Commission agrees that in the event of loss or misuse of the Homeland Security Grants Division funds, The City of Pharr City Commission assures that the funds will be returned to the Homeland Security Grants Division in full; and

WHEREAS, The City of Pharr City Commission designates **Juan Guerra, City Manager** as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Pharr City Commission approves submission of the grant application for the Local Border Security Program (LBSP 18) Project to the Office of the Governor, Homeland Security Grants Division.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR TEXAS, THIS 19th DAY OF JUNE, 2017.

Grant Number: [2991403](#)

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

Certification

The State of Texas

County of Hidalgo

City of Pharr

I, Hilda Pedraza, duly appointed City Clerk of the City of Pharr, Texas, do hereby certify that the foregoing Constitutes a true and correctly copy of the original Resolution duly passed and adopted by the board of Commissioners of the City of Pharr, Texas, on the 19th day of June 2017, ad.

(Resolution no. _____)

In witness whereof, I have hereunto subscribed my official Signature and impressed the seal of the City of Pharr, Texas, This the 19th day of June 2017, ad.

City of Pharr

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.C.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Moya

Agenda Item: Consideration and action, if any, authorizing City Manager to advertise for RFP's for Energy Services.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: In an attempt to get the most savings in energy services, city needs to advertise to request for proposals to get competitive rates from different energy companies.

Financial Consideration: Unknown for now.

Staff Recommendation: To approve to Advertise

Alternatives: To keep paying higher current rates without a contract.

ROUTING:

Karla Moya

Created/Initiated - 06/13/2017

Karla Moya

Approved - 06/13/2017

Patricia Rigney

Approved - 06/13/2017

City Management Office

Final Approval - 06/16/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.D.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Moya

Agenda Item: Consideration and action, if any, approving renewal of PEDC Line of Credit with LSNB as approved by PEDC II Board.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: PEDC issued a Line of Credit on June 2016 to issue economic development loans to qualified businesses and is renewable on a yearly basis.

Financial Consideration: Please refer to renewal letter

Staff Recommendation: Staff recommends approval as approved also by PEDC Board

Alternatives: To pay off balance of \$1 million and not have remaining credit up to \$5 million available

ROUTING:

Karla Moya

Created/Initiated - 06/13/2017

Karla Moya

Approved - 06/14/2017

Karla Moya

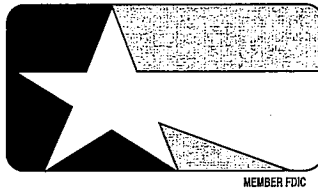
Approved - 06/14/2017

Patricia Rigney

Approved - 06/14/2017

City Management Office

Final Approval - 06/16/2017



Lone Star National BankTM

Loan Renewal Letter

June 14, 2017

Pharr Economic Development Corporation II
Attn: Mr. Juan Guerra, City Manager c/o Mrs. Karla Montoya
118 S. Cage Blvd
Pharr, Texas 78577

Re: Renewal of an existing line of credit in the amount of \$5,000,000 with a current balance of \$1,017,000)

Dr. Mr. Guerra,

This letter is being provided to you indicating Lone Star National Bank's (the Bank) commitment to renew the above referenced loan with the following existing terms and conditions:

BORROWER:	Pharr Economic Development Corporation II
GUARANTOR:	City of Pharr
PURPOSE:	To renew an existing line of credit for working capital; used for private development to support investors.
LOAN AMOUNT:	\$5,000,000 (current balance \$1,017,000)
COLLATERAL:	Pharr Economic Development Corporation II/ City of Pharr sales tax pledge
INTEREST RATE:	Wall Street Journal Prime Rate floating. The starting rate on the loan is 4.00% with no floor rate.
PAYMENT TERMS:	11 monthly payments of interest only, followed by one final payment of principal and accrued interest due at maturity. At maturity loan will be reviewed for continued renewal of line of credit.
MATURITY:	June 21, 2017

FINANCIAL

COVENANTS:

The Loan's documents may include a loan agreement with some or all of the conditions listed on the attached Exhibit "A" incorporated herein. Bank reserves the right to include additional requirements.

LOAN

DOCUMENTATION:

All Loan documents used in this transaction shall be forms prescribed by the Bank and shall conform to the standard practices of the Bank's loan department as prepared by the Bank or the Bank's legal counsel at Borrower's expense.

This commitment is subject to the following terms and conditions:

- 1.) This commitment is conditioned upon the initial and continuing accuracy and applicability of all information, data, representations, exhibits, financial statements, and other material submitted to the Bank for the purpose of making the decision to extend credit to the Borrower. The bank has relied upon the Borrower and any Guarantor's information to make the decision to extend credit and both Borrower and any Guarantors warrant and represent that such information is true and correct.
- 2.) Borrower will pay closing costs, fees, taxes, insurance, adjusted interest and any other necessary charges in connection with this loan.
- 3.) In the event any material adverse change occurs in Borrower's business or financial condition or in the Collateral before closing the transactions subject to this Commitment Letter, the Bank shall have the option to cancel this commitment. Furthermore, the Bank may cancel this commitment if it believes that the circumstances have materially changed from the information provided by Borrower. Borrower agrees to promptly notify the Bank in writing of any material changes in the information submitted to the Bank.
- 4.) The Bank reserves the right to cancel this commitment, or to modify the terms as required, if any material facts appear which have not been previously revealed to us by you. Material facts may include information determined by the results from regulatory due diligence investigation requirements that may or may not be disclosed to you.
- 5.) Borrower agrees that in the event this commitment is cancelled for any reason, all fees paid by the Borrower will be retained by the Bank as liquidated damages.
- 6.) Even though Borrower, any Guarantors, and the Bank may have discussed different financing options or other terms and conditions not outlined herein, this Final Commitment Letter extended by the Bank and it may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements by and between the Borrower and the Bank. All future agreements by and between the Borrower, any Guarantors and the Bank must be in writing.

Should you have any further questions regarding this matter, please feel free to call me at **(956) 984-2943 or on my cell at (956) 369-8103.**

Respectfully submitted,

LONE STAR NATIONAL BANK



Sonia A. Falco,
Senior Vice President

Terms and conditions are satisfactory and commitment accepted on this _____ day of _____, 2017.

BORROWER:

Pharr Economic Development Corporation II

BY: _____

GUARANTOR:

City of Pharr

BY: _____

Exhibit "A"

Financial Reporting: Borrower and any Guarantor shall furnish the Bank the following financial information:

- (a) **Borrower Audited Financial Statements:** As soon as available, and in any event within one hundred and eighty (180) days after the end of each fiscal year. Borrower will provide the Bank with a copy of the Borrower's annual year-end audited financial statements, said financial statements to be in a form and substance acceptable to the Bank in all respects
- (b) **Interim financial statement:** As soon as available, and in any event within sixty (60)
- (c) **Guarantor's Audited Financial Statements:** As soon as available, and in any event within one hundred and eighty (180) days after the anniversary of the previous audited financial statement on file. Guarantor shall provide the Bank with a copy of each Guarantor's financial and cash flow statements, and shall be the form and substance acceptable to the Bank in all respects. Each Guarantor shall also provide the Bank with a listing of all contingent liabilities of each Guarantor.



**NOTICE THAT A REGULAR CALLED MEETING OF THE
PHARR ECONOMIC DEVELOPMENT CORPORATION II
BOARD OF DIRECTORS
WILL BE HELD AT
CITY HALL 118 SOUTH CAGE, 2ND FLOOR
COMMISSIONERS ROOM
PHARR, TEXAS 78577
COMMENCING AT 3:00 P.M.
MONDAY, JUNE 5, 2017**

If during the course of the meeting, the Board of Directors should determine that a closed or executive session of the Board is required, then such closed or executive session of meeting is authorized by Section 551 et seq. of the Texas Government Code. Notice of closed or executive session will be after commencement of the meeting covered by this notice. On matters requiring a public hearing all persons desiring to speak during a public hearing shall sign in with the presiding clerk prior to the scheduled public hearing in accordance with O-2015-28.

A. Roll Call and possible action on the excusing of any absent board member.

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.*

D. Executive Director's Administrative reports.

1. PEDC Events of Interest

E. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Board of Directors and will be enacted by one motion. Any Board member may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

1. Approval of Minutes – April 17, 2017 – Regular Called Meeting.

PEDC II AGENDA
JUNE 5, 2017

2. Consideration and action, if any, on sponsorship for Pharr Fire-Rescue program "FIRE PUP" in the amount of \$945.
3. Consideration and action, if any, on sponsorship for the Police Athletic League 2nd Annual Golf Tournament in the amount of \$1,000.

F. Public Hearing:

Notice that this is the public hearing portion of the PEDC II Regular Meeting for all eligible items listed in section G.

G. REGULAR AGENDA – OPEN SESSION:

Additional Items on the Agenda:

1. Consideration and action, if any, on accepting transfer of property from the City of Pharr to Pharr Economic Development Corporation II in the amount of 7.69 acres.
2. Consideration and action, if any, on renewal and extension of revolving line of credit loan with Lone Star National Bank. (Victor Perez)
3. Update on Incentive Agreement with Pharr Bridge Business Park. (Jesse Zambrano)
4. Consideration and action, if any, on LOI. (Victor Perez)
5. Consideration and action, if any, on loan to Carolina Fernandez, La Mexicana Restaurant. (Victor Perez)
6. Consideration and action, if any, on Incentive Agreement with Kapal, LLC. (Antonio Sandoval)
7. Consideration and action, if any, on lease termination with Oscar Vera, Model Cars of Texas at 209 W. Newcombe, Pharr, Texas. (Victor Perez)
8. Consideration and action, if any, on Lease Agreement with Veterans of Foreign Wars post 10712 at 209 W. Newcombe, Pharr, Texas. (Victor Perez)
9. Consideration and action, if any, on authorizing the Pharr Economic Executive Director to accept bid for the remodeling of the PEDC II buildings located at 201-209 W. Newcombe, Pharr, Texas. (Victor Perez)

H. CLOSED SESSION: In accordance with Chapter 551 Texas, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session to

PEDC II AGENDA
JUNE 5, 2017

discuss the items listed on the public portion of the meeting agenda, including items D-G in accordance with the following below.

Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to, **pending litigation, legal advice concerning legal action, 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 Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to, **Lease Agreement with Veterans of Foreign Wars post 10712 at 209 W. Newcombe, Pharr, TX, authorizing the Pharr Economic Executive Director to accept bid for the remodeling of the PEDC II buildings located at 201-209 W. Newcombe, Pharr, Texas, on lease termination with Oscar Vera, Model Cars of Texas at 209 W. Newcombe, Pharr, Texas, acquisition of real estate property, and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the Pharr Economic Development Corporation and a third party in an open meeting.** The Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to, **personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Pharr Economic Development Corporation II 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 551.076, the Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II 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.

PEDC II AGENDA
JUNE 5, 2017

Pursuant to Section 551.084, the Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to, **renewal and extension of revolving line of credit loan with Lone Star National Bank, Update on Incentive Agreement with Pharr Bridge Business Park, on LOL, on Incentive Agreement with Kapal, LLC, on loan to Carolina Fernandez, La Mexicana Restaurant, economic incentive agreement, economic development issues.** The Pharr Economic Development Corporation II 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.

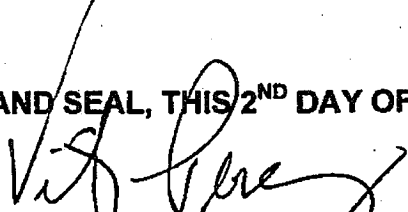
- I. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.

J. ADJOURNMENT

I, the undersigned authority do certify that the above agenda of said regular meeting of the Pharr Economic Development Corporation II is a true and correct copy and that said notice was posted at <http://pharredc.com/events/>, City Hall, 118 South Cage, PEDC, 1215 S. Cage at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the **2nd day of June 2017 at 3:00 P.M.** and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting in compliance with Chapter 551 Texas Government Code (Open Meetings Act).

WITNESS MY HAND AND SEAL, THIS **2ND** DAY OF JUNE, 2017




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.E.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Anali Alanis, HR Director

DEPARTMENT: HR

DIRECTOR: Anali Alanis

Agenda Item: 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.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: In order to utilize Lone Star in the Self-Insured WC, property and Liability RFP process we need to name their Agency Principal as our Risk Manager. In return, Lone Star will be able to market our property, auto, workers comp and general liability coverages, analyze all proposals and make recommendations.

Financial Consideration: There will be no additional cost to City. Consulting fees will be covered by the current Lone Star commission.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Anali Alanis

Created/Initiated - 06/14/2017

Anali Alanis

Approved - 06/14/2017

Patricia Rigney

Approved - 06/14/2017

City Management Office

Final Approval - 06/16/2017

RISK MANAGEMENT SERVICES FOR PROCUREMENT OF PROPERTY AND CASUALTY INSURANCE

This RISK MANAGEMENT SERVICES FOR PROCUREMENT OF PROPERTY AND CASUALTY INSURANCE SERVICES AGREEMENT ("Agreement"), shall be effective as of June 19, 2017 by and between City of Pharr ("Client") and Lone Star Insurance Services ("Agency"). Client and Agency desire to enter into an agreement whereby Agency will provide risk management consultation for property and casualty insurance procurement and certain other services pertaining to Client's insurance and risk management program, as contained in this Agreement, including any schedules.

I. Term & Termination

A. Term.

The term of this Agreement shall be for a period of twelve (12) months commencing June 19, 2017 and concluded June 19, 2018. The Agreement may be extended for up to two (2) additional one (1) year terms if agreed upon by both parties in writing.

B. Termination.

Either party may terminate the agreement by giving the other party 30 days written notice. However, in the event of non-payment of fees, Agency may terminate the agreement by giving 10 days written notice in the event of client's nonpayment of fees. Notice shall be provided by fax, certified mail, or by Federal Express to the listed names and addresses under "IX. Notices" section of this Agreement.

II. Insurance Services

Agency agrees to provide insurance procurement and certain services pertaining to Client's insurance and risk management program. These services include the following:

A. Insurance Placement and Policy Service

- Work jointly with Client to develop a placement strategy that meets Client's goals and objectives as outlined to Agency by client;
- Prepare an underwriting submission and specifications based on information received from Client;
- Market the submission to various insurance carriers, with the goal of providing a placement that meets the goals and objectives agreed to by Client and Agency;
- Negotiate with the various insurance carriers, and present our findings and recommendations to Client;
- Issue binders, certificates (if authorized), provide posting notices as they are available; check policies for accuracy; provide billing schedules, request policy changes upon request by client, as

necessary; check audits for accuracy; perform loss projections (if applicable) and assist with cost allocations.

B. Claims Consulting

- Review historical (3 year) claims received by Client to spot possible trends.
- Review Policy & Procedure manuals respective to each department of the Client regarding Claims reporting.
- Help align the Client with the various carriers on Claim handling and reporting of claims.

C. Risk Control Consulting

- Review Clients identification of risk and offer opportunities for Risk Avoidance, Risk Prevention and Risk Reduction.
- Provide options to Client for various opportunities to manage and maintain departmental risks.
- Analyze trends, patterns and severity of risks that could pose significant financial burdens on Client.
- Discover financial options for losses.

III. **Use of Strategic Partners**

It is understood and agreed to by Client that Agency may use Strategic Partners ("Partners") to perform certain tasks that are a part of the Agreement. Agency will coordinate and manage the services provided by these Partners. Unless otherwise stated, Partners will be compensated by Client as part of the Agreement.

IV. **Compensation**

As consideration for the services agreed to by Client and Agency, Client agrees to pay a fee of \$45,000 payable to Agency Insurance. Commissions payable to Agency for products procured will be credited to the balance as an acceptable form of payment. Any balance owed at the end of the term of the contract will be the responsibility of the Client to pay.

For Claims Consulting, Risk Consulting, and other Risk Consulting Services provided under this Agreement, Client shall pay according to the schedule above.

For Insurance Placement and Policy Services (Part II, A.) provided under this Agreement, Agency shall be compensated by Insurance carriers. Payments of insurance policies are the full responsibility of the Client.

V. **Privacy of Information**

In compliance with federal and state regulations, Agency may disclose nonpublic personal information to various insurance carriers in the course of assisting Client to obtain insurance products or service. Agency agrees that information obtained from the Client will not be disclosed to other third parties

(besides insurance brokers and insurance carriers) without receiving the Client's written authorization prior to disclosure.

VI. Choice of Law and Venue

This Agreement shall be interpreted and governed according to the laws of the State of Texas. In the event of any disputes, the parties to this Agreement agree that the venue shall be in the county of the Agency office where this Agreement was negotiated.

VII. Indemnification Provision

The Client shall defend, indemnify, and hold Agency harmless against all liability and damages, including attorney's fees and costs of investigation and defense arising out of or relating to:

1. Client acts, errors, omissions, misrepresentations; or
2. Damages sustained as a result of false information furnished by Client to Agency.

Agency shall defend, indemnify, and hold Client harmless against all liability, including attorney's fees and costs of investigation and defense incident thereto, arising out of or relating to:

1. Agency's negligent acts, omissions, misrepresentations, or errors; or
2. Damages sustained as of result of false information furnished by Agency to Client.

The parties specifically intend for this Indemnification Provision to satisfy the Express Negligence Standard, as understood under Texas law in Ethyl Corp v. Daniel construction Co.; 725 S.W.2d 705 (Tex. 1987).

VIII. Dispute Resolution

In the event of a dispute, before filing a lawsuit, Client and Agency agree to participate in a good faith one-day mediation before a mutually agreeable mediator. The parties agree that the exclusive forum for any litigation will be a Texas State District Court in the county where this Agreement was negotiated. Both parties waive the right to utilize arbitration.

IX. **Notices**

Required notices can be delivered at the following locations:

AGENCY: Lone Star Insurance Services, Inc
Attn: Michael Gabrielson
520 E. Nolana Ste 110
McAllen, TX 78504

CLIENT: City of Pharr
Attn:

X. **Entire Agreement**

This Agreement and the referenced attachments represent the entire Risk Management Services for the Procurement of Property and Casualty Insurance Services Agreement. Any changes to the Agreement must be in written form and signed by both parties.

Agreed to this ____ day of _____, 2017, by

Michael Gabrielson

President

Lone Star Insurance Services, Inc

Ambrosio Hernande

Mayor, as an authorized
representative

City of Pharr

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necessary; check audits for accuracy; perform loss projections (if applicable) and assist with cost allocations.

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For Claims Consulting, Risk Consulting, and other Risk Consulting Services provided under this Agreement, Client shall pay according to the schedule above.

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The parties specifically intend for this Indemnification Provision to satisfy the Express Negligence Standard, as understood under Texas law in *Ethyl Corp v. Daniel construction Co.*; 725 S.W.2d 705 (Tex. 1987).

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Attn: Michael Gabrielson
520 E. Nolana Ste 110
McAllen, TX 78504

CLIENT: City of Pharr
Attn:

X. **Entire Agreement**

This Agreement and the referenced attachments represent the entire Risk Management Services for the Procurement of Property and Casualty Insurance Services Agreement. Any changes to the Agreement must be in written form and signed by both parties.

Agreed to this ____ day of _____, 2017, by

Michael Gabrielson

President

Lone Star Insurance Services, Inc

Ambrosio Hernandez

Mayor, as an authorized
representative

City of Pharr



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.F.

DATE SUBMITTED: June 15, 2017

MEETING DATE: June 19, 2017

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Public Works

DIRECTOR:

Agenda Item: 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.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason: N/A

Issue: The estimated fee for the use of the City of Pharr's mobile stage and associated staff if estimated at \$1,700

Financial Consideration: Estimated Fee \$1,700

Staff Recommendation: Staff recommends approval of City of Hidalgo's request for use of the City of Pharr's mobile stage for their 4th of July event, to be held on Tuesday July 4, 2017

Alternatives: N/A

ROUTING:

Omar Anzaldua
Omar Anzaldua
City Management Office

Created/Initiated - 06/15/2017
Approved - 06/15/2017
New -



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.G.

DATE SUBMITTED: June 15, 2017

MEETING DATE: June 19, 2017

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR:

Agenda Item: 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)

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason: N/A

Issue: Change Order No. 1 in the amount of \$47,550 is for modifications to the intersections of West Moore Rd at Cage Blvd. and Jackson Rd. as required by TXDOT.

Change Order No. 1 will increase the contract by (14.32%) from \$332,153 to \$379,703.

Financial Consideration:

Staff Recommendation: Staff recommends approval of Change Order No. 1 in the amount of \$47,550 for the West Moore Rd. Improvements Project.

Alternatives: N/A

ROUTING:

Omar Anzaldua

Created/Initiated - 06/15/2017

Omar Anzaldua

Approved - 06/15/2017

Karla Moya

Approved - 06/15/2017

City Management Office

Final Approval - 06/16/2017

Revised:

6/15/2017

City of Pharr
West Moore Road Improvements Project
Change Order No. 1 Breakdown

Item	Description	Quantity	Unit	Unit Price	Line Item Total
Additions:					
1.	Storm Manhole	1	LS	\$ 4,300.00	\$ 4,300.00
2.	Adjustment of Inlets	1	LS	\$ 11,900.00	\$ 11,900.00
3.	ADA Ramp	6	EA	\$ 2,500.00	\$ 15,000.00
4.	Concrete Sidewalks	50	SF	\$ 37.00	\$ 1,850.00
5.	Traffic Control Plans	1	LS	\$ 4,000.00	\$ 4,000.00
6.	Concrete Collars on Manholes	7	EA	\$ 1,500.00	\$ 10,500.00
Total Construction:					\$ 47,550.00

I



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 06/14/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.1.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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#170526

Financial Consideration: N/A

Staff Recommendation: Development Services is recommending denial of the request to re-zone to Residential Mobile-Home District (R-MH) as per Ordinance O-2002-24, Section 1.18(A)(7), which reads: an R-MH district shall not be permitted in the City of Pharr, Texas, after the effective date of amendatory Ordinance No. O-2002-24. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission unanimously voted to deny the rezoning request

from Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH).

- Alternatives:** 1. Approve the change of zone request;
2. Table the item for a) consideration by the full board;
b) additional information;
c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

ROUTING:

Janie Benedict	Created/Initiated - 06/14/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 19, 2017

ROUTE TO BOARD:

☒ **CITY COMMISSION** **AGENDA ITEM:** COZ:#170526
☐ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** May 02, 2017

1. **Applicant:** Reynaldo Mata Rios, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH).
3. **Nature / Intent of Request:** In order to develop and place mobile homes on said property.

4. **Routing to Staff:**

F. Melanie Cano, Director	_____	<u>6/9/2017</u>	☐ Approval ☒ Denial
	Initials	Date	
G. Planning Staff Recommendations	_____	<u>6/8/2017</u>	☐ Approval ☒ Denial
	Initials	Date	
H. Planning and Zoning Commission	_____	<u>6/12/2017</u>	☐ Approval ☐ Denial
	Initials	Date	
I. City Attorney	_____	_____	☐ Approval ☐ Denial
	Initials	Date	
J. City Manager	_____	_____	☐ Approval ☐ Denial
	Initials	Date	

MEMORANDUM

DATE: MONDAY, JUNE 19, 2017

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH): 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.

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

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 subject property is located on the west side of South Cage Boulevard towards the rear of the property and is physically located within the 2700 Block of South Cage Boulevard. The property is legally described as being 2.53 acres of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot which has a frontage of approximately 170 feet and a depth of approximately 680 feet. South Cage Boulevard is a 120'-150' principal arterial, which runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property currently is zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, south and east and Single-Family Residential District (R-1) to the west. The property is generally designated for single-family use in the Land Use Plan.

The property to the north, south and east were annexed on June 21, 1983. The property to the west was annexed on November 11, 1994 and on February 25, 1995 was zoned to Single-Family Residential District (R-1). There has been no other zoning request within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to Residential Mobile-Home District (R-MH) in order to develop and place mobile homes on said property.

The Residential Mobile-Home District (R-MH) is established to provide adequate space and site diversification of mobile home parks and subdivisions. Mobile home lots have different area requirements than spaces in a mobile home park. However, mobile homes are typically built outside city limit of Pharr, and do not meet the same building code requirements as the single-family structure. On May 14, 2002, City Commission passed Ordinance No. O-2002-24, amending Section 1.18 of Ordinance No. O-82-13 Residential Mobile Home District (R-MH), prohibiting further creation of R-MH Districts within the City of Pharr.

Nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff had one (1) walk-in come in for information only and one (1) person signed up to speak at the public hearing in opposition of the item.

Development Services is recommending **denial** of the request to re-zone to Residential Mobile-Home District (R-MH) as per Ordinance O-2002-24, Section 1.18(A)(7), which reads: an R-MH district shall not be permitted in the City of Pharr, Texas, after the effective date of amendatory Ordinance No. O-2002-24. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission by majority vote denied the rezoning request from Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH).

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

P:\Admin\COZ\KELLY-PHARR\K-P 2.53 ACRE LOT 236_R. MATA_RQ-AO TO RMH_2017



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Reynaldo Mata Rios, owner

APPLICANT

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

Being the 2700 Block of South Cage Boulevard

ADDRESS

Residential Mobile-Home District (R-MH)

PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?		X
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)		X
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

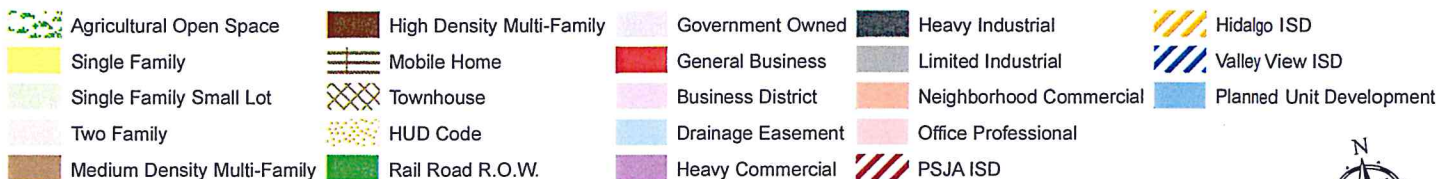
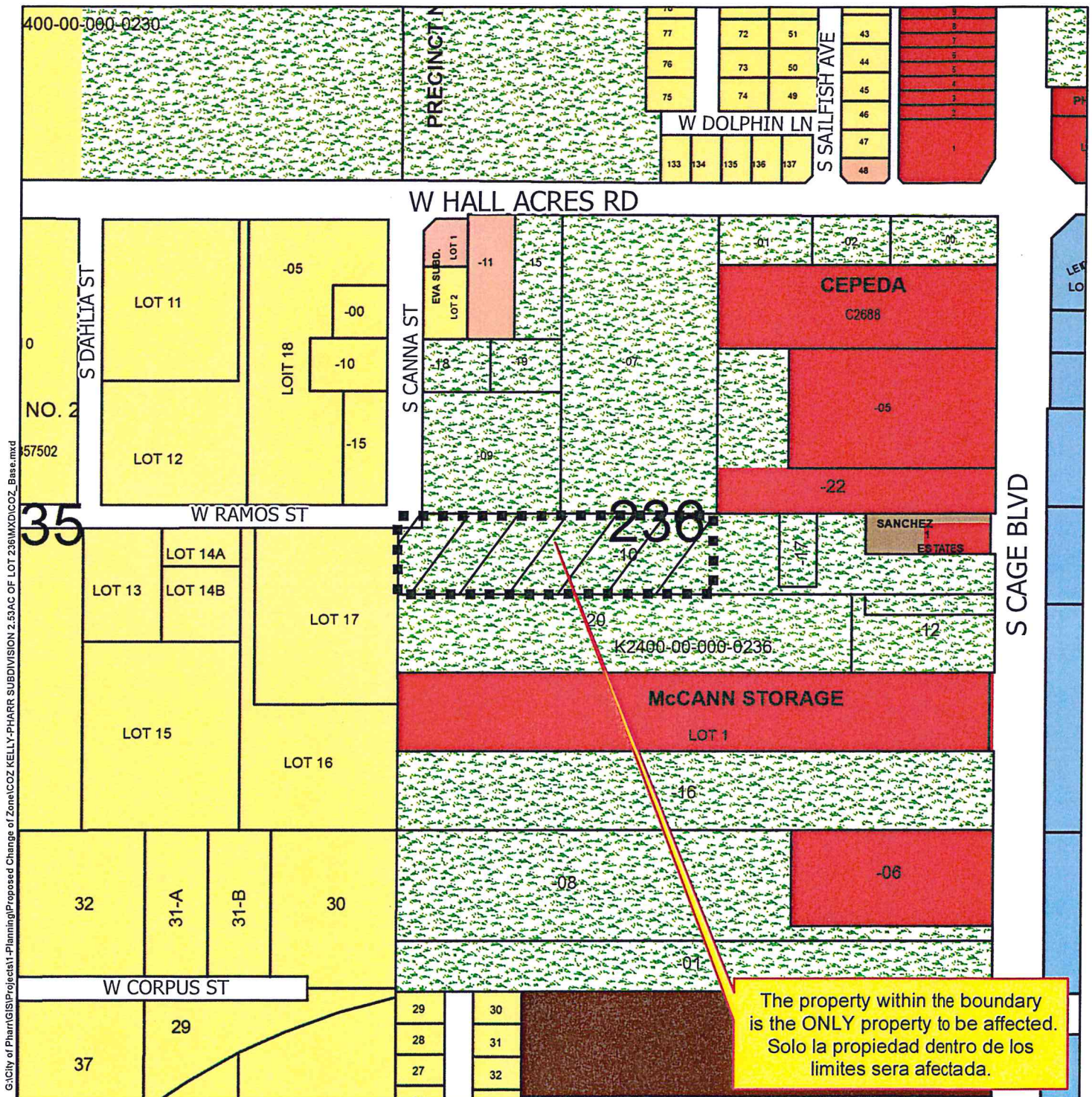
Denial

Della Robles

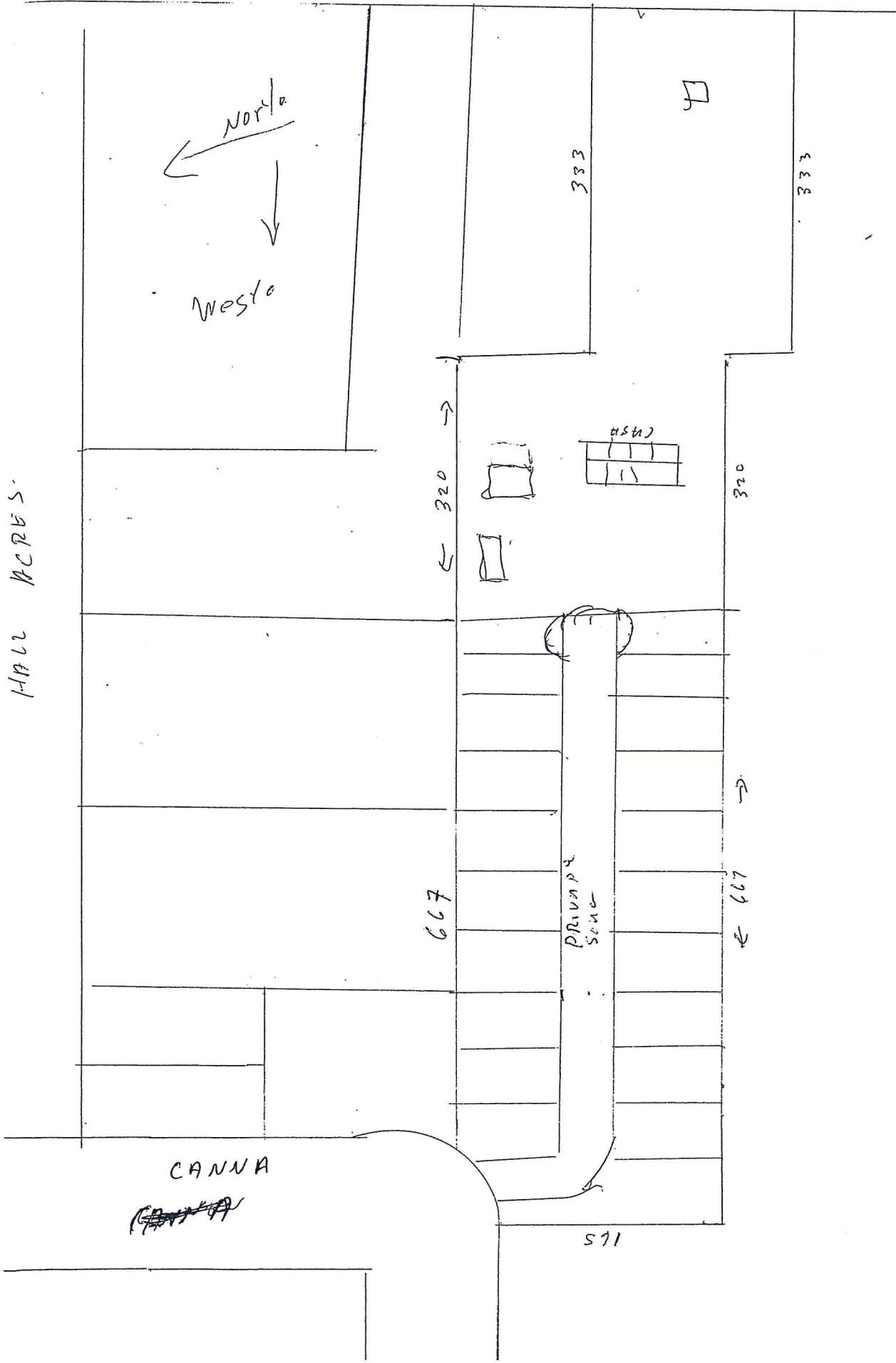
PREPARED BY

06.08.2017

DATE



3960



HALL ACRES

CANVA
~~CANVA~~





RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 08 2017

CITY OF PHARR REGISTRATION FORM

BY: AE

PUBLIC HEARING

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Marcelino Richie

ADDRESS: 401 W. Ramos CITY: Pharr STATE: TX

ZIP CODE: 78571 PHONE NO: (A/C) 956-467-9881

EMAIL: _____ ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: COZ #170526 For: Against X

Board/Committee: _____ Meeting Date: 6/12/17

How will or has the proposed action affect you?

This action would depreciate the value of my home and surrounding homes, increase traffic, crime may rise, and the quality of daily life will be affected. This area has an out of city environment (country life) with city amenities. This trailer park would significantly change that way of life.

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

Marcelino Richie
SIGNATURE

6-8-17
DATE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.2.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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

Financial Consideration: N/A

Staff Recommendation:

Development Services is recommending approval of the request to re-zone to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide, if applicable, and comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission by majority vote approved the rezoning request from Single-Family Residential District (R-1) to General Business District (C) subject to staff's recommendations.

- Alternatives:** 1. Approve the change of zone request.
2. Table the item for: a) consideration by the full board.
 b) additional information;
 d) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 19, 2017

ROUTE TO BOARD:

☒ **CITY COMMISSION**

AGENDA ITEM: COZ:#170525

☐ **PLANNING & ZONING COMMISSION**

DATE SUBMITTED: May 22, 2017

1. **Applicant:** Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to General Business District (C).
3. **Nature / Intent of Request:** In order to be able to construct a commercial building in the future and/or the sale of said property.
4. **Routing to Staff:**

F. **Melanie Cano, Director**

Initials 6/9/2017 ☒ **Approval** ☐ **Denial**
Date

G. **Planning Staff
Recommendations**

Initials 6/9/2017 ☒ **Approval** ☐ **Denial**
Date

H. **Planning and Zoning
Commission**

Initials 6/12/2017 ☒ **Approval** ☐ **Denial**
Date

I. **City Attorney**

Initials _____ ☐ **Approval** ☐ **Denial**
Date

J. **City Manager**

Initials _____ ☐ **Approval** ☐ **Denial**
Date

MEMORANDUM

DATE: MONDAY, JUNE 19, 2017

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C): Being the South 250' out of Lot 2, Pharr Citrus Orchard Co., Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of West Business 83.

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission by majority vote approved the rezoning request from Single-Family Residential District (R-1) to General Business District (C) subject to staff's recommendations.

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

P:\Admin\COZ\PHARR CITRUS\PHARR CITRUS ORCHARD_S 250 OUT OF LOT 2_R-1 TO C_PEDC II_2017



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II

APPLICANT

Being the 1300 Block of West Business 83

ADDRESS

Single-Family Residential District (R-1)

CURRENT ZONE

General Business District (C)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?		X
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

Della Robles

PREPARED BY

06.08.2017

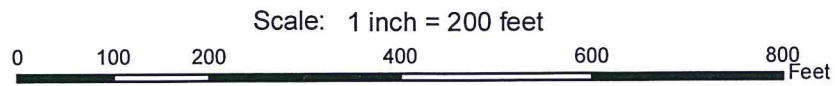
DATE

Proposed Change of Zone
Pharr Citrus Orchard S 250' of Lot 2
Pharr Economic Development Corp II



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |







AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.3.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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

Financial Consideration: N/A

Staff Recommendation:

Development Services is recommending approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide the property and comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission unanimously voted to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) subject to staff's recommendations.

- Alternatives:** 1. Approve the change of zone request;
2. Table the item for: a) consideration by the full board;
b) additional information;
c) additional time for applicant and adjacent property owners to meet.
3. Disapprove the request.

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 19, 2017

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ:#170525

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 02, 2017

1. Applicant: Esponjas Development, Ltd, representing Ronald Dee Bollman, Trustee of the Ronald Dee Bollman Trust, owner.

2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).

3. Nature / Intent of Request: In order to subdivide property for single-family residential usage.

4. Routing to Staff:

A. Melanie Cano, Director _____ 06/09/2017 ☒ Approval ☐ Denial
Initials Date

B. Planning Staff _____ 06/08/2017 ☒ Approval ☐ Denial
Recommendations Initials Date

C. Planning and Zoning _____ 06/12/2017 ☐ Approval ☐ Denial
Commission Initials Date

D. City Attorney _____ ☐ Approval ☐ Denial
Initials Date

E. City Manager _____ ☐ Approval ☐ Denial
Initials Date

MEMORANDUM

DATE: MONDAY, JUNE 19, 2017

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): 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.
--

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

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 subject site is located on the south side of East Owassa Road and is physically located within the 700 Block of East Owassa Road. 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 subject site currently consists of one (1) track which has a frontage of 660 feet along East Owassa Road and a depth of 1,320 feet. East Owassa Road is a 100' minor arterial which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Limited Industrial District (L-I) to the east and west, Agricultural and/or Open Space District (A-O) to the west, Single Family Residential District (R-1) to the south, and to the north is the city limits of Pharr. The property is generally designated for industrial use in the Land Use Plan.

The subject property was annexed into the City of Pharr on August 20, 1991. The property directly to the east was rezoned to Limited Industrial District (L-I) on June 01, 2004. The property to the south was rezoned to Single Family Residential District (R-1) on January 17, 2006. A portion of the property to the west was rezoned to Limited Industrial District (L-I) on March 03, 2009. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to a Single Family Residential District (R-1) in order to develop the property into an 80 lot single family residential subdivision.

The Single Family Residential District (R-1) is intended to be composed of single family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Thirty-six (36) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide the property and comply with all City Ordinances and City Department requirements.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission unanimously voted to approve the rezoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) subject to staff's recommendations.

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

P:\Admin\COZIKELLY-PHARR\K-P HALF OF LOT 78_ESPONJAS DEVELOPMENT LTD_AO TO R1



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Esponjas Development, Ltd, representing Ronald Dee Bollman, Trustee of the Ronald Dee Bollman Trust, owner

APPLICANT

Being the 700 Block of East Owassa Road

ADDRESS

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

Single-Family Residential District (R-1)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

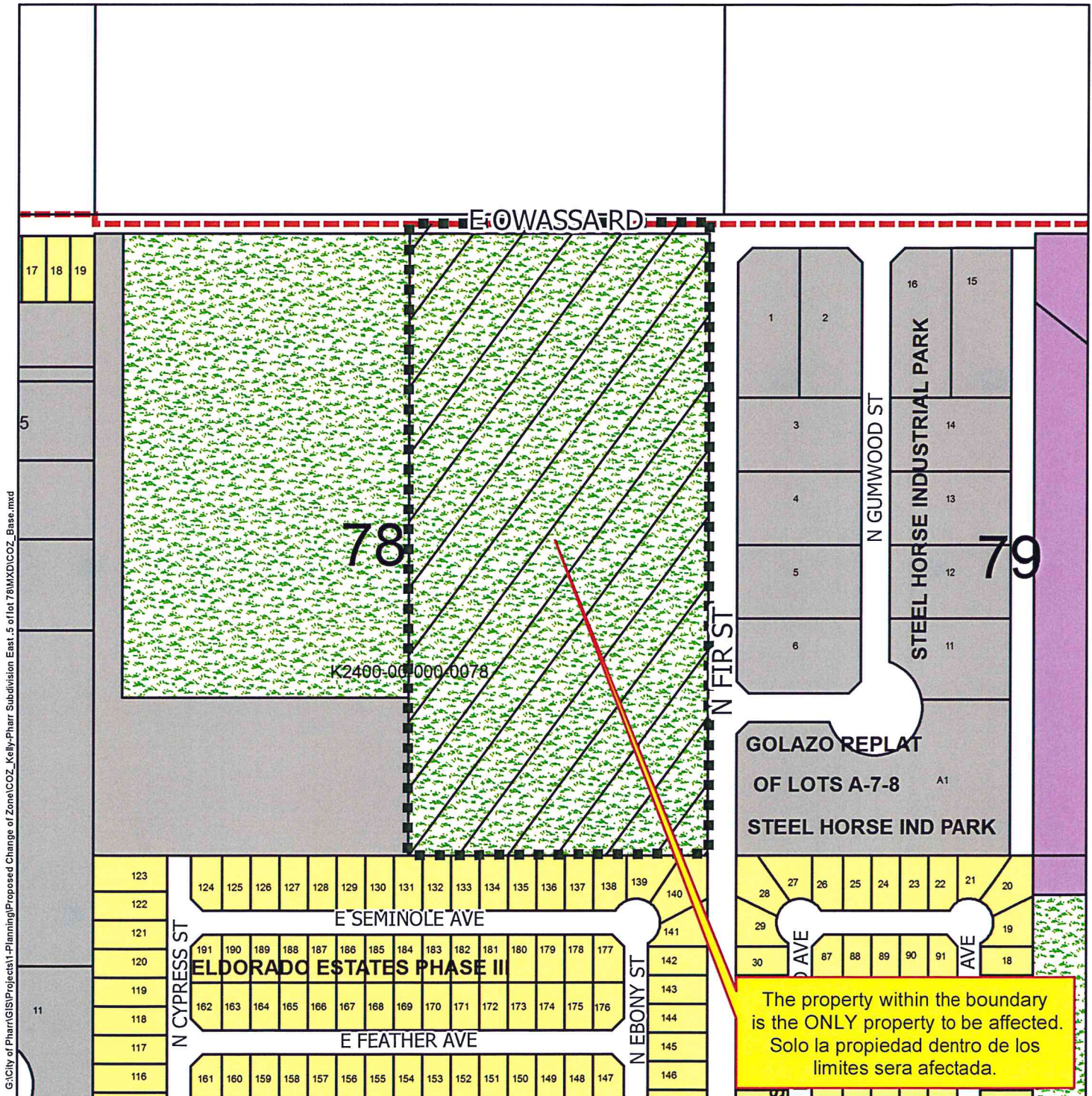
Approval

Della Robles

PREPARED BY

06.08.2017

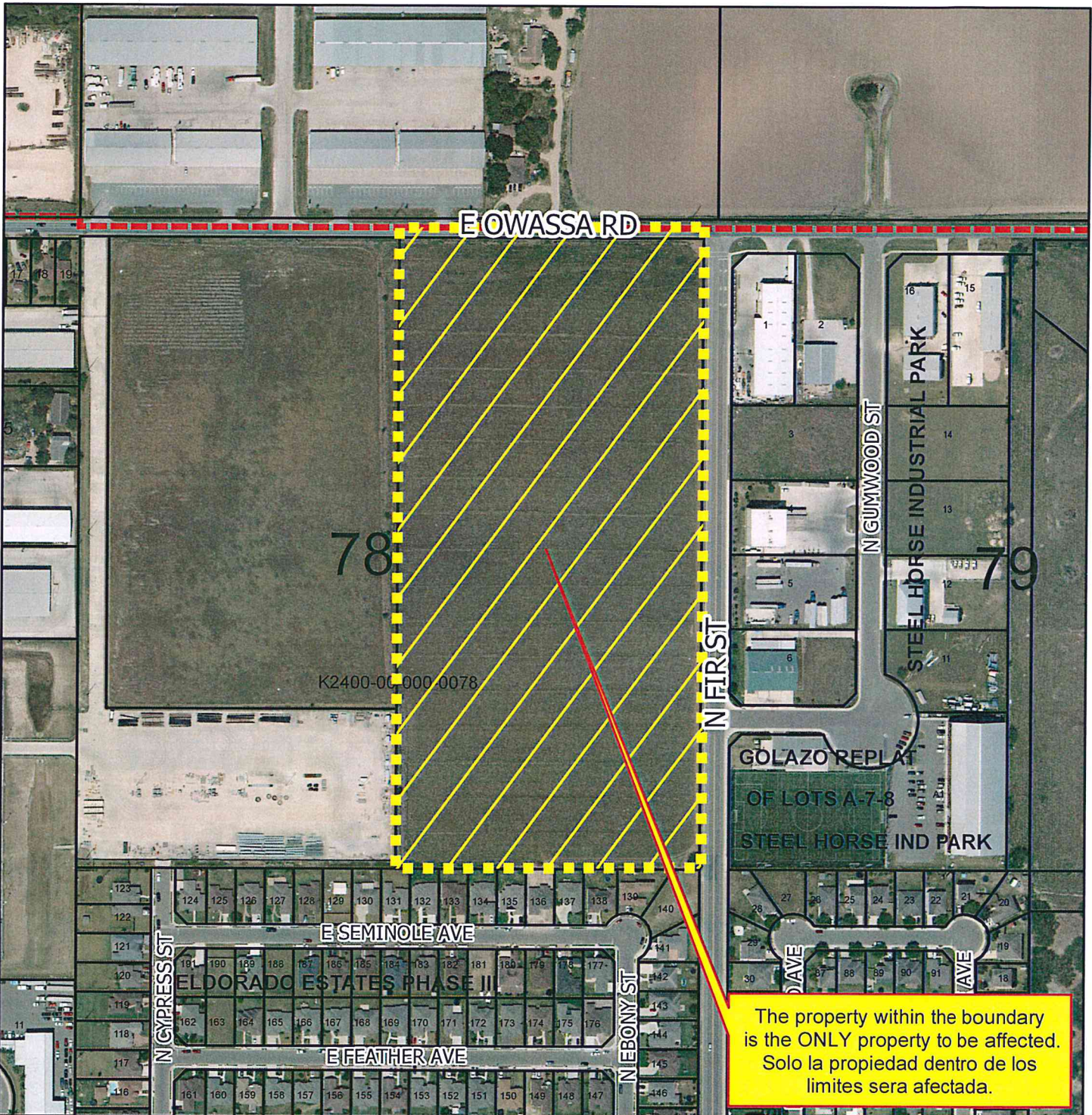
DATE



Proposed Change of Zone
 East 1/2 of Lot 78
 Ronald Lee Bolman/ Eduardo Cantu



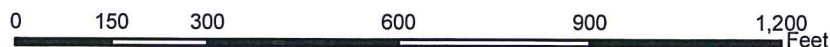
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ_Kelly-Pharr Subdivision East.5 of lot 78\MXD\COZ_Base.mxd



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 300 feet



Date: 5/9/2017





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.4.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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.

Financial Consideration: N/A

Staff Recommendation: Development Services is recommending approval of the request to re-zone to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

Planning and Zoning Commission unanimously voted to approve the rezoning request from Agricultural and/or Open Space District (A-O) to General Business District (C) subject to staff's recommendations.

- Alternatives:** 1. Approve the change of zone request;
2. Table the item for: a) consideration by the full board;
b) additional information;
c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.
-

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 19, 2017

ROUTE TO BOARD:

☒ **CITY COMMISSION**

AGENDA ITEM: COZ:#170525

☐ **PLANNING & ZONING COMMISSION**

DATE SUBMITTED: May 02, 2017

1. **Applicant:** SAMES, Inc., representing Ramon Guajardo, Jr., owner.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to General Business District (C).
3. **Nature / Intent of Request:** In order to construct a commercial building on said property
4. **Routing to Staff:**

F. **Melanie Cano, Director**

Initials Date ☒ **Approval** ☐ **Denial**

G. **Planning Staff
Recommendations**

Initials Date ☒ **Approval** ☐ **Denial**

H. **Planning and Zoning
Commission**

Initials Date ☒ **Approval** ☐ **Denial**

I. **City Attorney**

Initials Date ☐ **Approval** ☐ **Denial**

J. **City Manager**

Initials Date ☐ **Approval** ☐ **Denial**

MEMORANDUM

DATE: MONDAY, JUNE 19, 2017

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: Re-zoning Request: From an Agricultural and/or Open Space District (A-O) to General Business District (C): 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 Avenue.
--

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

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 subject property is located on the north side of East Ferguson Avenue and is physically located within the 400 Block of East Ferguson Avenue. 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 subject site currently consists of one (1) lot which has a frontage of approximately 65 feet along East Ferguson Avenue and has a depth of approximately 423 feet. East Ferguson Avenue is a 120'-150' principal arterial, which runs east and west with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property currently is zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Heavy Commercial District (HC) to the east and south, Agricultural and/or Open Space District (A-O) to the north and Agricultural and/or Open Space District (A-O) and General Business District (C) to the west. The property is generally designated for commercial and single-family residential use in the Land Use Plan.

On March 30, 1982, Lot 147, Kelly-Pharr Tract was zoned to Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1), when the city adopted the current zoning ordinance we use today. Later, on July 26, 1983, the S250' of Lot 147, Kelly-Pharr Tract was rezoned to General Business District (C). The property to the east was rezoned to Heavy Commercial District (H-C) on January 08, 1985. The properties directly to the south were rezoned to Heavy Commercial District (H-C) on February 20, 1990 and February 15, 2000. There has been no other zoning request within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to General Business District (C) in order to construct a commercial building on said property. This property is also in the process of subdividing, which will bring the entire property into compliance.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Twelve (12) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

**PLANNING AND ZONING
COMMISSION:**

The Planning and Zoning Commission unanimously voted to approve the rezoning request from Agricultural and/or Open Space District (A-O) to General Business District (C) subject to staff's recommendations.

CITY COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:**
 - a) **consideration by the full board;**
 - b) **additional information;**
 - c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

SAMES, Inc., representing Ramon Guajardo, Jr., owner

APPLICANT

Being the 400 Block of East Ferguson Avenue

ADDRESS

Agricultural and/or Open Space District (A-O) and General Business District (C)

CURRENT ZONE

General Business District (C)

PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?		X
9	Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

Della Robles

PREPARED BY

06.08.2017

DATE

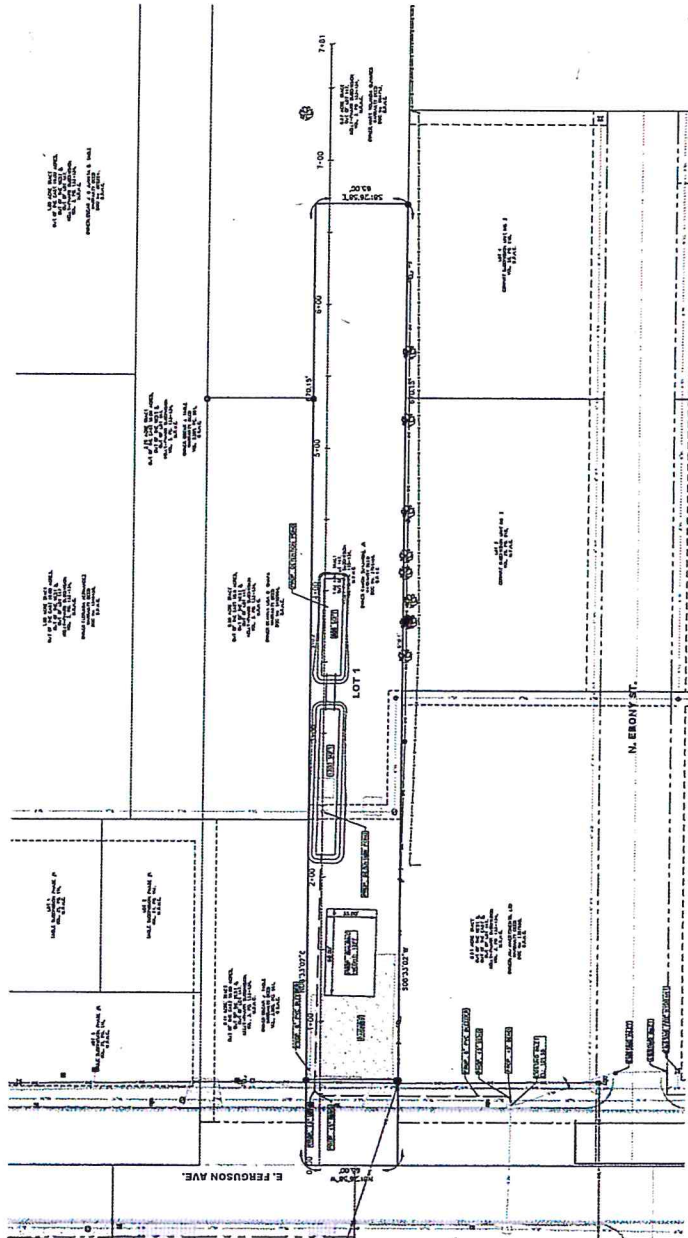
FERGUSON SUBDIVISION
PHARR, TEXAS

REV.	DESCRIPTION	DATE
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This drawing is the property of SAMES Engineering & Surveying, Inc. and is not to be reproduced, copied, or used in any way without the written consent of SAMES Engineering & Surveying, Inc.

The information shown on this drawing was obtained from the owner, who has warranted its accuracy to the best of his knowledge. SAMES Engineering & Surveying, Inc. does not warrant the accuracy of the information shown on this drawing.

SHEET NUMBER: 00
 SITE PLAN
 SHEET NAME:



SITE PLAN
 TOTAL ACRES: 1.0
 THIS DRAWING IS FOR ILLUSTRATION
 PURPOSES ONLY AND NOT INTENDED TO
 BE USED AS AND ACTUAL SCHEMATICS.
 OUR SITE PLAN WILL DIFFER.

The information shown on this drawing was obtained from the owner, who has warranted its accuracy to the best of his knowledge. SAMES Engineering & Surveying, Inc. does not warrant the accuracy of the information shown on this drawing.

The information shown on this drawing was obtained from the owner, who has warranted its accuracy to the best of his knowledge. SAMES Engineering & Surveying, Inc. does not warrant the accuracy of the information shown on this drawing.

The information shown on this drawing was obtained from the owner, who has warranted its accuracy to the best of his knowledge. SAMES Engineering & Surveying, Inc. does not warrant the accuracy of the information shown on this drawing.

Proposed Change of Zone
 Kelly-Pharr Subdivision Lot 147
 SAMES, INC/ Ramon Guajardo Jr.



The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

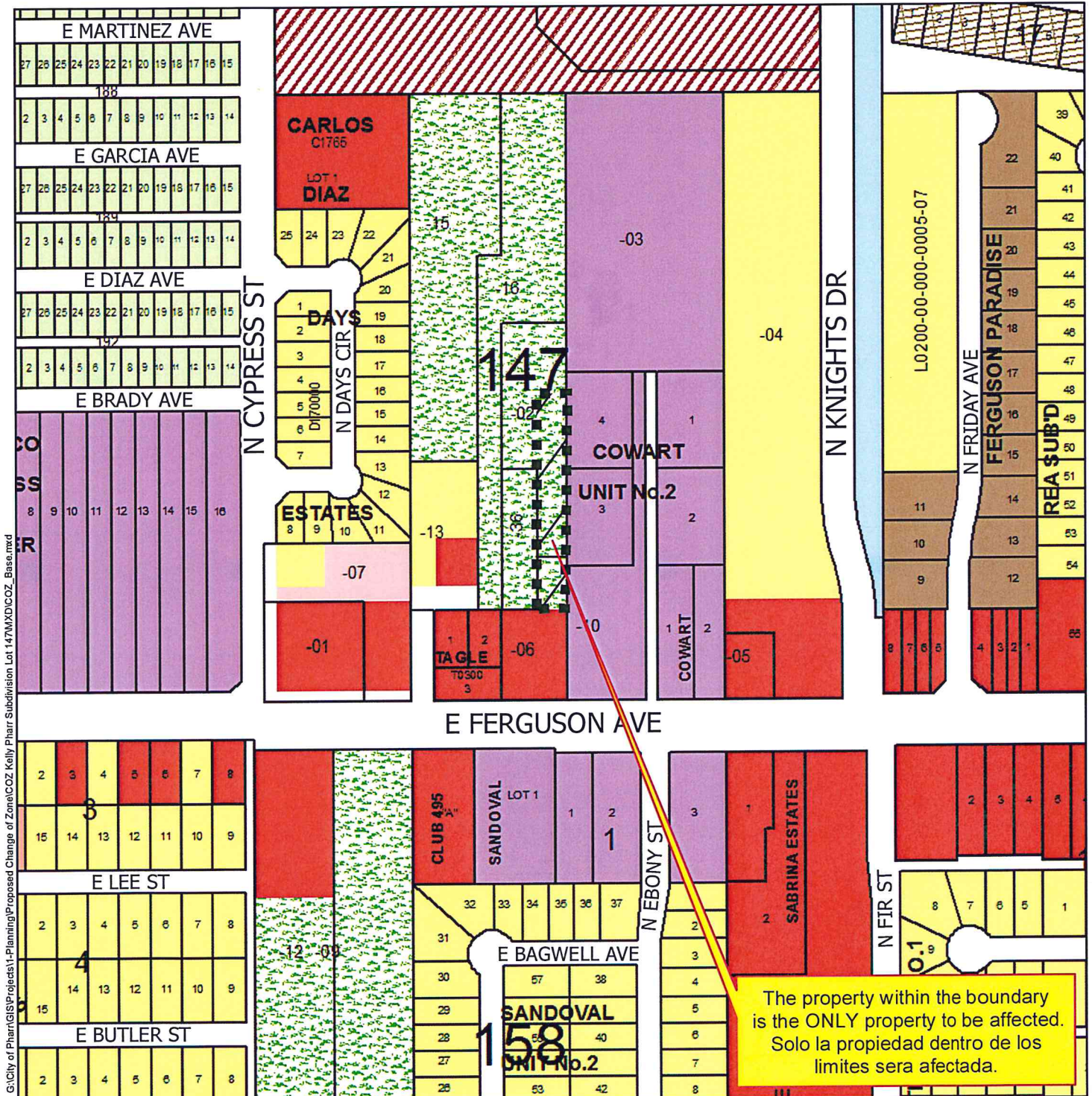
- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 300 feet



Proposed Change of Zone
Kelly-Pharr Subdivision Lot 147
SAMES, INC/ Ramon Guajardo Jr.



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
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| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 6/14/2017





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.5.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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

Financial Consideration: N/A

Staff Recommendation:

Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O).

Planning and Zoning Commission voted unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open

Space District (A-O) subject to staff's recommendations.

- Alternatives:** 1. Approve the Life-of-the-Use Conditional Use Permit request.
2. Table the item for: a) consideration by the full board;
b) additional information;
c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017

MEMORANDUM

DATE: MONDAY, JUNE 19, 2017
TO: MAYOR AND CITY COMMISSION
FROM: MELANIE CANO, DEVELOPMENT SERVICES DIRECTOR
THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH – (CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO) FILE NO. CUP#170212
--

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Trinity Worship Center Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address 4801 North IH 69C.

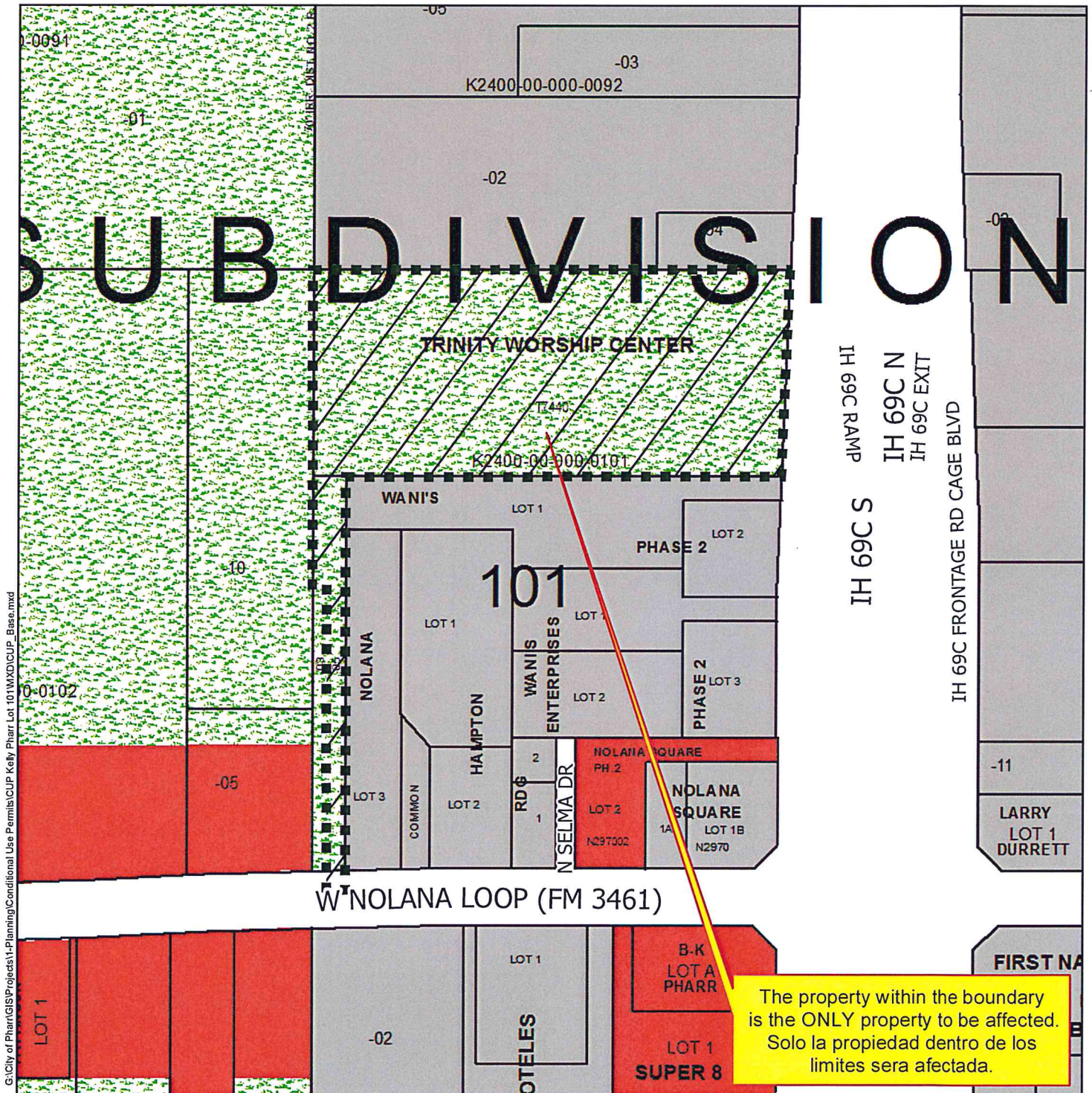
ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Limited Industrial District (L-I) to the north and east, Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the south and Agricultural and/or Open Space District (A-O) to the west. This area is generally designated for industrial use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

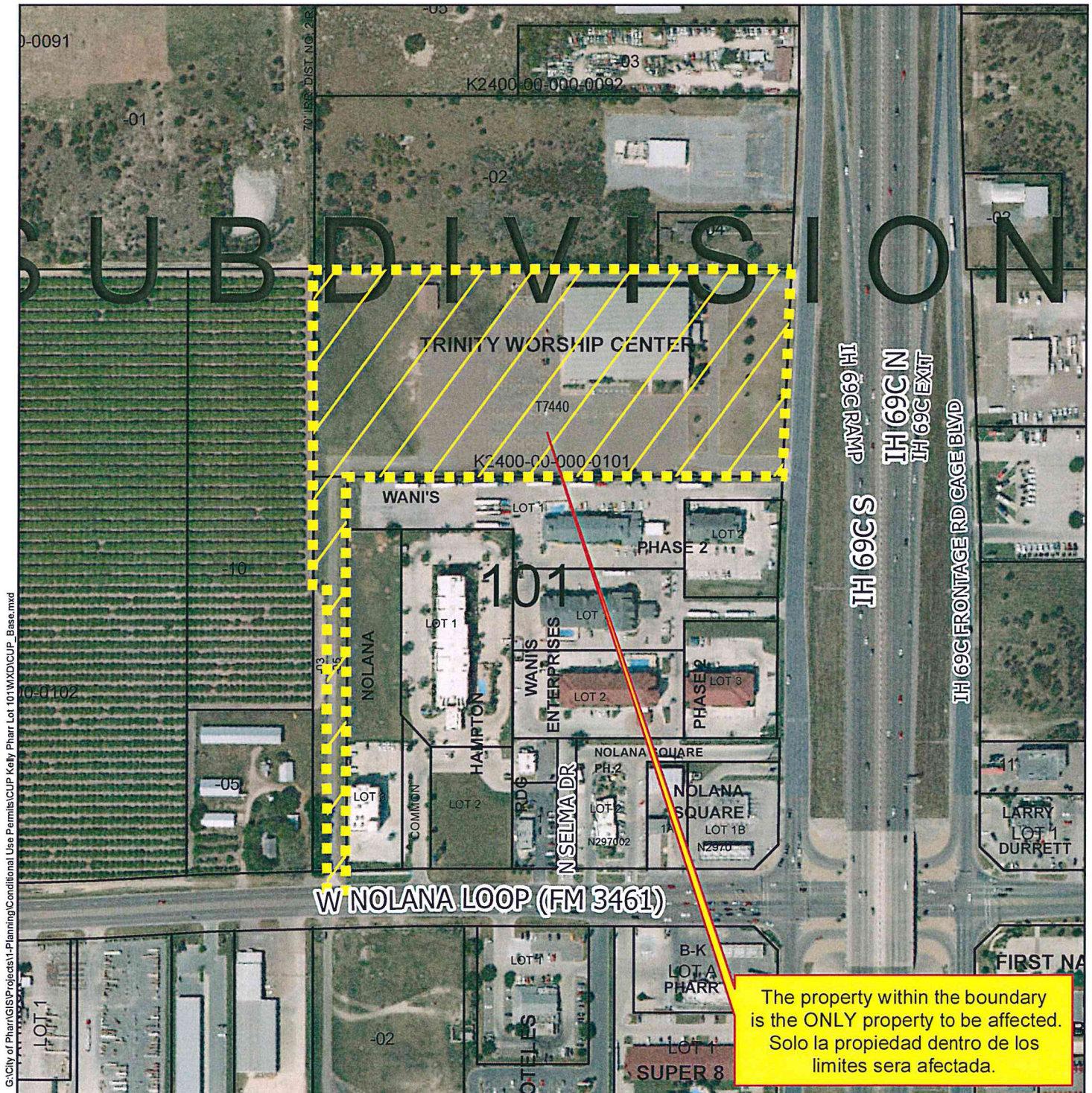
DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. This permit shall be for the Life of the Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit; and
5. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

PLANNING & ZONING COMMISSION: Planning and Zoning Commission voted unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O) subject to staff's recommendations.



Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage Easement	Office Professional	
Medium Density Multi-Family	Rail Road R.O.W.	Heavy Commercial	PSJA ISD	



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.









AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.6.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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

Financial Consideration: N/A

Staff Recommendation:

Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in Single-Family Residential District (R-1).

Planning and Zoning Commission voted unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential

District (R-1) subject to staff's recommendations.

- Alternatives:** 1. Approve the Life-of-the-Use Conditional Use Permit request;
2. Table the item for: a) consideration by the full board;
b) additional information;
c) additional time for applicant and adjacent property owners to meet.
3. Disapprove the request.

ROUTING:

Janie Benedict

Created/Initiated - 06/13/2017

Roland Gomez

Approved - 06/14/2017

Melanie Cano

Approved - 06/14/2017

City Management Office

Final Approval - 06/14/2017

MEMORANDUM

DATE: MONDAY, JUNE 19, 2017
TO: MAYOR AND CITY COMMISSION
FROM: MELANIE CANO, DEVELOPMENT SERVICES DIRECTOR
THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH – (CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO) FILE NO. CUP#170212
--

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 424 West Navarro Street.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Single-Family Residential District (R-1) and Two-Family Residential District (R-2), to the south and east the property is zoned Single-Family Residential District (R-1) and to the west the property is zoned Agricultural and/or Open Space District (A-O). This area is generally designated for single-family residential use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Fifty (50) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls, one for information and one in opposition of the item

and two (2) individuals signed up to speak at the public hearing in opposition of the item.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in Single-Family Residential District (R-1) subject to the following conditions:

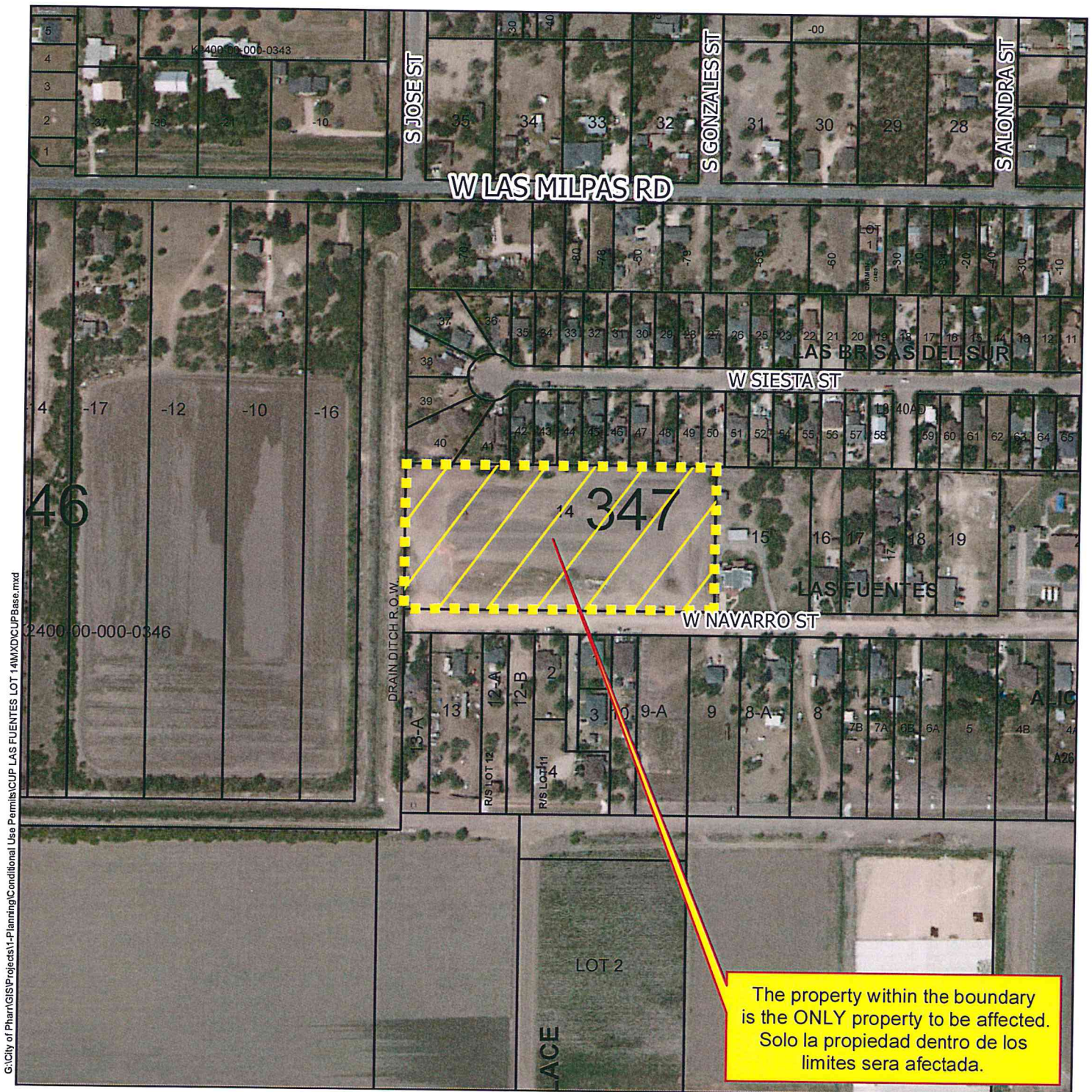
1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

ADDITIONAL COMMENTS:

The Traffic Impact Analysis submitted and presented by Guillermo A. Arratia, P.E., states that for a church generator with the existing conditions of 300 seats, no mitigation to the existing infrastructure is required at this time. However, if the number of occupants exceeds 300, the applicant must return to the Planning and Zoning Commission where they will be required to present mitigation measures for consideration.

**PLANNING & ZONING
COMMISSION:**

Planning and Zoning Commission voted unanimously to **approve** the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) subject to staff's recommendations.





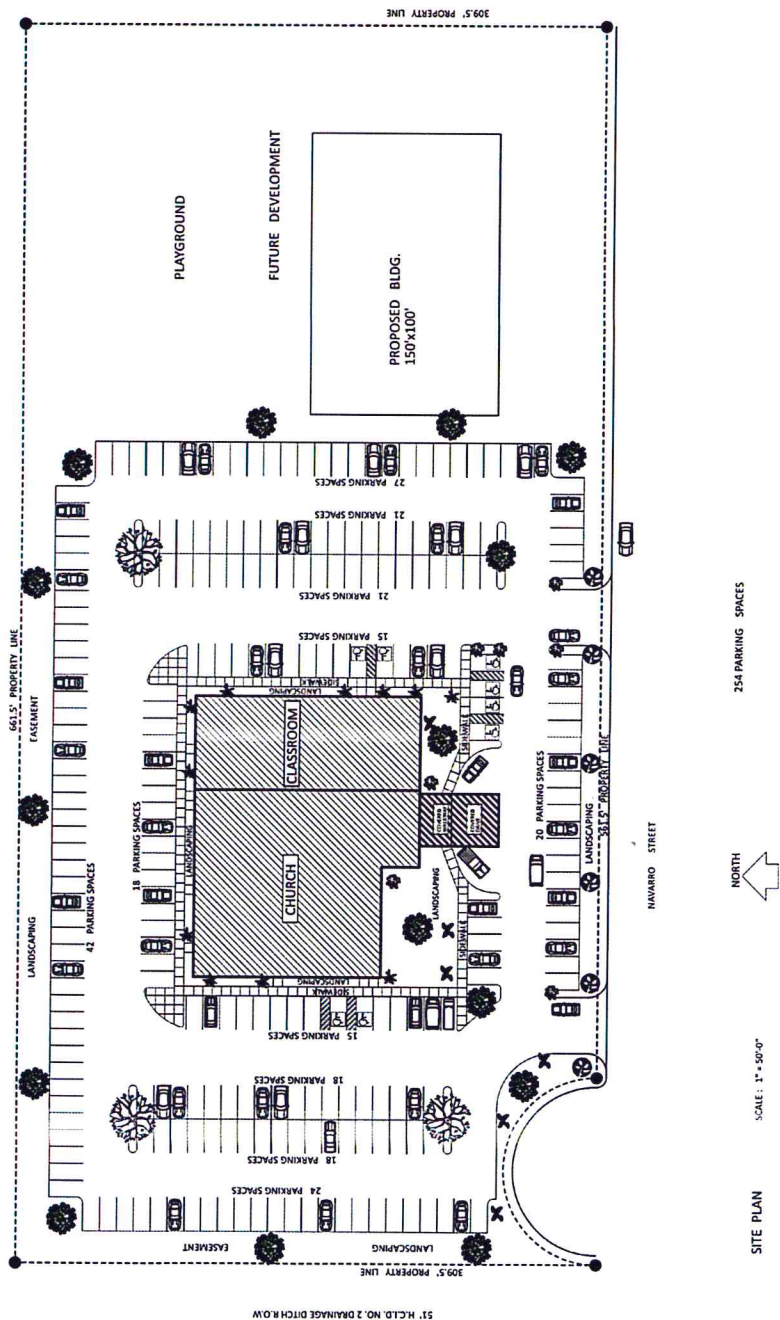
APPROVED
DRAWING 2/10/2017



NEW FACILITIES FOR
CENTRO CRISTIANO
FAMILIAR DEL PUEBLO
PASTOR : RUBEN LERMA
PHARR TEXAS

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ARCHITECT:
McMASTERS
AND ASSOCIATES INC.
1101 VINE SUITE F
MCALLEN, TEXAS 78501-2195



SITE PLAN

SCALE: 1" = 50'-0"



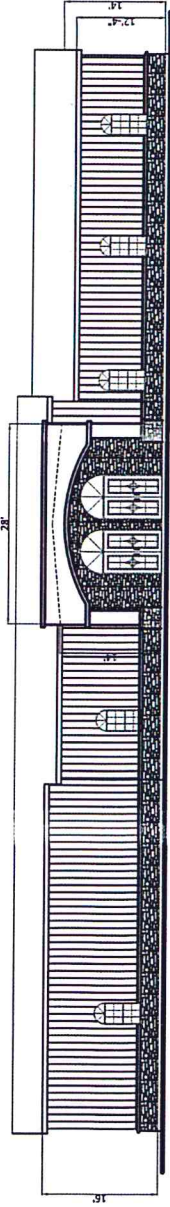
254 PARKING SPACES

NAVARRO STREET

51' H.C.L.D. NO. 2 DRAINAGE DITCH ROW

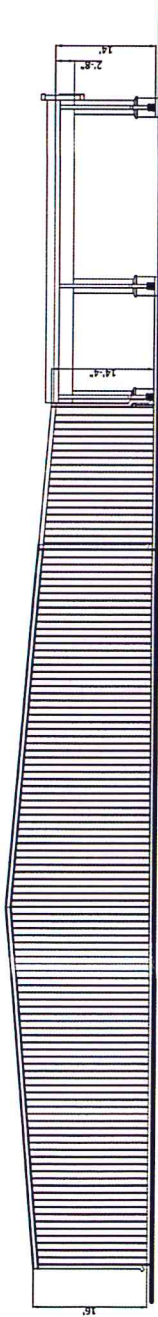


APPROVED
REVISED 2/10/2017



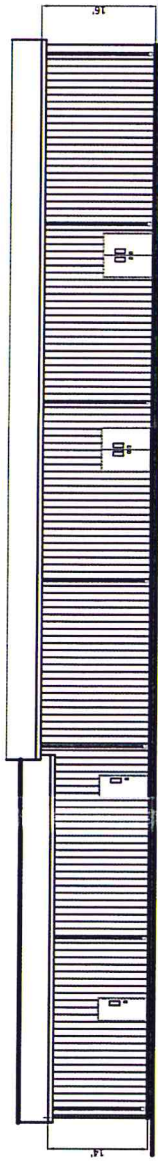
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



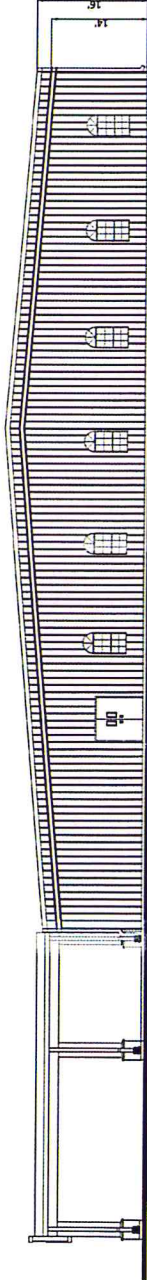
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECT:
McMASTERS
AND ASSOCIATES INC.
1101 VINE, SUITE F
MCALLEN, TEXAS (956) 560-2195

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McMASTERS AND ASSOCIATES. ITS UNAUTHORIZED USE
AND ASSOCIATES MAY BE SUBJECT TO PENALTY BY LAW.

NEW FACILITIES FOR
FAMILIAR
CENTRO
CHRISTIANO DEL PUEBLO
PASTOR: RUBEN LERMA
PHARR TEXAS



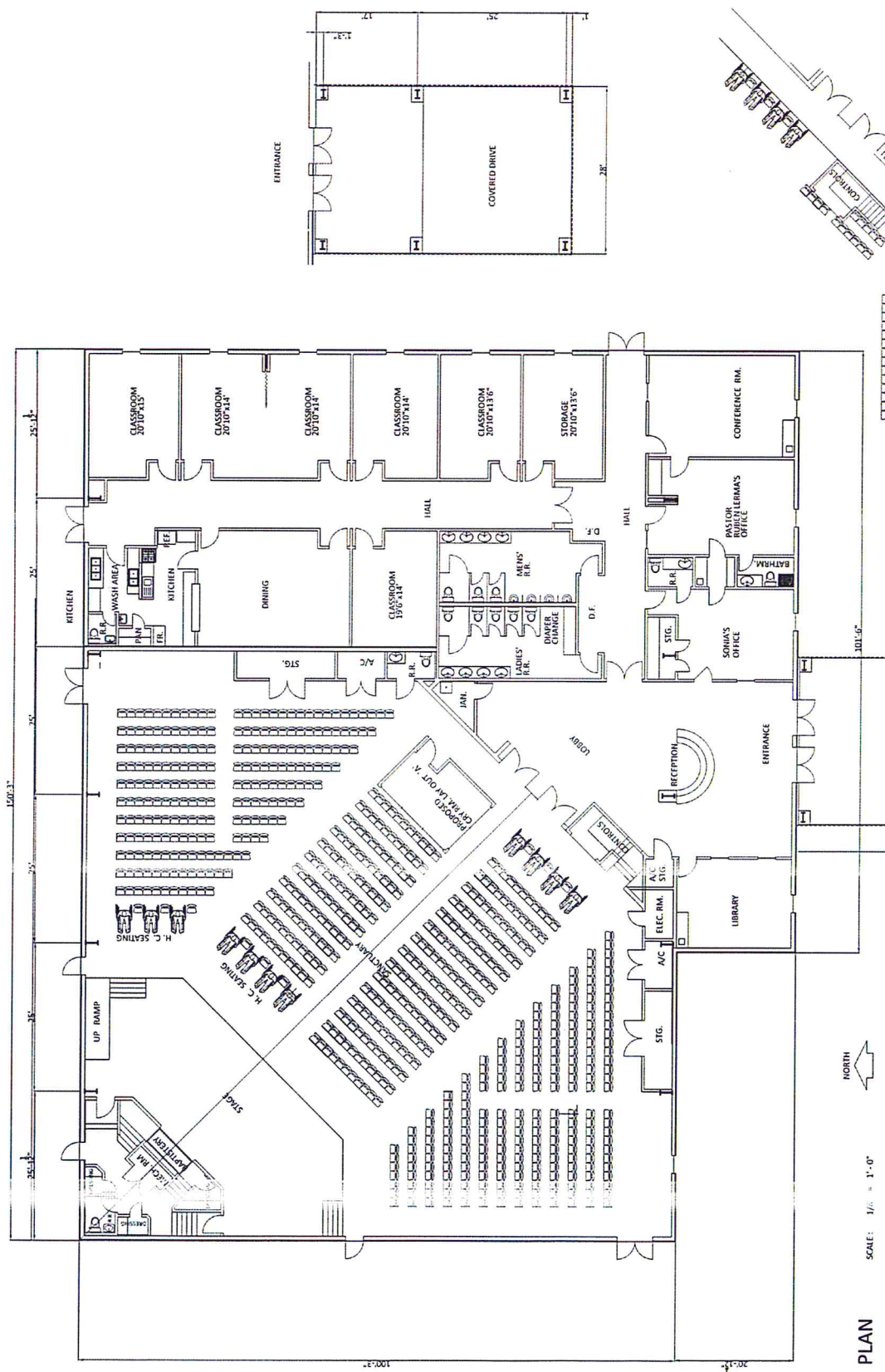
PROPOSED
CRYROOM LAYOUT 'B'

APPROVED
REVISED 2/10/2017



SCALE: 1/8" = 1'-0"

FLOOR PLAN



THIS DRAWING IS THE PROPERTY OF DONALD L. MCMASTERS
AND ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF
THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
WITHOUT THE WRITTEN CONSENT OF DONALD L. MCMASTERS
AND ASSOCIATES. ANY VIOLATION WILL BE PROSECUTED
AND ASSOCIATES MAY BE SUBJECT TO PENALTY BY LAW.

NEW FACILITIES FOR
FAMILIAR
CENTRO
CHRISTIANO DEL PUEBLO
PASTOR: RUBEN LEMMA
PHARM: TEXAS

ARCHITECT:
McMASTERS
AND ASSOCIATES INC.
1301 VINE, SUITE F
MCALLEN, TEXAS
(956) 960-2195



REC'D

CC

MAR 09 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXASREGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Elvia G. manriquez, Jose Luis manriquezDOMICILIO: 421 West Siesta st CIUDAD: Pharr ESTADO: TexasCODIGO POSTAL: 78572 NO. DE TELEFONO 956-781-6470EMAIL: _____ ORGANIZACION (SI APLICA): no

Numero en la Agenda de la Audiencia Pública: _____

A favor: _____ En contra: ☒

Comité/Comisión: _____ Fecha de la Junta: _____

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Aquí cuando se nos vendió Vieja Clarito nos dijeron que aquí
no era para rentar ni cualquier negocio no era para eso.
ya nosotros si nos ^{va} a afectar porque va estar por un lado atrás
solos digos que no por favor.

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

FIRMA Gloria L. manriquez y Elvia manriquez03-03-17-
FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

② E.2

Centro Familiar Cristiano
424 W. Navarro St.

REC'D 1:23 pm
CC

MAR 20 2017

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Marganta Pinales

DOMICILIO: 419 Navarro St. CIUDAD: Pharr ESTADO: Tx.

CODIGO POSTAL: 78577 NO. DE TELEFONO (956) 8002276

EMAIL: _____ ORGANIZACION (SI APLICA): _____

Numero en la Agenda de la Audiencia Pública: _____
A favor: _____ En contra: ✓

Comité/Comisión: Planning and Zoning Fecha de la Junta: 3-27-2017

De qué manera la acción propuesta le afecta, o le afectaría, a usted?
Yo Marganta Pinales no estoy de acuerdo porque sea mucho
movimiento mucha entrada de autos mucho ruido.
Va a quedar frente a mi casa.

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

Marganta Pinales
FIRMA

3-20-2017
FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

LEVEL ONE TRAFFIC IMPACT ANALYSIS (TIA) REPORT

CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO

Lot 14, Las Fuentes Subdivision, according to the Map Recorded in volume 26, page 138,
Map Records, Hidalgo County, Texas..



Guillermo A. Arratia, P.E.
5/11/17

Prepared by:

GUILLERMO A. ARRATIA, P.E.

NAIN ENGINEERING, LLC

526 N. 5TH STREET, DONNA, TEXAS, 78537

Firm No. F-9050

May 2017

May 09, 2017

Pastor Ruben Lerma
8420 S. Cage Blvd.
Pharr, Texas. 78577

Re: Level One Traffic Impact Analysis
Centro Familiar Cristiano Iglesia del Pueblo

Dear Mr. Lerma

NAIN ENGINEERING, LLC has prepared this Level One Traffic Impact Analysis (TIA) as per the request of the city of Pharr for the above mentioned proposed development.

PROJECT DESCRIPTION

Lot 14, LAS FUENTES SUBDIVISION, according to the map recorded in volume 26, page 138, Map Records, Hidalgo County, Texas. The proposed development is located at 424 W. Navarro street. The proposed development will be for a Church Building.

SITE AND SURROUNDING LAND USES

The study area for the proposed development includes the area within a one-fourth mile radius from the site boundaries. The area facing directly north and east are a residential use area, the area facing west and south are undeveloped.

ROADWAYS

This property is located at west end of W. Navarro street with a cul-de-sac and is a low speed local street, the only exit is US 281, located 2,500 feet east. U S 281 is an Arterial with arterial with five lanes and shoulders, with a Flashing Beacon at this intersection.

ESTIMATED TRIP GENERATION

The 8th Edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the weekday and Sunday for the generators using land use CHURCH (ITE Code:560). The Trip rates and projections are shown below in Table 1, respectively.

Table 1. ITE Trip Rates

ITE CODE	Trips		% entering	/ % exiting
CHURCH 560	weekday	Sunday		
EXISTING	300 seats	300 seats	50%/51%	51%/49%
PROPOSED	700 seats	700 seats	50%/50%	51%/49%

ITE CODE	Trips		% entering	/ % exiting
CHURCH 560	weekday	sunday	weekday	sunday
EXISTING	185	165	92.5/92.5	84.15/80.85
PROPOSED	430	435	215/215	221.85/213.15

STUDY RESULTS

This traffic study is for a CHURCH generator. The trip generation estimate was based on the a weekday and Sunday for the generator.

EXISTING CONDITION 300 SEATS

Weekday – Fridays service is from 7:45 pm – 10:00pm

The total contribution to the adjacent roadways is 92.5 entering and 92.5 exiting. This does not required mitigations to the existing infrastructure at this time.

Sunday – service is from 11:45 pm – 2:00pm

The total contribution to the adjacent roadways is 84.15 entering and 80.65 exiting. This does not required mitigations to the existing infrastructure at this time.

PROPOSED CONDITION 700 SEATS

Weekday – Fridays service is from 7:45 pm – 10:00pm projection to 2027

The total contribution to the adjacent roadways is 215 entering and 215 exiting. This will required mitigations to the existing infrastructure at that time.

Sunday – service is from 7:45 pm – 10:00pm projection to 2027

The total contribution to the adjacent roadways is 221.85 entering and 213.15 exiting. This will required mitigations to the existing infrastructure at that time.

The only access is from W. Navarro street, the only exit is US 281, a 5 lanes with shoulders with a Flashing Beacon at this intersection, and is located 2500 feet east of this development which, this distance will serve as storage.

ATTACHEMENTS

1. Trip Generation Report
2. Land Uses – ITE 8th Edition
3. Subdivision Plat
4. Exhibit 1: Vicinity Map
5. Exhibit 2: Surrounding Land Uses
6. Exhibit 3: Trip Distribution

This report has been prepared to address the City of Pharr Level One TIA requirements. Please feel free to contact myself for any questions related to this report.

Tank you.

 5/11/17
Guillermo A. Arratia. P.E.



TRIP GENERATION REPORT
FOR
CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO
(EXISTING CONDITION-300 SEATS)

Lot 14, Las Fuentes Subdivision, Recorded in volume 26, page 138, MapRecords, Hidalgo County, Texas.

This property is located at 424 W. Navarro street, 2500 feet west of US 281 and is located within the City limits of Pharr.

Presently, this property is vacant and the expected use is for CHURCH BUILDING

This report is based on Trip Generation, 8th Edition Book.

CHURCH (560)

1. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1053)

On a: Weekday

Directional Distribution: 50 % Entering, 50% Exiting

Equation T = not given

T=185

$$T_{\text{enter}} = 185 (0.50) = 92.5 \text{ trip/hour}$$

$$T_{\text{exit}} = 185 (0.50) = 92.5 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1057)

On a: Sunday, Peak Hour of Generator.

Directional Distribution: 51% Entering, 49% Exiting

Equation T = not given

T= 165

$$T_{\text{enter}} = 165 (0.51) = 84.15 \text{ trip/hour}$$

$$T_{\text{exit}} = 165 (0.49) = 80.86 \text{ trip/hour}$$



Guillermo A. Arratia P.E.
5/11/17

Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Weekday

(EXISTIN CONDITION - 300 SEATS)

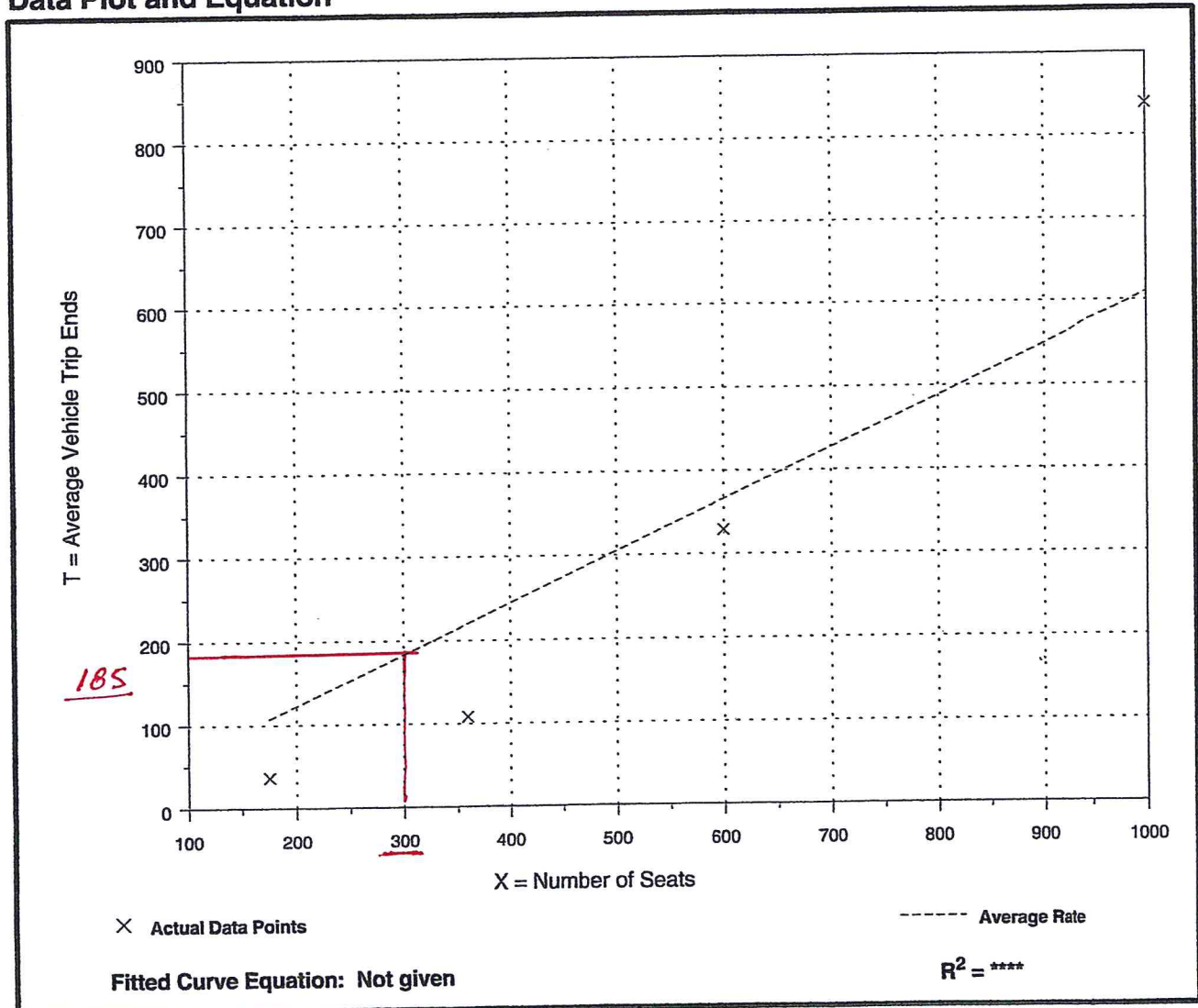
Number of Studies: 4
Average Number of Seats: 534
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 0.84	0.82

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Sunday,
Peak Hour of Generator

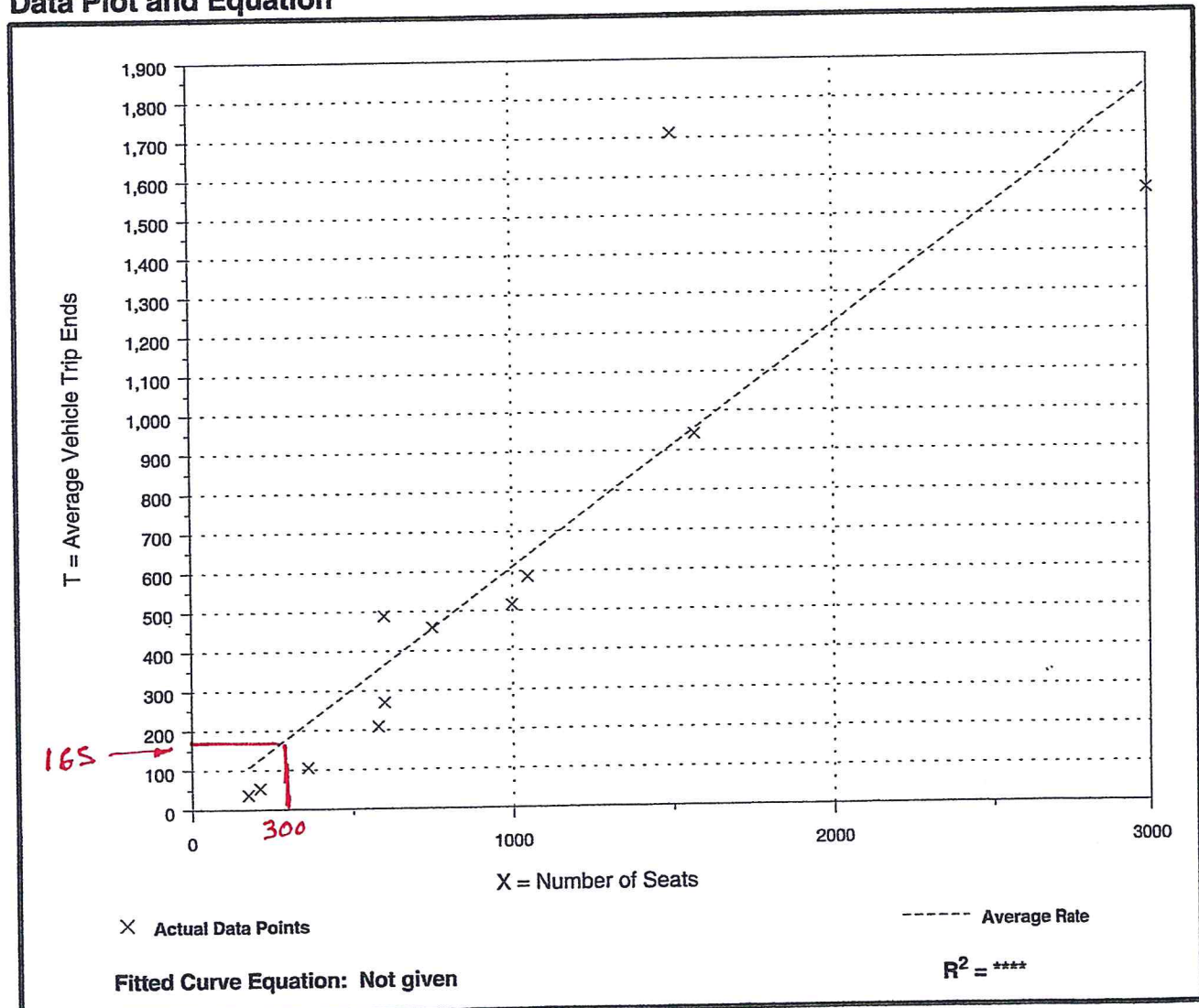
(EXISTING CONDITION - 300 SEATS)

Number of Studies: 12
Average Number of Seats: 950
Directional Distribution: 51% entering, 49% exiting

Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 1.14	0.81

Data Plot and Equation



TRIP GENERATION REPORT
FOR
CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO
(PROPOSED CONDITION-700 SEATS for 2027)

Lot 14, Las Fuentes Subdivision, Recorded in volume 26, page 138, MapRecords, Hidalgo County, Texas.

This property is located at 424 W. Navarro street, 2500 feet west of US 281 and is located within the City limits of Pharr.

Presently, this property is vacant and the expected use is for CHURCH BUILDING

This report is based on Trip Generation, 8th Edition Book.

CHURCH (560)

1. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1053)

On a: Weekday

Directional Distribution: 50 % Entering, 50% Exiting

Equation T = not given

T=430

$$T_{\text{enter}} = 430 (0.50) = 215 \text{ trip/hour}$$

$$T_{\text{exit}} = 430 (0.50) = 215 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1057)

On a: Sunday, Peak Hour of Generator.

Directional Distribution: 51% Entering, 49% Exiting

Equation T = not given

T= 435

$$T_{\text{enter}} = 435 (0.51) = 221.85 \text{ trip/hour}$$

$$T_{\text{exit}} = 435 (0.49) = 213.15 \text{ trip/hour}$$



Guillermo A. Arratia, P.E.
5/11/17

Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Weekday

(PROPOSED CONDITION: 700 SEATS for 2027 yr)

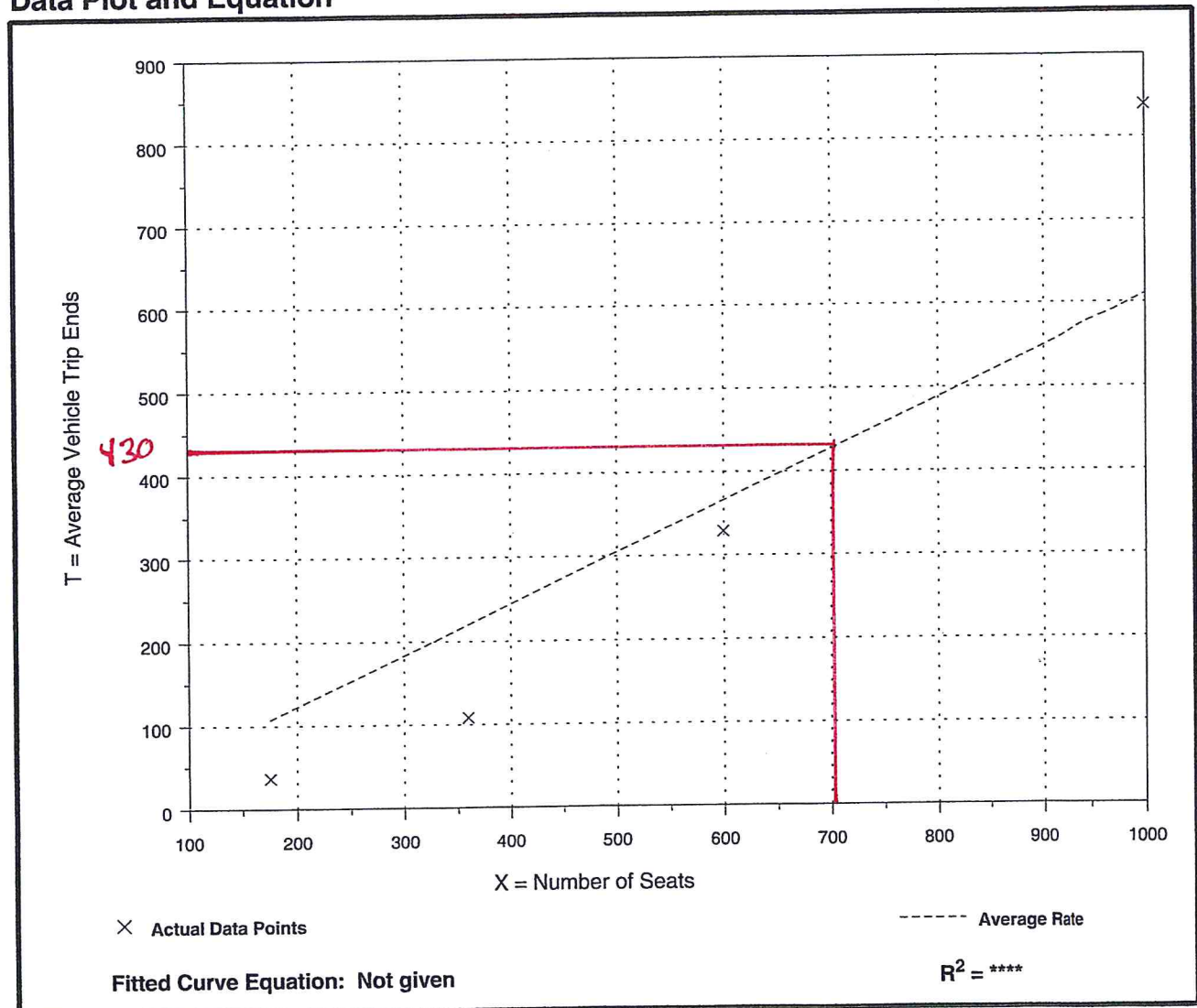
Number of Studies: 4
Average Number of Seats: 534
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 0.84	0.82

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Sunday,
Peak Hour of Generator

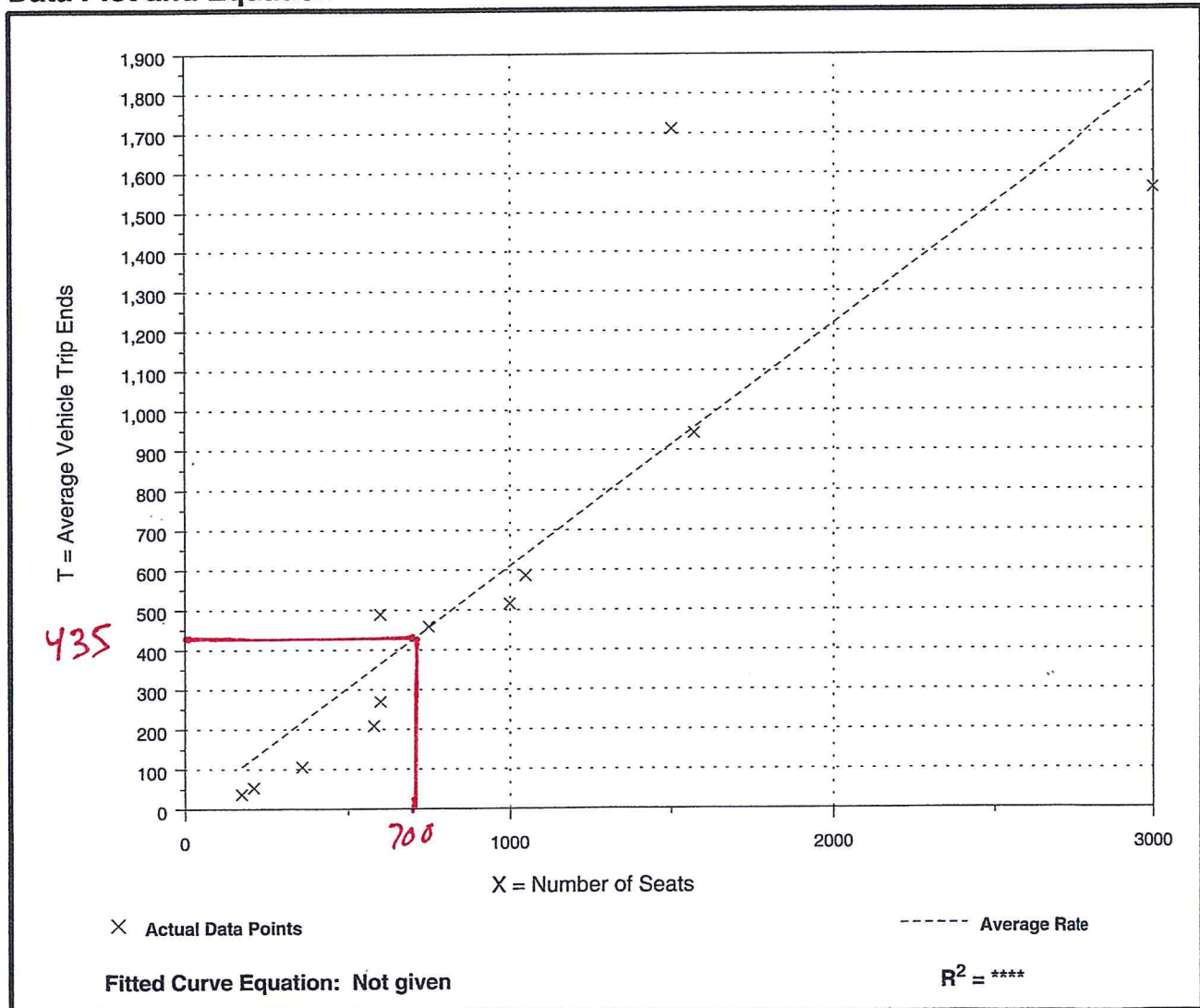
(PROPOSED CONDITION: 700 SEATS for 2027 yr)

Number of Studies: 12
Average Number of Seats: 950
Directional Distribution: 51% entering, 49% exiting

Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 1.14	0.81

Data Plot and Equation





ALL APPEARED -
THE FOLLOWING

AND FOR
AREAS

ING COMMISSION, BY THE
~~SECRETARY~~, BY THE
~~SECRETARY~~

K. Baur

Alfama

CONDITION THAT THE
WATER. THIS DISTIN-
TIONS MUST BE CONSTRAINED
PIPELINES, VALVES,
AND THIS THE

W. L. Davis

APPROVED FOR RELEASE

REGISTERED PUBLIC S
JECT REPRESENTATIO
THE GROUND AND SUB

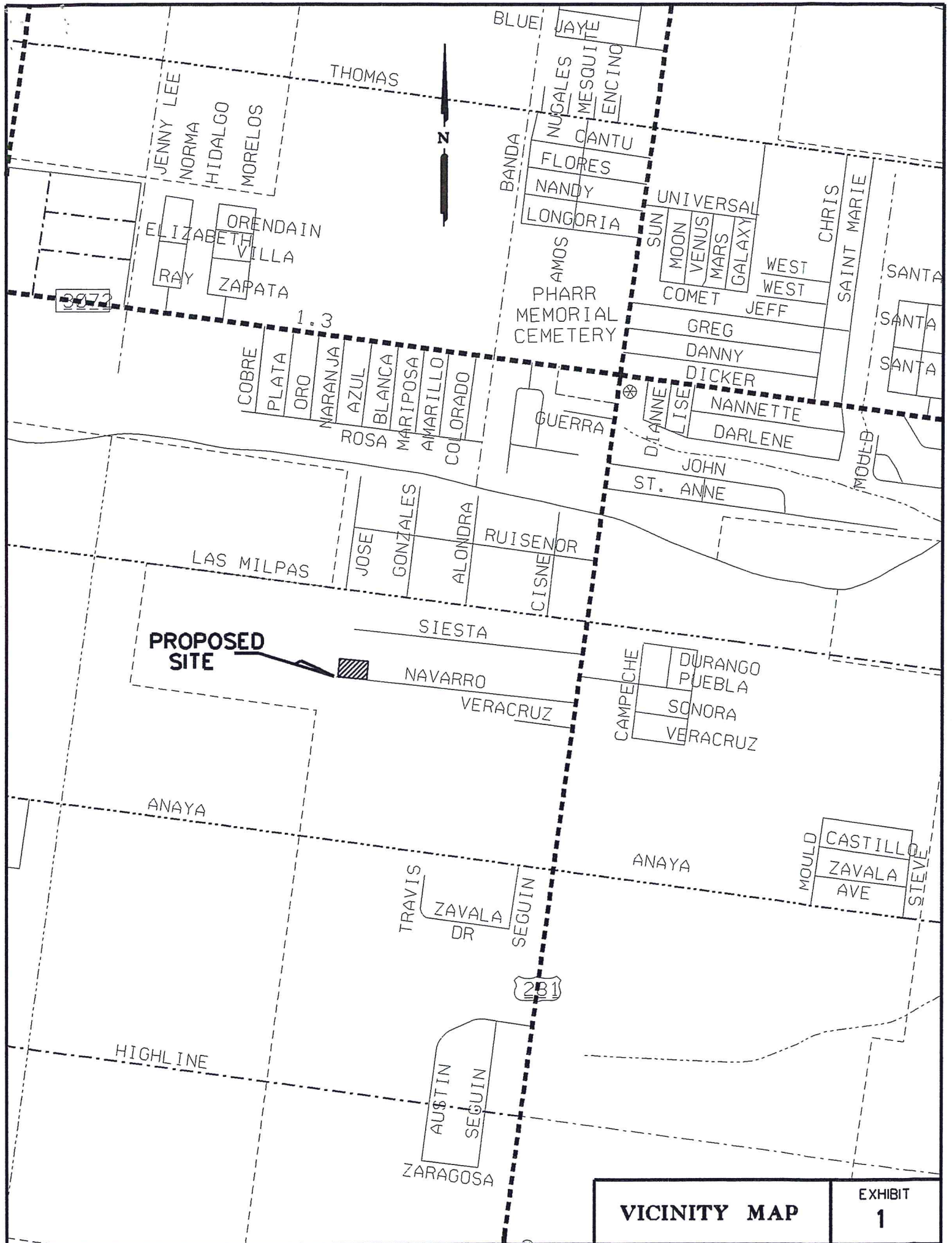
Professional Engineer

PUBLIC SURVEYOR



1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.





VICINITY MAP



**SURROUNDING
LANE USES**

**EXHIBIT
2**





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.7.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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

Financial Consideration: N/A

Staff Recommendation: Planning Staff is recommending approval of the 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) subject to site/applicant being in compliance with all City Ordinances and City Department requirements.

- Alternatives:** 1. Approve the Conditional Use Permit renewal request.
2. Table the item for: a) consideration by the full board;
b) additional information;
c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.
-

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



MAYOR Ambrosio "Amos" Hernández | CITY MANAGER Juan G. Guerra, CPA

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero | Daniel Chavez | Ricardo Medina | Mario Bracamontes

Executive Summary Letter

May 12, 2015

Conditional Use Permit **Renewal** for ABC –

Red Tape VI, d/b/a Stilettos
Cabaret

Background:

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. This request constitutes the 6th renewal for Stilettos Cabaret.

The property is located at 1050 North Sugar Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends approval of the renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption.

P:\Admin\CUPs\ABC\ABC_R ARMENDARIZ rep RED TAPE VI dba STILETTOS_2011

MEMORANDUM

DATE: JUNE 19, 2017

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT RENEWAL FOR
ABC – FILE NO. CUP#110537 (STILETTOS CABARET)

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1050 North Sugar Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) is to the north, south, east, and west. The area is generally designated for industrial use in the Land Use Plan.

COMMENTS:	CODE ENFORCEMENT	Recommends approval of the Conditional Use Permit. (See attached memo)
	FIRE MARSHAL:	Recommends approval of the Conditional Use Permit. (See attached memo)

POLICE CHIEF:

Recommends approval of
the Conditional Use Permit.
(See attached memo)

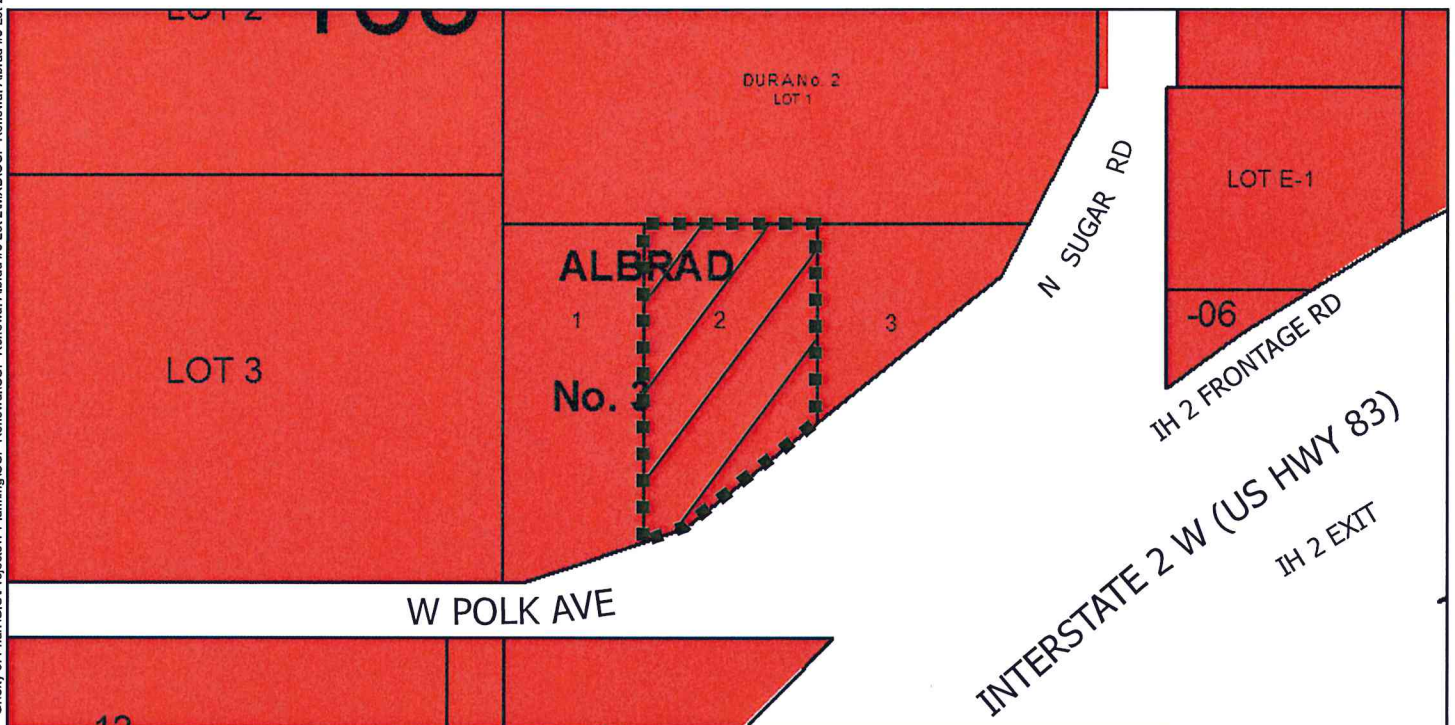
PLANNING DEPT.:

Recommends approval of
the Conditional Use Permit.
(See attached memo)

**PLANNING STAFF
RECOMMENDATIONS:**

Planning Staff is recommending approval of the 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) subject to site/applicant being in compliance with all City Ordinances and City Department requirements.

Conditional Use Permit Renewal
Albrad #3 Lot 2
Stilletos Cabaret



G:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal Albrad #3 Lot 2\MXD\CUP Renewal Albrad #3 Lot 2.mxd

Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage Easement	Office Professional	
Medium Density Multi-Family	Rail Road R.O.W.	Heavy Commercial	PSJA ISD	

Scale: 1 inch = 200 feet



City of Pharr, Texas
Engineering Department
956.702.5355



Date: 5/30/2017

**Certificate of Occupancy
Conditional Use Permit
Inspection Form**

Company Name or Business Entity: Stilettes Labaret Type of Business: A

Applicant: _____ Phone No.: 956 702 6969
(First) (Middle) (Last)

Mailing Address: 1050 N Sugar Rd Pharr TX 78577
(Address) (City) (State) (Zip)

EXISTING BUILDING	☒ YES	☐ NO	
MIXED OCCUPANCY	☐ YES	☒ NO	IF YES, TYPE OF ADJACENT OCCUPANCY(S):
CHANGE OF OCCUPANCY FROM PREVIOUS?	☐ YES	☒ NO	IF YES, PREVIOUS TYPE OF OCCUPANCY(S):
IS FIRE PROTECTION REQUIRED?	☐ YES	☒ NO	IF SO, WHAT TYPE? <u>N/A</u>
IS CHANGE OF WALL ASSEMBLY REQUIRED?	☐ YES	☒ NO	IF SO, WHAT TYPE?

PASSED WITH CONDITIONS ☐	PASSED ☒	FAILED ☐	RE-INSPECTION DATE:
---	--	---------------------------------	---------------------

BUILDING STATUS/ STRUCTURAL	PASS	FAIL	N/A	COMMENTS
1. FLOOR	☒			
2. EXTERIOR WALLS	☒			
3. INTERIOR WALLS	☒			
4. CEILING	☒			
5. ROOF	☒			
6. PREMISE (LANDSCAPING, CLEAN, EXT...)	☒			
7. GARBAGE CONTAINER	☒			
8. IS ADDRESS POSTED AND CORRECT?	☒			
9. IS LANDSCAPING IN COMPLIANCE?	☒			
MEANS OF EGRESS	PASS	FAIL	N/A	COMMENTS
1. OCCUPANT LOAD (IF APPLICABLE)	☒			
3. NUMBER OF EXITS	☒			
4. MEANS OF EGRESS LIGHTING	☒			
5. EXIT SIGNS	☒			
6. DOOR HARDWARE	☒			
ACCESSIBILITY	PASS	FAIL	N/A	COMMENTS
1. RESTROOMS	☒			
2. PATH OF EGRESS	☒			
3. RAMPS (HANDRAIL / GUARDS)	☒			
4. DOORS	☒			
5. IS OCCUPANCY CHANGED (ADA COMPLIANT)				
ELECTRICAL	PASS	FAIL	N/A	COMMENTS
1. SERVICE ENTRANCE	☒			
2. SERVICE EQUIPMENT	☒			
3. WIRING SYSTEM	☒			
4. LIGHT FIXTURE	☒			
5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED)	☒			
MECHANICAL	PASS	FAIL	N/A	COMMENTS
1. REGISTERS	☒			
2. GRILLS	☒			
3. DRAINS	☒			
4. EQUIPMENT	☒			
PLUMBING	PASS	FAIL	N/A	COMMENTS
1. P. TRAPS	☒			
2. VENTS	☒			
3. DRAINS	☒			
4. PLUMBING FIXTURES	☒			
5. WATER SERVICE LINE	☒			
6. DISTRIBUTION LINES	☒			
8. BACKFLOW PREVENTION	☒			
9. GAS SYSTEM	☒			
10. GREASE TRAP	☒			
WATER HEATER	PASS	FAIL	N/A	COMMENTS
1. LOCATION	☒			
2. T.P. VALVE & DRAIN	☒			
3. SHUT-OFF VALVE	☒			
4. VENT (IF APPLICABLE)	☒			

BUILDING / SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

* Approved Parking it has vehicles / parking on unimproved surfaces.

K-K / Katelyn L. Lopez 6-8-17
(INSPECTOR / OFFICER) (Date)

Marta B 6-8-17
(RECEIVED BY) (Date)

Please note: Owner / Applicant is responsible to contact the City of Pharr Department of Development Services at (956) 402-4242 when improvements have been completed.
Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

May 13, 2017

STILETTOS GENTLEMEN'S CLUB
1050 N SUGAR RD
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on May 13, 2017 revealed no violations.

Inspection Note AT TIME OF INSPECTION BUILDING WAS FOUND TO BE IN REASONABLE COMPLIANCE.

8108 MARTIN TORRES
Inspector

ENRIQUE NAJERA

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 15 2017

BY: 



Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751
PH: (956) 402-4700 • FAX: (956) 781-9163



To: Melanie Cano, Director City Planning

From: Joel Robles, Asst. Chief of Police

Date: 06/05/2017

Re: Conditional Use Permit and Late Hours Permit Renewal for ABC – File No. CUP#11537 (Stiletto's Gentlemen's Club)

Ramiro R. Armendariz representing, Red Tape II Inc. d/b/a Stiletto's Gentlemen's 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 follows:

- **Legal Description:** All of Lot 2, Albrad Subdivision, Unit #3, Pharr, Hidalgo County, Texas.
- **Physical Address:** 1050 N. Sugar Rd.
- **Contact Number:**

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment, I recommend approval upon Stiletto's Gentlemen's Club following the attached assurances:

1. No repeat occurrences involving Prostitution Cases:
 - a. TABC Violation Notice #305097 – Prostitution Case
2. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
3. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
4. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
5. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.
6. Failure to comply with these listed assurances will be grounds for cancellation of Conditional Use Permit #110537

Asst. Chief of Police

Joel Robles

Office: 956-402-4739

Mobile: 956-878-3233

joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 05 2017

BY: 



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.8.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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

Financial Consideration: N/A

Staff Recommendation:

Development Services Staff recommends approval of the request for renewal for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

- Alternatives:** 1. Approve the Conditional Use Permit renewal request;
2. Table the item for: a) consideration by the full board;
b) additional information;
c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.
-

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



MAYOR Ambrosio "Amos" Hernández | CITY MANAGER Juan G. Guerra, CPA

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero | Daniel Chavez | Ricardo Medina | Mario Bracamontes

Executive Summary Letter

June 19, 2017

Conditional Use Permit **Renewal** for ABC –

Pato's Place

Background:

Maria Dolores Montenegro, d/b/a Pato's Place, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 17th renewal for Pato's Place.

The property is located at 226 West State Avenue. It is zoned Business District (C-2) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\CUPs\ABC\ABC_MMontenegro dba PATOS PLACE_1999

MEMORANDUM

DATE: MONDAY JUNE 19, 2017

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#990583 (PATO'S PLACE)
--

GENERAL INFORMATION:

APPLICANT: Maria Dolores Montenegro, d/b/a Pato's Place, 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).

LEGAL DESCRIPTION: 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.

LOCATION: The property's physical address is 226 West State Avenue.

ZONING: The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north, east and west. The property to the south is zoned General Business District (C) and Business District (C-2). The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	CODE ENFORCEMENT	Recommends approval of the Conditional Use Permit. (See attached memo)
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FIRE MARSHAL:

Recommends approval of
the Conditional Use Permit.
(See attached memo)

POLICE CHIEF:

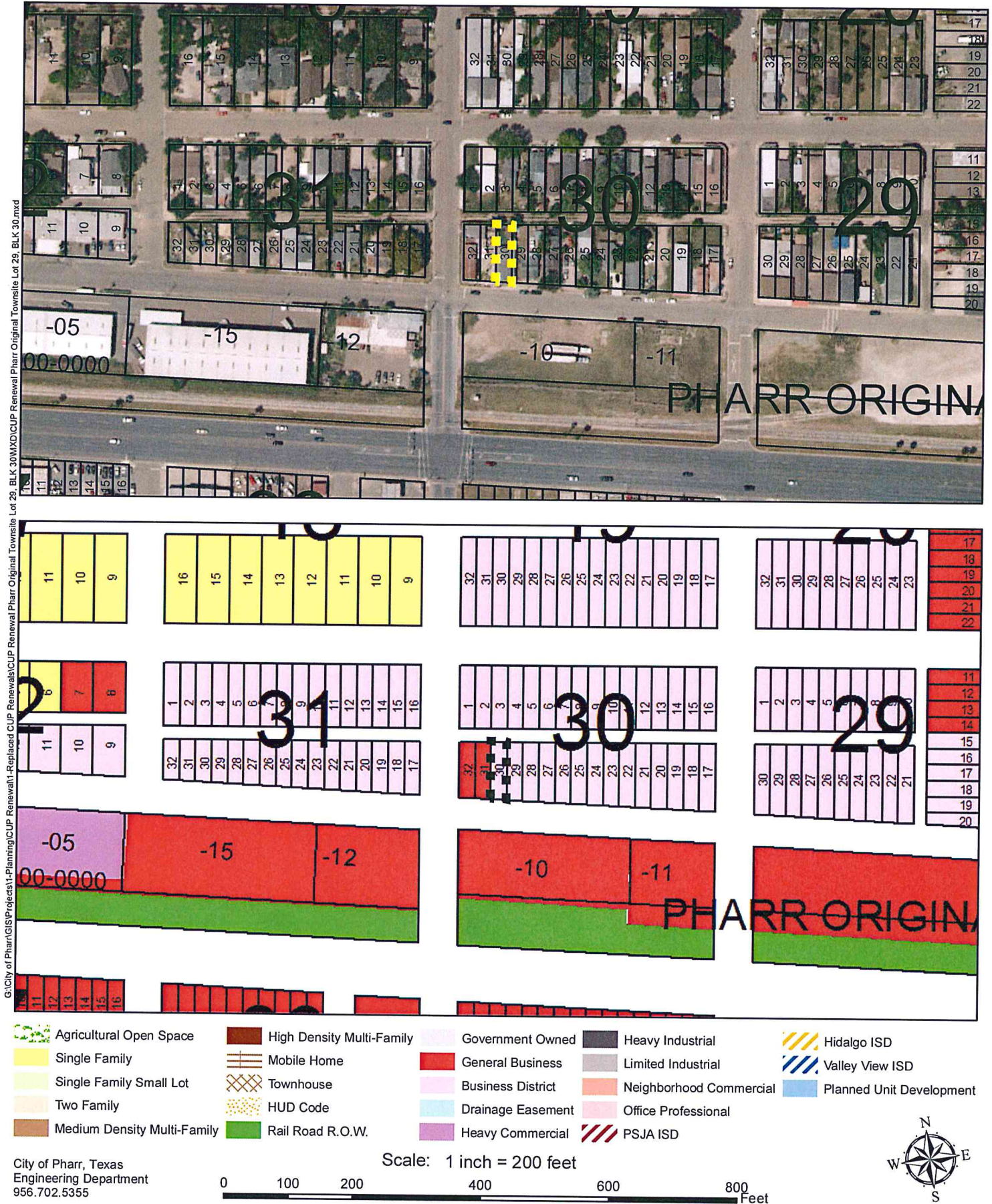
Recommends approval of
the Conditional Use Permit.
(See attached memo)

PLANNING DEPT.:

Recommends approval of
the Conditional Use Permit.
(See attached memo)

**DEVELOPMENT
SERVICES STAFF
RECOMMENDATIONS:**

Development Services Staff recommends **approval** of the request for renewal for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



**Certificate of Occupancy
Conditional Use Permit
Inspection Form**

Company Name or Business Entity: Pat's Place Type of Business: A

Applicant: Nana D Montenegro Phone No.: _____
(First) (Middle) (Last)

Mailing Address: 226 West 5th St Pharr TX 78577
(Address) (City) (State) (Zip)

EXISTING BUILDING	☒ YES	☐ NO	
MIXED OCCUPANCY	☐ YES	☒ NO	IF YES, TYPE OF ADJACENT OCCUPANCY(S):
CHANGE OF OCCUPANCY FROM PREVIOUS?	☐ YES	☒ NO	IF YES, PREVIOUS TYPE OF OCCUPANCY(S):
IS FIRE PROTECTION REQUIRED?	☒ YES	☐ NO	IF SO, WHAT TYPE?
IS CHANGE OF WALL ASSEMBLY REQUIRED?	☐ YES	☒ NO	IF SO, WHAT TYPE?

PASSED WITH CONDITIONS ☐	PASSED ☒	FAILED ☐	RE-INSPECTION DATE:
---	--	---------------------------------	---------------------

BUILDING STATUS/ STRUCTURAL	PASS	FAIL	N/A	COMMENTS
1. FLOOR	☒			
2. EXTERIOR WALLS	☒			
3. INTERIOR WALLS	☒			
4. CEILING	☒			
5. ROOF	☒			
6. PREMISE (LANDSCAPING, CLEAN, EXT...)	☒			
7. GARBAGE CONTAINER	☒			
8. IS ADDRESS POSTED AND CORRECT?	☒			
9. IS LANDSCAPING IN COMPLIANCE?	☒			
MEANS OF EGRESS	PASS	FAIL	N/A	COMMENTS
1. OCCUPANT LOAD (IF APPLICABLE)	☒			
3. NUMBER OF EXITS	☒			
4. MEANS OF EGRESS LIGHTING	☒			
5. EXIT SIGNS	☒			
6. DOOR HARDWARE	☒			
ACCESSIBILITY	PASS	FAIL	N/A	COMMENTS
1. RESTROOMS	☒			
2. PATH OF EGRESS	☒			
3. RAMPS (HANDRAIL / GUARDS)	☒			
4. DOORS	☒			
5. IS OCCUPANCY CHANGED (ADA COMPLIANT)	☒			
ELECTRICAL	PASS	FAIL	N/A	COMMENTS
1. SERVICE ENTRANCE	☒			
2. SERVICE EQUIPMENT	☒			
3. WIRING SYSTEM	☒			
4. LIGHT FIXTURE	☒			
5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED)	☒			
MECHANICAL	PASS	FAIL	N/A	COMMENTS
1. REGISTERS			☒	
2. GRILLS			☒	
3. DRAINS	☒			
4. EQUIPMENT	☒			
PLUMBING	PASS	FAIL	N/A	COMMENTS
1. P. TRAPS	☒			
2. VENTS	☒			
3. DRAINS	☒			
4. PLUMBING FIXTURES	☒			
5. WATER SERVICE LINE	☒			
6. DISTRIBUTION LINES	☒			
8. BACKFLOW PREVENTION	☒			
9. GAS SYSTEM			☒	
10. GREASE TRAP			☒	
WATER HEATER	PASS	FAIL	N/A	COMMENTS
1. LOCATION				
2. T.P. VALVE & DRAIN				
3. SHUT-OFF VALVE				
4. VENT (IF APPLICABLE)				

BUILDING / SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

X 1st floor of 10 spaces building not
with in 10 days

K.H.
(INSPECTOR / OFFICER)

6-5-17
(Date)

Ma Dolores Montenegro
(RECEIVED BY) (Date)

Please note: Owner / Applicant is responsible to contact the City of Pharr Department of Development Services at (956) 402-4242 when improvements have been completed.
Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

May 8, 2017

PATO'S PLACE
226 W STATE AVE
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on May 8, 2017 revealed no violations.

2960 EDUARDO LUGO
Inspector

Dolores Montenegro

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 08 2017



Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751
PH: (956) 402-4700 • FAX: (956) 781-9163



To: Melanie Cano, Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 05/5/2017
Re: Conditional use Permit Renewal for ABC – File No. CUP#990583 (Pato's Place)

Maria Dolores Montenegro d/b/a Pato's Place, is requesting a 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 more fully described as follows:

- **Legal Description:** Lot 29, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 226 W. State Ave.
- **Contact Number:**

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police

A handwritten signature in blue ink, appearing to read "Joel Robles", written over a horizontal line.

Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233
joel.robles@pd.pharr-tx.gov

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SERVICES DEPT.

MAY 05 2017

A handwritten signature in blue ink, appearing to be a stylized "M" or "W", written below the date stamp.



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.9.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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

Financial Consideration: N/A

Staff Recommendation: Development Services is recommending approval of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: 1. Approve the Conditional Use Permit renewal request;
2. Table the item for: a) consideration by the full board;

b) additional information;
c) additional time for applicant and adjacent property owners to
meet;
3. Disapprove the request.

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



MAYOR Ambrosio "Amos" Hernández | CITY MANAGER Juan G. Guerra, CPA

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero | Daniel Chavez | Ricardo Medina | Mario Bracamontes

Executive Summary Letter

June 19, 2017

Conditional Use Permit **Renewal** for ABC –

Sepi's

Background:

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. This request constitutes the 5th renewal for Sepi's.

The property is located at 212 West State Street. It is zoned Business District (C-2) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\CUPs\ABC\ABC_SEPI'S_A PEDRAZA_2012

MEMORANDUM

DATE: MONDAY, JUNE 19, 2017
TO: MAYOR AND CITY COMMISSION
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#120423 (SEPI'S)
--

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as Lot 22, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 212 West State Street.

ZONING: The property is currently zoned Business District (C-2). The property to the north, east and west is zoned Business District (C-2) and the property to the south is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit. (See attached memo)
	FIRE MARSHAL:	Recommends approval of the Conditional Use Permit. (See attached memo)

POLICE CHIEF:

Recommends approval of
the Conditional Use Permit.
(See attached memo)

PLANNING DEPT.:

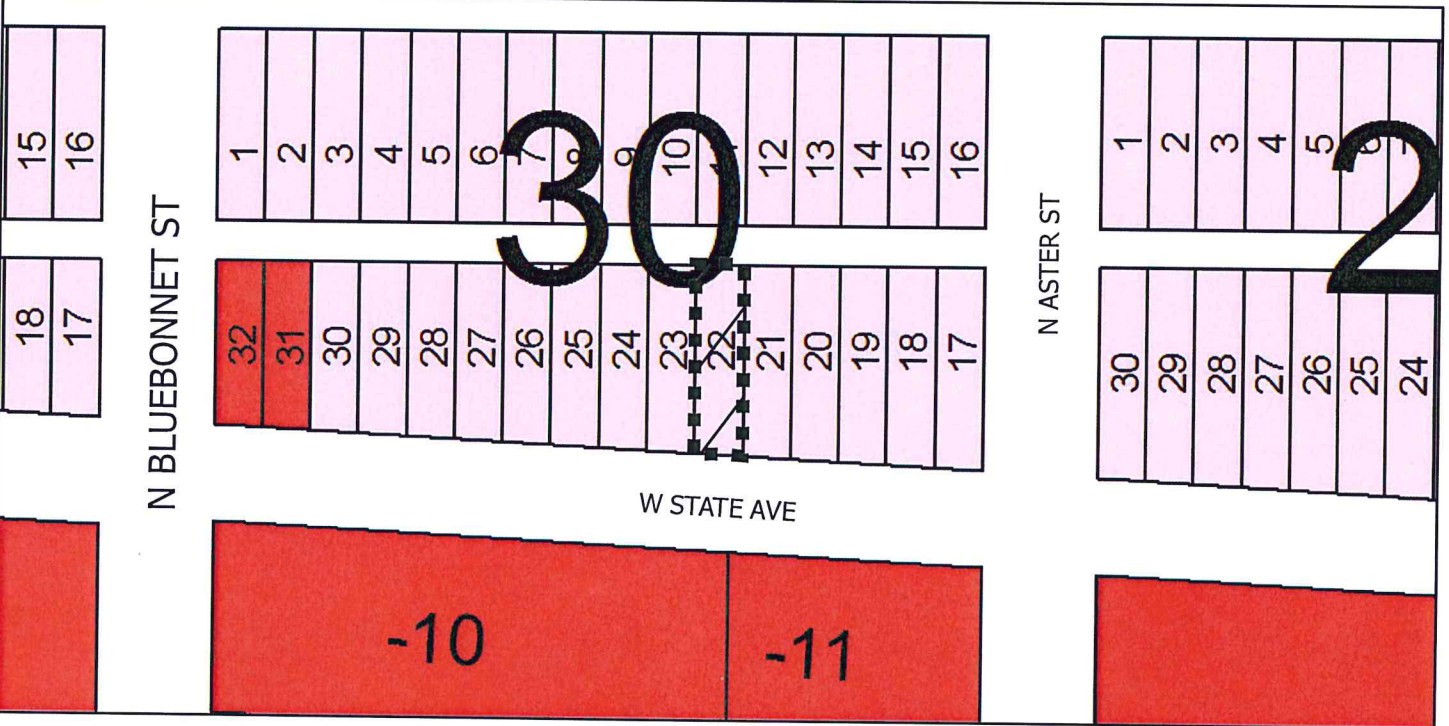
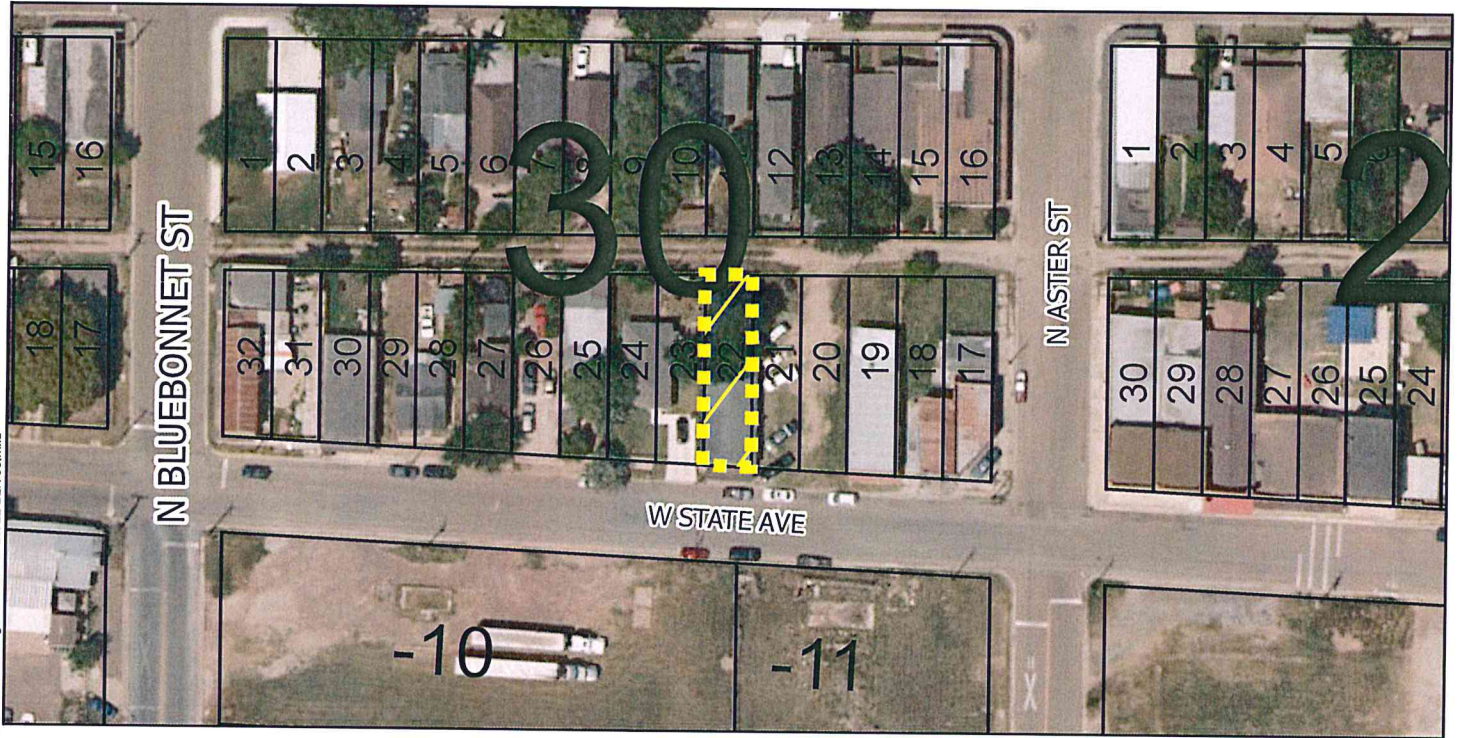
Recommends approval of
the Conditional Use Permit.
(See attached memo)

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



G:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal Pharr Original Townsite Lot 22 BLK 30\WXCUP Renewal Pharr Original Townsite Lot 22 BLK 30.mxd



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |





Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

May 9, 2017

GILBERT PEDRAZA SEPIS
212 W STATE AVE
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on May 9, 2017 revealed no violations.

2960 EDUARDO LUGO
Inspector

Alba Pedraza

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SERVICES DEPT.

MAY 09 2017

BY: 



Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751
PH: (956) 402-4700 • FAX: (956) 781-9163



To: Melanie Cano, Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 05/5/2017
Re: Conditional use Permit Renewal for ABC – File No. CUP#120423 (Sepi's)

Alba Dora Pedraza d/b/a Sepi's, is requesting a 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 more fully described as follows:

- **Legal Description:** Lot 22, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 212 W. State Ave.
- **Contact Number:**

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police

Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233
joel.robles@pd.pharr-tx.gov

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SERVICES DEPT.

MAY 05 2017

BY: 

**Certificate of Occupancy
Conditional Use Permit
Inspection Form**

Company Name or Business Entity: Supis Sur Type of Business: A

Applicant: _____ Phone No.: 460-1359

Mailing Address: 212 N. 5th St. Pharr TX 78577
(First) (Middle) (Last) (Address) (City) (State) (Zip)

EXISTING BUILDING	☒ YES	☐ NO	
MIXED OCCUPANCY	☐ YES	☒ NO	IF YES, TYPE OF ADJACENT OCCUPANCY(S):
CHANGE OF OCCUPANCY FROM PREVIOUS?	☐ YES	☒ NO	IF YES, PREVIOUS TYPE OF OCCUPANCY(S):
IS FIRE PROTECTION REQUIRED?	☒ YES	☐ NO	IF SO, WHAT TYPE?
IS CHANGE OF WALL ASSEMBLY REQUIRED?	☐ YES	☒ NO	IF SO, WHAT TYPE?

PASSED WITH CONDITIONS ☐ PASSED ☒ FAILED ☐ RE-INSPECTION DATE: _____

BUILDING STATUS/ STRUCTURAL	PASS	FAIL	N/A	COMMENTS
1. FLOOR	☒			
2. EXTERIOR WALLS	☒			
3. INTERIOR WALLS	☒			
4. CEILING	☒			
5. ROOF	☒			
6. PREMISE (LANDSCAPING, CLEAN, EXT...)	☒			
7. GARBAGE CONTAINER	☒			
8. IS ADDRESS POSTED AND CORRECT?	☒			
9. IS LANDSCAPING IN COMPLIANCE?	☒			
MEANS OF EGRESS	PASS	FAIL	N/A	COMMENTS
1. OCCUPANT LOAD (IF APPLICABLE)	☒			
3. NUMBER OF EXITS	☒			
4. MEANS OF EGRESS LIGHTING	☒			
5. EXIT SIGNS	☒			
6. DOOR HARDWARE	☒			
ACCESSIBILITY	PASS	FAIL	N/A	COMMENTS
1. RESTROOMS	☒			
2. PATH OF EGRESS	☒			
3. RAMPS (HANDRAIL / GUARDS)	☒			
4. DOORS	☒			
5. IS OCCUPANCY CHANGED (ADA COMPLIANT)	☒			
ELECTRICAL	PASS	FAIL	N/A	COMMENTS
1. SERVICE ENTRANCE	☒			
2. SERVICE EQUIPMENT	☒			
3. WIRING SYSTEM	☒			
4. LIGHT FIXTURE	☒			
5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED)	☒			
MECHANICAL	PASS	FAIL	N/A	COMMENTS
1. REGISTERS	☒			
2. GRILLS	☒			
3. DRAINS	☒			
4. EQUIPMENT	☒			
PLUMBING	PASS	FAIL	N/A	COMMENTS
1. P. TRAPS	☒			
2. VENTS	☒			
3. DRAINS	☒			
4. PLUMBING FIXTURES	☒			
5. WATER SERVICE LINE	☒			
6. DISTRIBUTION LINES	☒			
8. BACKFLOW PREVENTION	☒			
9. GAS SYSTEM	☒			
10. GREASE TRAP	☒			
WATER HEATER	PASS	FAIL	N/A	COMMENTS
1. LOCATION	☒			
2. T.P. VALVE & DRAIN	☒			
3. SHUT-OFF VALVE	☒			
4. VENT (IF APPLICABLE)	☒			

BUILDING / SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

None. * If type of inspection building was N/A in

LL 6-5-17
(INSPECTOR / OFFICER) (Date)

Alba Dora Pedraza 6-5-17
(RECEIVED BY) (Date)



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.I.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 06/14/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.I.1.

DATE SUBMITTED: June 13, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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.

Financial Consideration: N/A

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Pharr Terminal Subdivision.

The Planning and Zoning Commission voted unanimously to approve the preliminary and final plat approval of the proposed Pharr Terminal Subdivision, subject to staff's recommendations.

Alternatives: 1. Approve the request for preliminary and final plat approval of the

proposed Pharr Terminal Subdivision.

2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

ROUTING:

Janie Benedict	Created/Initiated - 06/13/2017
Roland Gomez	Approved - 06/14/2017
Melanie Cano	Approved - 06/14/2017
City Management Office	Final Approval - 06/14/2017



MEMORANDUM

DATE: MONDAY, JUNE 19, 2017

TO: MAYOR AND CITY COMMISSION

THROUGH: JUAN GUERRA, CITY MANAGER

FROM: DEVELOPMENT SERVICES

SUBJECT: PHARR TERMINAL SUBDIVISION
FILE NO. **SUB#170207**

GENERAL INFORMATION:

APPLICANT: 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.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located within the 300 Block of East Nolana Loop.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and west, Agricultural and/or Open Space District (A-O) to the east and Heavy Commercial District (H-C) to the south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Existing trucking business

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Pharr Terminal Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. No open cuts allowed on E. Nolana Loop (must bore with casing).
2. Need TxDot UIR drainage permit.

EASEMENTS:

1. Show all existing easements on plat and label them.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water belongs to N.A.W.S.C.

SEWER:

1. Need 15' easement exclusive to the City of Pharr.
2. Need a UIR for excavating along TxDot R.O.W.
3. Need to show sewer service connection details.
4. Need to be 6" SDR26 sewer service.
5. Sewer service to be to property line only.
6. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Need drainage directive to be followed.
3. Drainage report needs corrections, tables calculating proposed "c" values show an acreage of 19.513, show property location on topography map provided and show revised location in the flood insurance rate map.
4. Drainage plan will be reviewed at building permit stage.

OTHER:

1. Need to address any comments from N.A.W.S.C.
2. Revise property location on flood insurance rate map. Property is shown to be only in the flood panel number: 480347 0005 C.
3. Remove "or elevation 115.25 whichever is higher" from note #2.

**PLANNING AND
ZONING
COMMISSION:**

The Planning and Zoning Commission voted unanimously to approve the preliminary and final plat approval of the proposed Pharr Terminal Subdivision.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Pharr Terminal Subdivision (Staff Review)

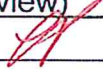
Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: May 30, 2017

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

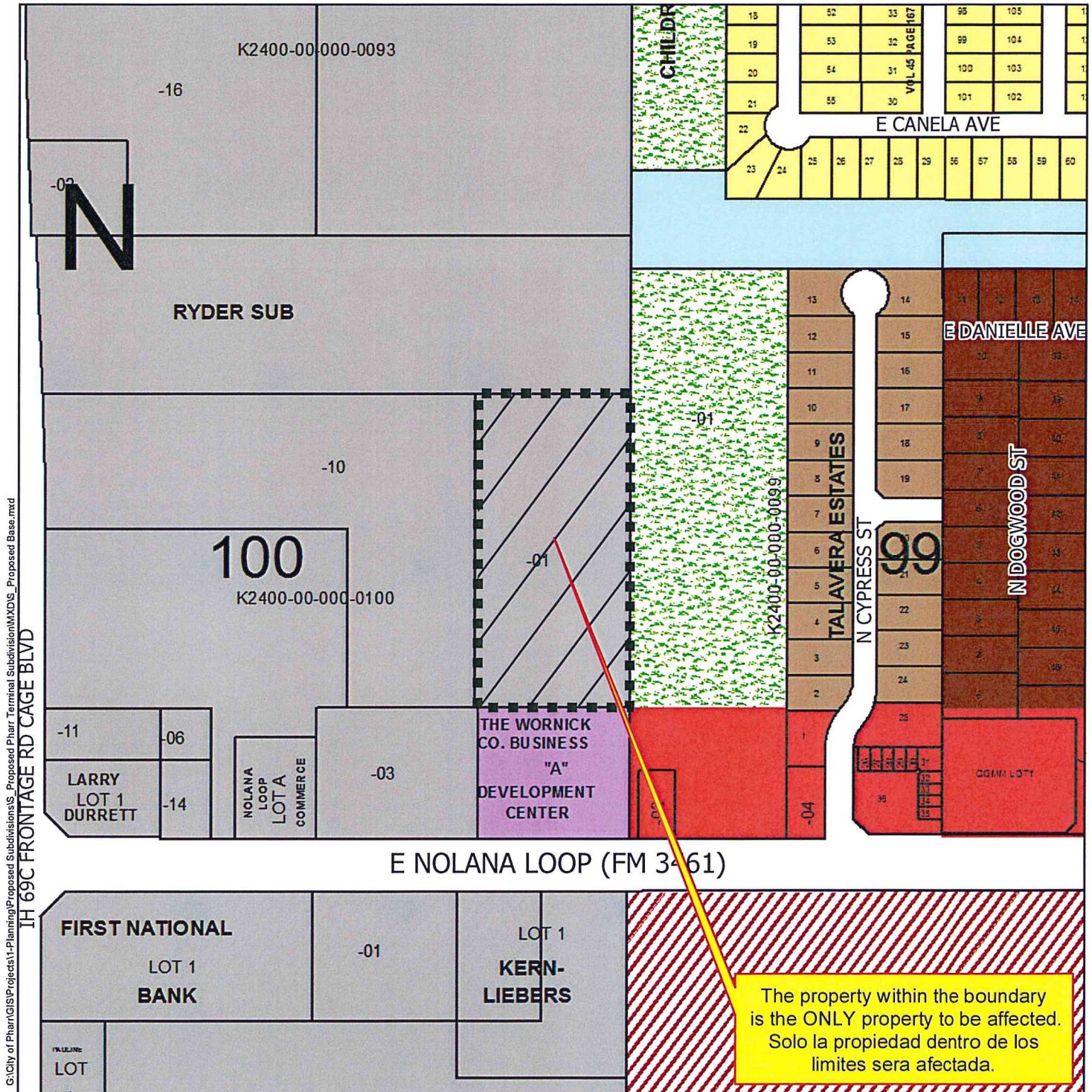
- ☒ Need to follow city standard manual and the above comments.
- ☒ Add note to read as follow: "Fire sprinkler underground lines (FDC and Fire Line) shall be installed by a Texas licensed fire protection company with a minimum RME-U License."
- ☒ Fire hydrant shall have a 3 foot clearance radius, with a 15 foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.
- ☒ Need to identify existing water lines.
- ☒ Need to provide clear access around the fire hydrant located near the main entrance.

Subdivision: Pharr Terminal Subdivision (Staff Review)

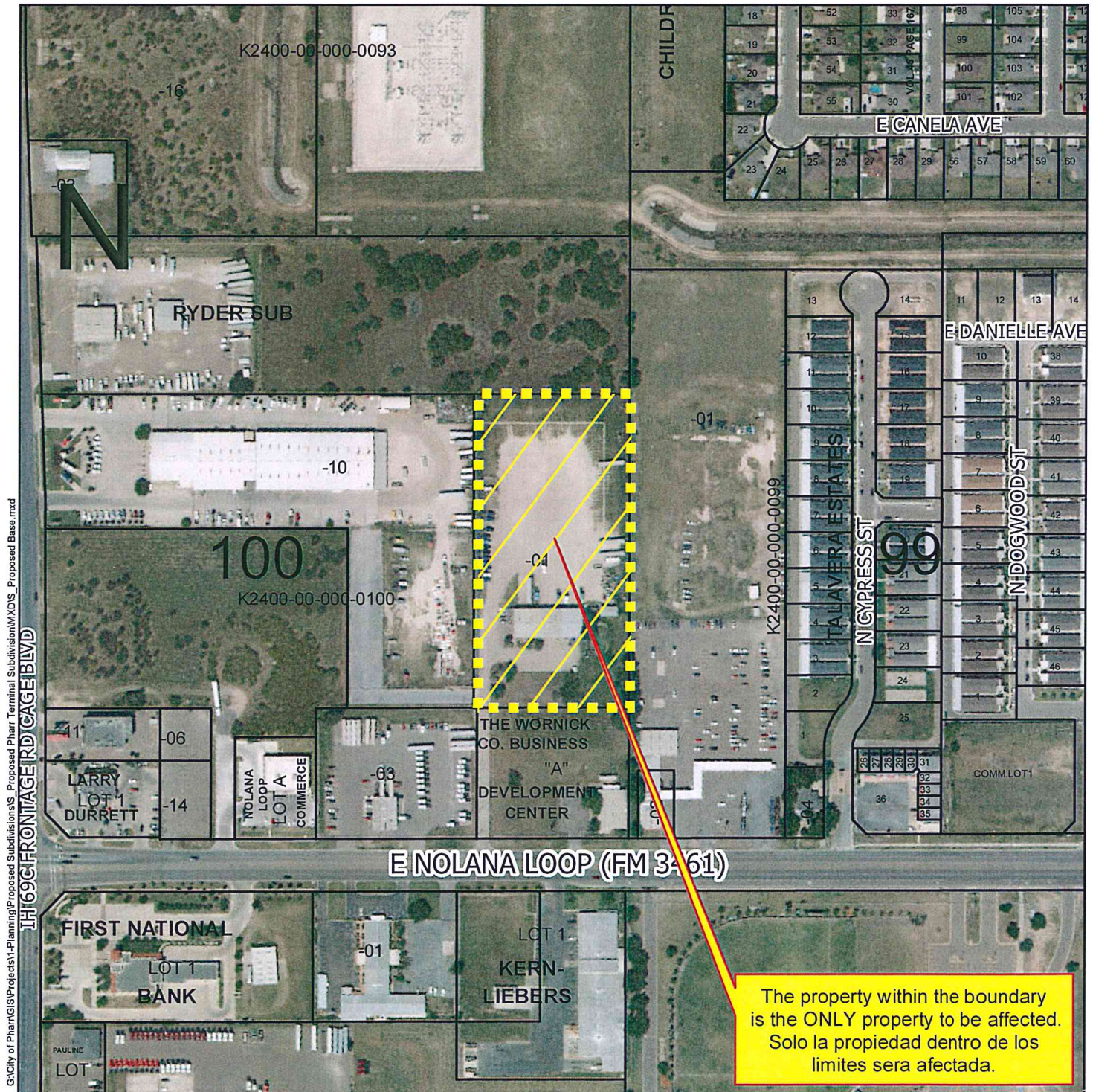
Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: May 30, 2017

☒ Need to increase turn radius near entrance along E. Nolana.

☒ Access road width shall be a minimum of 26 feet wide.



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.



MAP OF PHARR TERMINAL SUBDIVISION

A RESUBDIVISION OF 4.852 ACRES
CONSISTING OF 4.852 ACRES OUT OF LOT 100, KELLY PHARR SUBDIVISION
VOLUME 3, PAGE 133, H.C.D.B.
CITY OF PHARR, HIDALGO COUNTY, TX

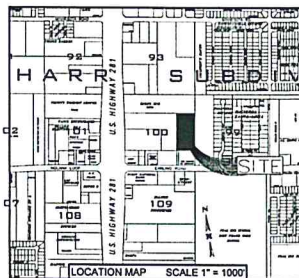
METES AND BOUNDS

A RESUBDIVISION OF 4.852 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, CONSISTING OF 4.852 ACRES BEING A PART OF PORTION OUT OF LOT 100, KELLY PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133, H.C.D.B. THE METES AND BOUNDS OF SAID 4.852 ACRES ARE ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- LEGEND**
- FOUND NO REBAR
 - SET 1" MARK ON CONCRETE
 - SET NO REBAR WITH PLASTIC CAP STAMPED WELDON & HUNT
 - FOUND "X" MARK
 - RIGHT OF WAY
 - H.C.D.B. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.B. - HIDALGO COUNTY DEED RECORDS
 - H.C.D.B. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.W. COR. - SOUTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - V.D. - VARIATION DEED
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY
 - S.W. - SPECIAL INDEMNITY DEED
 - DOC. NO. - DOCUMENT NUMBER
 - VOL. - VOLUME
 - LOT LINE
 - SAME OWNER
 - CENTER LINE

GENERAL NOTES

1. FLOOD ZONE DESIGNATION, ZONE "X" FLOOD "X" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AN AVERAGE DEPTH LESS THAN ONE FOOT OR WHERE THE CONTRIBUTED DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE SAGE FLOOD.
2. FLOOD COMMUNITY PANEL NUMBER: 480347 0003 C MAP REVISED: OCTOBER 15, 1982 FLOOD COMMUNITY PANEL NUMBER: 480334 0023 C MAP REVISED: NOVEMBER 16, 1982
3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 16' ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT
4. MINIMUM BLDG. SETBACKS AS PER CITY OF PHARR ORDINANCE
5. BEACH MARKS: CITY OF PHARR'S BEACH MARK: BM 594 LOCATED CLOSE TO SOUTHEAST INTERSECTION OF MOLANA LOOP AND U.S. 281 NORTHWEST 168-10223.29 EASTING 168-09845.32 ELEVATION 102.82
6. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT
7. CONSTRUCTION WALL, COMPLY WITH P.O.B. & REQUIREMENTS AND LATER STORM WATER POLLUTION PREVENTION PLAN
8. SIDEWALKS REQUIRED ALONG NORTH SIDE E. MOLANA LOOP (EASTING ROAD) WHICH WILL HAVE A D.A. COMPLIANT WHEELCHAIR RAMP AND LANDINGS
9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE
10. OWNERS TO MAINTAIN DETENTION AREA
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLANNING PHASE OR DURING CONSTRUCTION TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED
13. DETENTION AREAS THAT ARE 1 FEET OR DEEPER WALL REQUIRED PERIMETER FENCE
14. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION
15. FIRE SPRINKLER UNDERGROUND LINES (FDC AND FIRE LINE) SHALL BE INSTALLED BY A TEXAS LICENSED FIRE PROTECTION COMPANY WITH A MINIMUM FIRE U.L. LICENSE
16. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR THE CALCULATION OF THIS SUBDIVISION
17. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.725 ACRES AND A VOLUME OF APPROXIMATELY 21,452 C.F. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS
18. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT
19. SANITARY SERVICE TO BE DETERMINED & INSTALLED DURING BUILDING PERMIT STAGE



RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS AND TRANSFEREES HEREBY WARRANT AND GUARANTEE THAT ONE OR MORE PERSONS ARE NAMED, IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOODS AND VALUABLE CONSIDERATION THIS BY NORTH ALAMO WATER SUPPLY COMPANY, HEREINAFTER CALLED "GRANTEE", THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, GUARANTEE, WARRANT AND GUARANTEE THAT THE GRANTEES AND THEIR SUCCESSORS AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTED ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEES OR HERETOFOR GRANTEES TO DEDICATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINES IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEES AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERNALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERENCED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEES, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR WARRANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEES OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE

DAY OF _____, 2017.

GRANTOR'S SIGNATURE

ACKNOWLEDGMENT

THE STATE OF MISSOURI
COUNTY OF ST. CHARLES

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LARRY SCHNEIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES:

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
DATE SURVEYED: 08-18-2017
1818 PAGE: 81-84
SURVEYING JOB NO. 17028-08

DATE

GENERAL MANAGER

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN IN MY APPROVAL IS REQUIRED.

APPROVED THIS _____ DAY OF _____, 2017.

SANITY WYLLIE, CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN IN MY APPROVAL IS REQUIRED.

AMAROS HERNANDEZ
MAYOR, CITY OF PHARR

CITY CLERK

STATE OF MISSOURI
COUNTY OF ST. CHARLES

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PHARR TERMINAL SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHERE NAME IS SUBSCRIBED HEREIN TO DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS, ALLEYS, PARKS, WATERCOURSES, URBAN EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

BY: _____ DATE _____

LARRY SCHNEIER, OPENING PERSON
PHARR TERMINAL, LLC
A MISSOURI LIMITED LIABILITY COMPANY
12341 LAKEFRONT DRIVE, STE 200
BARTON CITY, ST. CHARLES COUNTY, MO 6404

STATE OF MISSOURI
COUNTY OF ST. CHARLES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LARRY SCHNEIER, PROVED TO ME THROUGH HIS MISSOURI DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RUBEN J. DE JESUS
DATE PREPARED: 8-31-2017
ENGINEERING JOB NO. 17028-08

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT PRESENTED PLAT AND DESCRIPTION OF PLAT TERMINAL SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 8/18/2017, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTZ, R.P.L.S. # 4750
DATE SURVEYED: 08-18-2017
1818 PAGE: 81-84
SURVEYING JOB NO. 17028-08

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRIGATION DISTRICT #2 ON THIS _____ DAY OF _____, 2017.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: _____ SECRETARY _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUADALUPE JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

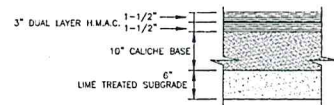
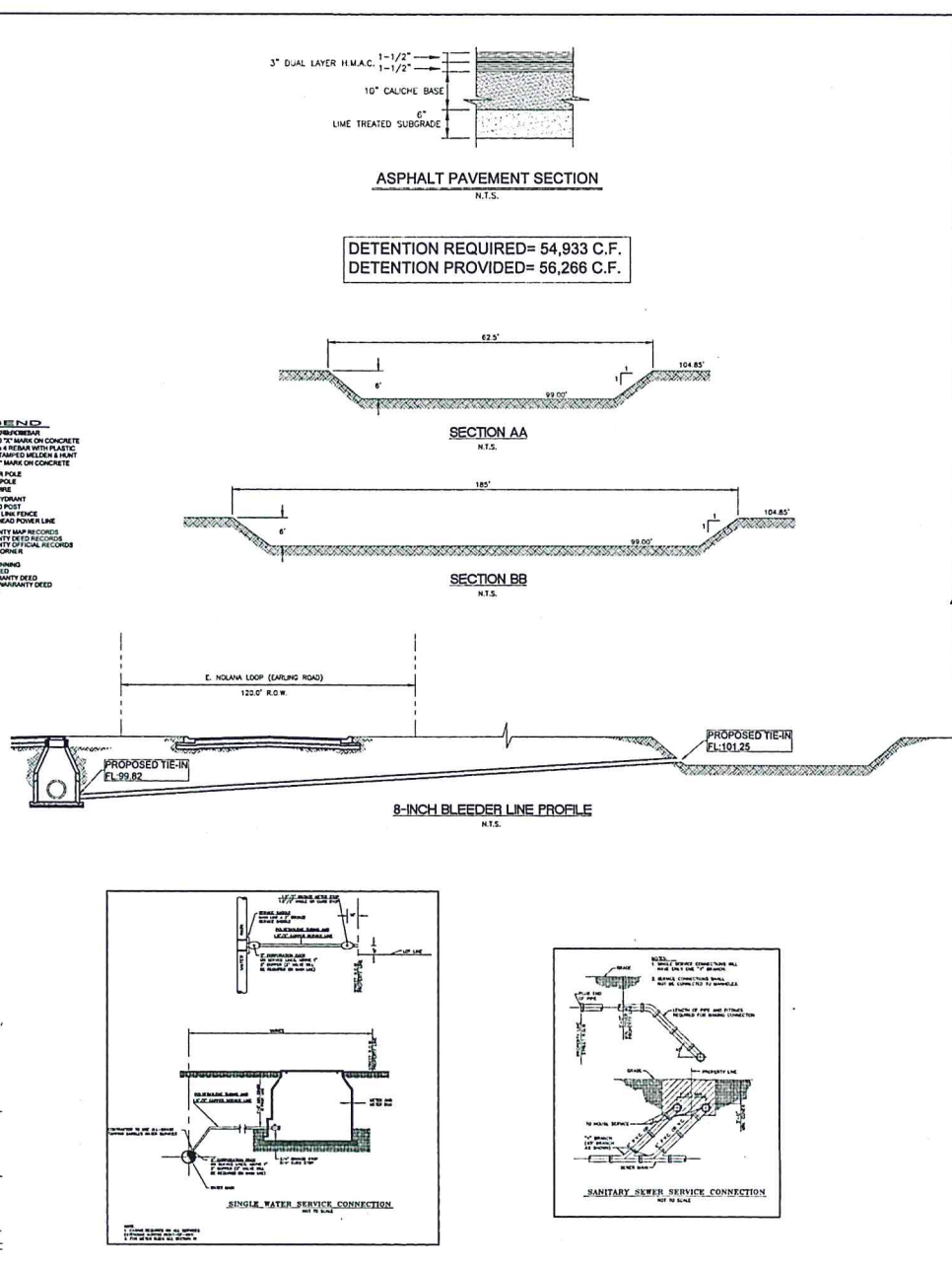
WELDON & HUNT, INC. TEXAS REGISTRATION F-1435

WELDON & HUNT, INC.
1115 W. MONTPELIER 277 N. P.M. 3187
DOWNSIDE TO 19011 NO. 1011 S. 1000
PH: (505) 381-0881 PH: (505) 487-8226
FAX: (505) 381-0881 FAX: (505) 488-8941
ESTABLISHED 1947

DRAWN BY: _____ DATE: 2/2/2017

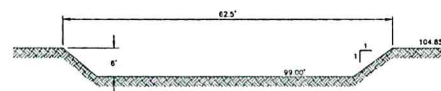
SURVEYED CHECKED: _____ DATE: _____

FINAL CHECK: _____ DATE: _____

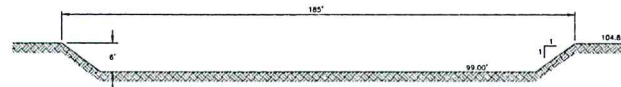


ASPHALT PAVEMENT SECTION
N.T.S.

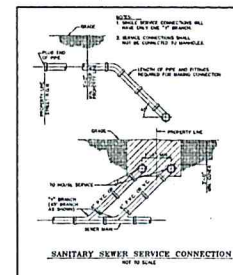
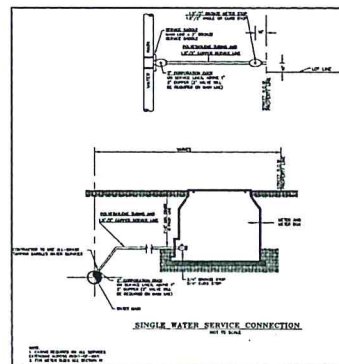
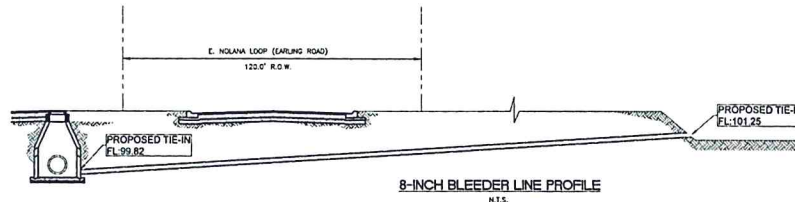
DETENTION REQUIRED= 54,933 C.F.
DETENTION PROVIDED= 56,266 C.F.



SECTION AA
N.T.S.



SECTION BB
N.T.S.



JOB No.		17029.00	
DATE		12/11/2013	
BY		MELDEN & HUNT, INC.	
PROJECT NAME		CONCRETE WATER TREATMENT PLANT	
PROJECT NUMBER		17029.00	
SHEET		1 OF 1	
DRAWN BY		JMS	
CHECKED BY		JMS	
DATE		12/11/2013	
PROJECT LOCATION		MELDEN & HUNT, INC.	
PROJECT ADDRESS		128282	
PROJECT CITY		CITY OF PHARR	
PROJECT STATE		TEXAS	
PROJECT ZIP		78574	
PROJECT PHONE		(361) 444-8844	
PROJECT FAX		(361) 444-8844	
PROJECT EMAIL		info@mhinc.com	
PROJECT WEBSITE		www.mhinc.com	
PROJECT NOTES		1" = 50'	



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.1.2.

DATE SUBMITTED: June 14, 2017

MEETING DATE: June 19, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: 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.

Financial Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed Delta Subdivision.

The Planning and Zoning Commission voted unanimously to approve the final plat approval of the proposed Delta Subdivision subject to staff's recommendations.

Alternatives: 1. Approve the request for final plat approval of the proposed Delta Subdivision.

2. Table the item for: a) consideration by the full Board;

b) additional information

c) additional time for applicant and adjacent property owners to

meet;

3. Disapprove the request.

ROUTING:

Janie Benedict

Created/Initiated - 06/14/2017

Roland Gomez

Approved - 06/14/2017

Melanie Cano

Approved - 06/14/2017

City Management Office

Final Approval - 06/14/2017



MEMORANDUM

DATE: MONDAY, JUNE 19, 2017
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: DEVELOPMENT SERVICES

SUBJECT: DELTA SUBDIVISION FILE NO. SUB#170205

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Tomas Corona, Owner, is requesting final plat approval of the proposed Delta Subdivision.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located within the 600 Block of West IH-2.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, Single Family Residential District (R-1) and General Business District (C) to the east, Agricultural and/or Open Space District (A-O) to the south and General Business District (C) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Enterprise car rental location.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Delta Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. Need additional 10' of R.O.W. on north side of W. Polk Ave.
2. Remove and relocate poles within R.O.W.
3. Driveway to W. Polk will be to city standards.
4. Driveway to frontage will require TxDot permit if work is to be performed on it.
5. No street cuts without permits from public works department.

EASEMENTS:

1. No detention allowed within easements, any easement showing that is not to City of Pharr, will require authorization.

**SIDEWALK:
ADA:**

1. Add note: 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need to show waterline 6-inch going north and south on east side of property.
2. Need to replace 6-inch ac waterline with an 8-inch on the eastside of property and place a 12-inch waterline in front of property.
3. AC line to be abandon in place.
4. Need to show existing waterlines.
5. Need to show where the water service is going to be.
6. Need to show all details for water.
7. Provide a valve at every 400', need 3.
8. Comply with construction comments.
9. Follow City of Pharr construction standards manual.

SEWER:

1. Need to show where the sewer service connection will be.
2. No permanent structures over the sewer line.
3. Need to show details of sewer service connections.
4. Follow City of Pharr construction standards manual.
5. Project engineer to reapply for new easement with H.C.I.D. #2 (sewer crossing irrigation line).

DRAINAGE:

1. Need to correct drainage directive.
2. Need to approve drainage report.
3. Detention will need to be on-site.

OTHER:

1. Need to show 30' irrigation easement on plat layout.
2. Irrigation pipe to be replaced as per H.C.I.D.#2 standards. (prior to building parking lot on top of the irrigation line developer shall take plans to H.C.I.D.#2)
3. Provide lot information on the east side of property.
4. Add date to plat layout when it was prepared.
5. Delete plat note #7.
6. Need S.W.P.P.P. with C.N.O.I. filed.
7. Bearings on curve table and metes & bounds need to match verify.
8. Owner shall comply with staff construction comments.
9. Escrow money for public improvements shall submit to City of Pharr prior of recording subdivision.

**PLANNING AND
ZONING
COMMISSION:**

The Planning and Zoning Commission voted unanimously to approve the final plat approval of the proposed Delta Subdivision.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



PDF submittal

Subdivision: Delta Subdivision (Staff Pre-Construction Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal

Date: June 2, 2017

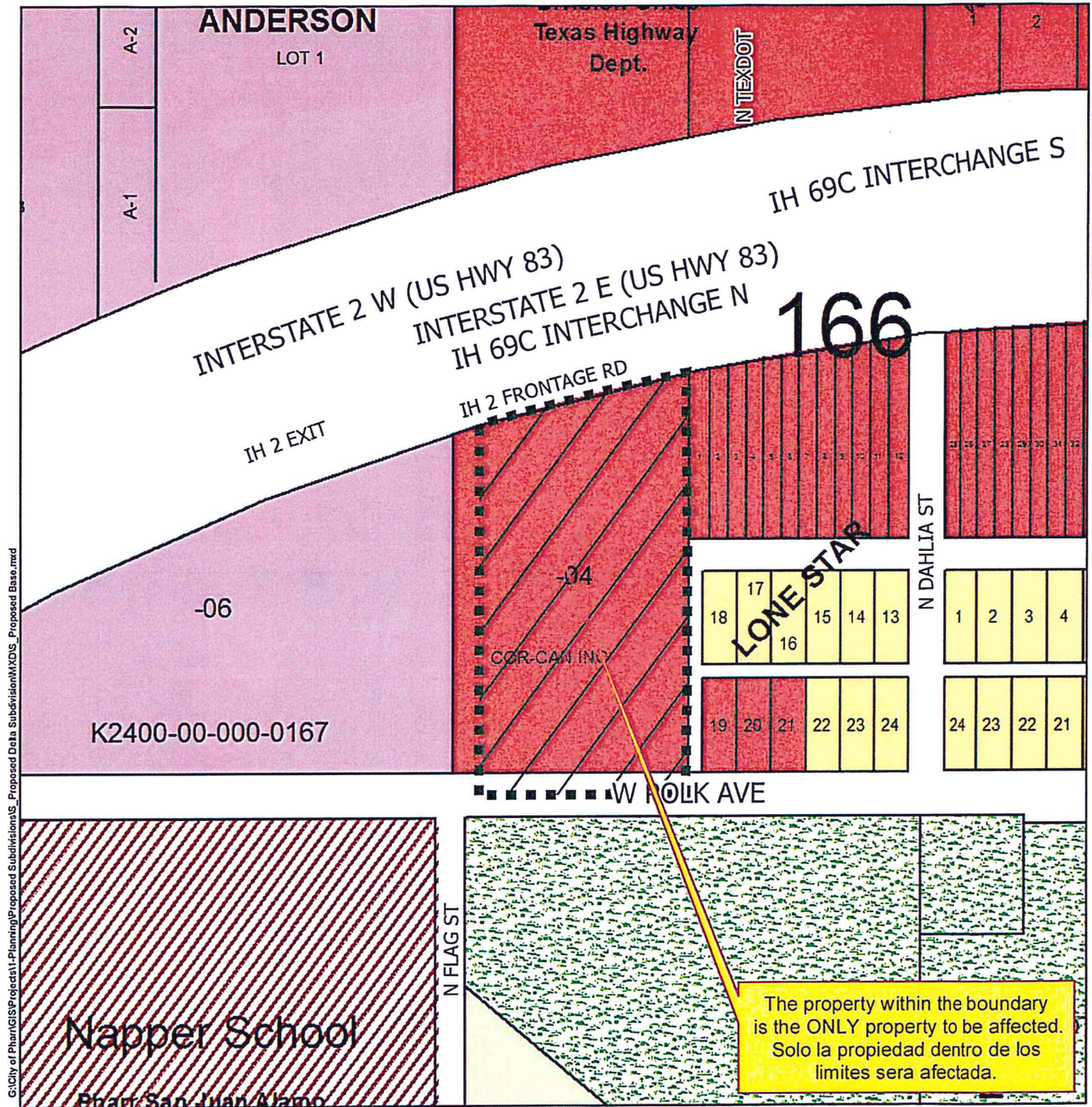
1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ City of Pharr standards Manual requires for all waterlines with fire hydrants to be looped at two approved water sources.

☒ The proposed waterlines shall be DR-18 or better as per public utility department.

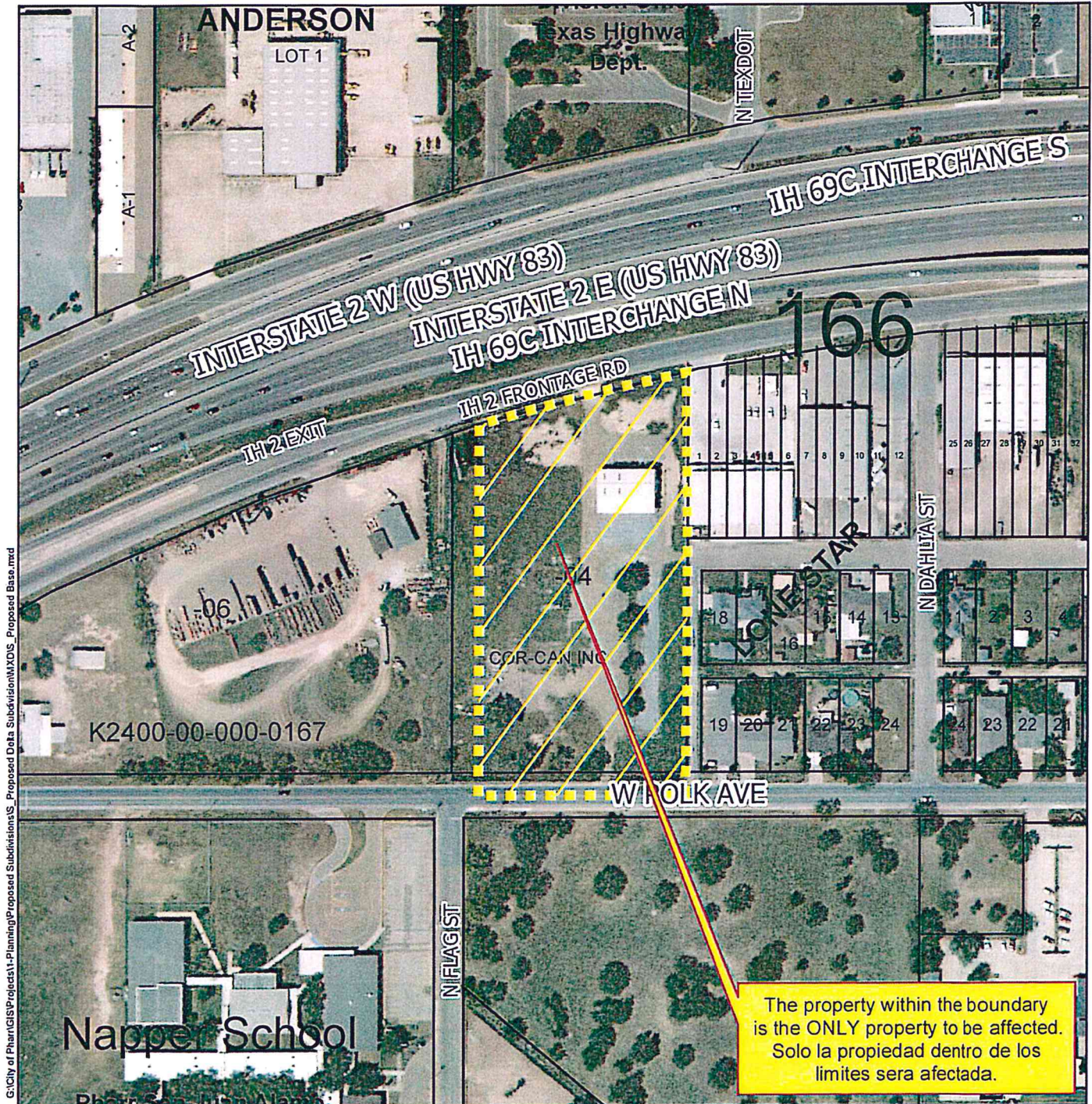
☒ Fire hydrant shall have a 3 foot clearance radius, with a 15 foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.



G:\City of Pharr\GIS\Projects\11-Planning\Proposed Subdivisions\S. Proposed Data Subdivision\MXDS. Proposed Base.mxd

- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

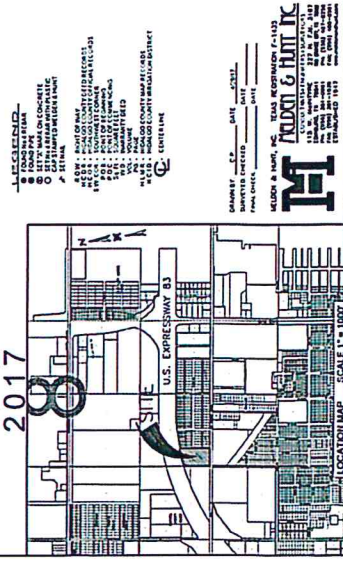
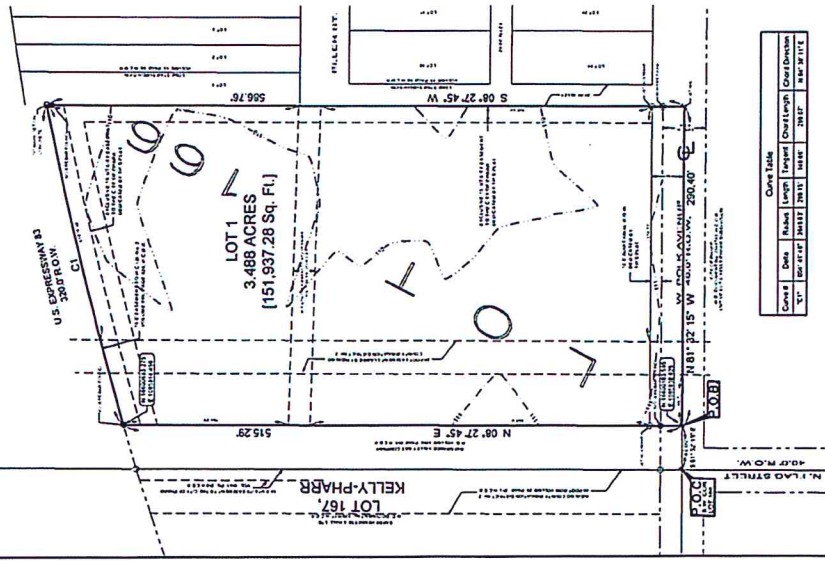




DELTA SUBDIVISION

BEING A RESUBDIVISION OF 3.488 ACRES
OUT OF LOT 166, KELLY-PHARR SUBDIVISION
IN VOLUME 3, PAGES 133-134, H.C.D.R.
AN INSTRUMENT FILED IN
HIDALGO COUNTY, TEXAS

SCALE 1"=50'
N
E
S
W



Card	Size	Material	Length	Width	Weight	Notes
1	11x17	Cardstock	11 in.	17 in.	100 gsm	Front cover
2	11x17	Cardstock	11 in.	17 in.	100 gsm	Back cover
3	11x17	Cardstock	11 in.	17 in.	100 gsm	Inside cover
4	11x17	Cardstock	11 in.	17 in.	100 gsm	Endpaper
5	11x17	Cardstock	11 in.	17 in.	100 gsm	Endpaper
6	11x17	Cardstock	11 in.	17 in.	100 gsm	Endpaper
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9	11x17	Cardstock	11 in.	17 in.	100 gsm	Endpaper
10	11x17	Cardstock	11 in.	17 in.	100 gsm	Endpaper

LEGEND

- 1. LOT 166
- 2. LOT 1
- 3. LOT 2
- 4. LOT 3
- 5. LOT 4
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AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: June 16, 2017

MEETING DATE: June 19, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Juan Guerra

Agenda Item: 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.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr is sincerely interested in reaching out to the community to gauge the performance of current City operations and to receive recommendations for progressive improvements in Pharr. To do that, we would like to contract with University of Texas Rio Grande Valley (UTRGV) to conduct a survey questionnaire to a portion of residents in the city of Pharr, Texas.

Financial Consideration: Estimated cost \$10,000

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Hilda Pedraza
Patricia Rigney
City Management Office

Created/Initiated - 06/16/2017
New -

RESOLUTION NO. R-2017-____

WHEREAS, the City of Pharr is desiring to contract with University of Texas Rio Grande Valley (UTRGV) to conduct a survey questionnaire to all residents in the City of Pharr, Texas; and

WHEREAS, the City of Pharr will use the survey to measure ideas or opinions about community issues related to its services, and whether citizens are satisfied with what the City provides; and

WHEREAS, the City Commission authorizes the Mayor and/or City Manager to execute any and all documents necessary to conduct such survey for and on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS THAT:

The Mayor and/or City Manager will be given full authority to negotiate with the University of Texas in the Rio Grande Valley (UT-RGV) and execute any and all documents required to conduct survey.

This Resolution shall be in full force and effect from and after its passage by a majority vote of the City Commission.

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF PHARR, TEXAS on this the 19th day of June, 2017.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED: June 12, 2017

MEETING DATE: June 19, 2017

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: 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.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason: N/A

Issue: The City of Pharr is requesting the authorization from City Commission on approving the City Manager to enter and negotiate a contract for Professional Surveying Services with R. Gutierrez Engineering Corporation for the PSJA Tri-City Pedestrian Safety Improvements Project to ensure the design meets the American with Disabilities Act (ADA) and the Texas Accessibility Standards (TAS).

Financial Consideration: Surveying Fee Estimate \$46,000

Staff Recommendation: Staff recommends approval and authorization 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

Alternatives: N/A

ROUTING:

Omar Anzaldua

Created/Initiated - 06/12/2017

Omar Anzaldua

Approved - 06/12/2017

Karla Moya

Approved - 06/15/2017

Patricia Rigney

Approved - 06/15/2017

City Management Office

Final Approval - 06/16/2017

**PSJA Tri-City
Pedestrian Safety
Improvements Project**

City of Pharr
Daniel Ramirez Elementary
W. Sioux Rd
N. Sugar Rd.
W. Los Tesoros Dr.
N. Hibiscus St.

City of San Juan
Sorensen Elementary
Sam Houston Blvd.
S. Stewart Rd. (FM 2557)
Sorensen Park

US 281

Expressway 83

Business 83

FM 2557

FM 907

City of Pharr
Aida Escobar Elementary
Carnahan Elementary
S. Sugar Rd.
W. Kelly Ave.
S. Palm Dr.
S. Bluebonnet St.

City of Pharr
Kelly-Pharr Elementary
S. Dogwood St.
E. Kelly Ave.
S. Athol St.
E. Caffery Ave.

City of Alamo
Marcia Garza Elementary
S. Alamo Rd. (FM 907)
El Gato Rd.

City of Pharr
Carmen Anaya Elementary
W. Dicker Rd. (FM 3072)

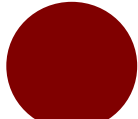
LEGEND



PSJA ISD

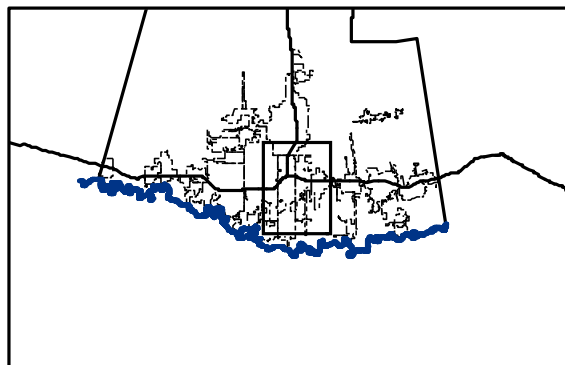


Proposed 5 FT sidewalk



School

Scale: 1 inch = 2,000 feet
0 1,000 2,000 4,000 6,000 8,000 Feet





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 6.B.

DATE SUBMITTED: June 12, 2017

MEETING DATE: June 19, 2017

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: 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".

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason: N/A

Issue: The City of Pharr is requesting the authorization from City Commission on approving the City Manager to enter and negotiate a contract for Professional Surveying Services with R. Gutierrez Engineering Corporation for the PSJA Tri-City Pedestrian Safety Improvements Project to ensure the design meets the American with Disabilities Act (ADA) and the Texas Accessibility Standards (TAS).

Financial Consideration: Surveying Fee Estimate \$11,000

Staff Recommendation: Staff recommends approval and authorization 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

Alternatives: N/A

ROUTING:

Omar Anzaldua

Created/Initiated - 06/12/2017

Omar Anzaldua

Approved - 06/12/2017

Karla Moya

Approved - 06/15/2017

Patricia Rigney
City Management Office

Approved - 06/15/2017
Final Approval - 06/16/2017



Location Map

Pharr Pedestrian Connections 2017



LEGEND

- Proposed 5' Sidewalks
- Existing Sidewalk
- Senior Living Community
- Points of Interest

Imagery ©2017 Google, Map data ©2017 Google 1000 ft



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 6.C.

DATE SUBMITTED: June 12, 2017

MEETING DATE: June 19, 2017

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: 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)

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The City's Capital Improvements Program includes traffic signal improvements at the intersections of Veterans Boulevard at Kelly Avenue and Veterans Boulevard at Eldora Road.

On May 25, 2017, formal bids were opened, with one (1) respondent to the solicitation. Bid received was in the amount of \$232,764.75.

Financial Consideration: Funding for the Traffic Signal Improvements: Veterans Boulevard at Kelly Avenue and Eldora Road is included in the CIP budget in the total amount of \$350,000.

Staff Recommendation: Staff recommends award of contract for the Traffic Signal Improvements: Veterans Boulevard at Kelly Avenue and Veterans Boulevard at Eldora Road to the lowest, responsive and responsible bidder, D&G Energy Corp, for the Base Bid in the amount of \$232,764.75.

Alternatives: N/A

ROUTING:

Maria Rangel
Omar Anzaldua
Karla Moya
City Management Office

Created/Initiated - 06/12/2017
Approved - 06/12/2017
Approved - 06/13/2017
Final Approval - 06/14/2017



June 12, 2017

Ms. Maria Rangel, EIT
Engineering Department
City of Pharr
118 S. Cage Blvd, 1st Floor
Pharr, Texas 78577

RE: BID No. 1617-01-528-0035
Traffic Signal Improvements: Veterans Blvd at Kelly Ave and Eldora Rd

Dear Ms. Rangel,

Aldana Engineering & Traffic Design, LLC (AETD) has reviewed the Bid received for the above referenced project, submitted to the City of Pharr on May 25, 2016.

One sole bid was submitted and accepted by the City of Pharr before the submittal deadline of 2. The sole bidder was D&G Energy Corp.

D&G Energy Corp submitted a total bid of **\$232,764.75** for the traffic signal improvements.

This bid is less than 2% of the Engineer's Estimate of **\$229,267**. In working with D&G Energy Corp on other city projects, we have found their work and final product to be of good quality. As a result, we recommend award to D&G Energy Corp in the amount of \$232,764.75. Attached, please find a copy of the bid tabulations for your review.

If you have any questions or require additional information, please do not hesitate to call us.

Sincerely,

ALDANA ENGINEERING & TRAFFIC DESIGN, LLC

Albert J. Aldana, P.E.
Project Manager

BID TABULATION

CITY OF PHARR							
TRAFFIC SIGNAL IMPROVEMENTS: VETERANS BLVD AT KELLY AVE AND ELDORA RD							
PROJECT BID NO. 1617-01-528-0035							
ITEM	DESCRIPTION	UNIT	QTY	D&G ENERGY			
				PRICE	TOTAL		
416	DRILL SHAFT (TRF SIG POLE) (36 IN)	LF	82	\$260.00	\$21,320.00		
500	MOBILIZATION	LS	1	\$20,000.00	\$20,000.00		
502	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	4	\$1,500.00	\$6,000.00		
618	CONDT (PVC) (SCH 40) (2")	LF	1,065	\$5.00	\$5,325.00		
618	CONDT (PVC) (SCH 40) (2") (BORE)	LF	60	\$12.00	\$720.00		
618	CONDT (PVC) (SCH 40) (4")	LF	118	\$10.00	\$1,180.00		
618	CONDT (PVC) (SCH 40) (4") (BORE)	LF	190	\$15.00	\$2,850.00		
620	ELEC CONDR (NO. 8) BARE	LF	645	\$0.75	\$483.75		
620	ELEC CONDR (NO. 6) BARE	LF	130	\$0.90	\$117.00		
620	ELEC CONDR (NO. 6) INSULATED	LF	260	\$1.00	\$260.00		
621	TRAY CABLE (4 CONDR) (12 AWG)	LF	805	\$2.00	\$1,610.00		
624	GROUND BOX TY A (122311) W/APRON	EA	20	\$550.00	\$11,000.00		
624	GROUND BOX TY C (162911) W/APRON	EA	2	\$575.00	\$1,150.00		
625	ZINC-COAT STL WIRE STRAND (3/8 IN)	LF	900	\$3.00	\$2,700.00		
628	ELC SRV TY T 120 / 240 000 (NS) GS (T) TS (O)	EA	1	\$2,000.00	\$2,000.00		
644	INS SM RD SN SUP & AM	EA	8	\$500.00	\$4,000.00		
644	REMOVE SM RD SN SUP & AM	EA	4	\$50.00	\$200.00		
666	REFL PAV MRK TY I (W) 4" (BRK) (100MIL)	LF	600	\$1.00	\$600.00		
666	REFL PAV MRK TY I (W) 8" (SLD) (100MIL)	LF	540	\$4.75	\$2,565.00		
666	REFL PAV MRK TY I (W) 12" (SLD) (100MIL)	LF	460	\$5.00	\$2,300.00		
666	REFL PAV MRK TY I (W) 24" (SLD) (100MIL)	LF	155	\$10.00	\$1,550.00		
666	REFL PAV MRK TY I (W) (ARROW) (100MIL)	EA	5	\$200.00	\$1,000.00		
666	REFL PAV MRK TY I (W) (WORD)	EA	5	\$350.00	\$1,750.00		
666	REFL PAV MRK TY I (Y) 4" (SLD) (100MIL)	LF	1,640	\$1.90	\$3,116.00		
672	REFL PAV MRKR TY I-C	EA	44	\$7.00	\$308.00		
672	REFL PAV MRKR TY II-A-A	EA	58	\$7.00	\$406.00		
677	ELIM EXT PAV MRK & MRKS (4")	LF	200	\$3.00	\$600.00		
680	INSTALL HWY TRF SIG (ISOLATED)	EA	2	\$17,000.00	\$34,000.00		
682	BACK PLATE (12 IN) (3 SEC)	EA	16	\$75.00	\$1,200.00		
682	BACK PLATE (12 IN) (4 SEC)	EA	8	\$80.00	\$640.00		
682	VEH SIG SEC (12 IN) LED (GRN)	EA	16	\$200.00	\$3,200.00		
682	VEH SIG SEC (12 IN) LED (GRN ARW)	EA	8	\$200.00	\$1,600.00		
682	VEH SIG SEC (12 IN) LED (YEL)	EA	20	\$200.00	\$4,000.00		
682	VEH SIG SEC (12 IN) LED (YEL ARW)	EA	16	\$200.00	\$3,200.00		
682	VEH SIG SEC (12 IN) LED (RED)	EA	20	\$200.00	\$4,000.00		
682	VEH SIG SEC (12 IN) LED (RED ARW)	EA	8	\$200.00	\$1,600.00		
682	PED SIG SEC (12 IN) LED (COUNTDOWN)	EA	14	\$450.00	\$6,300.00		
684	TRF SIG CBL (TY A) (12 AWG) (5 CONDR)	LF	1,064	\$2.50	\$2,660.00		
684	TRF SIG CBL (TY A) (12 AWG) (7 CONDR)	LF	2,744	\$3.50	\$9,604.00		
684	TRF SIG CBL (TY C) (14 AWG) (2 CONDR)	LF	2,717	\$2.00	\$5,434.00		
686	INS TRF SIG PL AM (S) STR (TY B) LUM	EA	2	\$3,300.00	\$6,600.00		
686	INS TRF SIG PL AM (S) 1 ARM 28' LUM	EA	1	\$3,700.00	\$3,700.00		
686	INS TRF SIG PL AM (S) 1 ARM (36') LUM	EA	2	\$4,800.00	\$9,600.00		
686	INS TRF SIG PL AM (S) 1 ARM (40') LUM	EA	1	\$5,200.00	\$5,200.00		
688	PED DETECT PUSH BTN (APS)	EA	14	\$800.00	\$11,200.00		
688	PED DETECT CONTROLLER UNIT	EA	2	\$3,000.00	\$6,000.00		
688	VEH LP DETECT (SAWCUT)	LF	2,986	\$6.00	\$17,916.00		
* FOR CONTRACTOR INFORMATION ONLY				TOTAL	\$232,764.75		



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 6.D.

DATE SUBMITTED: June 15, 2017

MEETING DATE: June 19, 2017

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR:

Agenda Item: 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.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason: N/A

Issue: The City of Pharr is requesting the authorization from City Commission on approving the City Manager to enter and negotiate a maintenance agreement with Rio Valley Switching Company, to upgrade the various railroad crossing within the City of Pharr which are in need of repair.

Financial Consideration: Approximately \$50,000 per railroad crossing

Staff Recommendation: Staff recommends approval and authorization to negotiate and enter a Master Grade Crossing Maintenance Agreement with with Rio Valley Switching Company for the the maintenance and repair of various railroad crossings within the City of Pharr.

Alternatives: N/A

ROUTING:

Omar Anzaldua

Omar Anzaldua

Karla Moya

Created/Initiated - 06/15/2017

Approved - 06/15/2017

Approved - 06/15/2017

Patricia Rigney
City Management Office

Approved - 06/15/2017
Final Approval - 06/16/2017

MASTER GRADE CROSSING MAINTENANCE AGREEMENT

This AGREEMENT, made and entered into as of the 13th day of June , 2017, by and between Rio Valley Switching Company, a Missouri corporation (hereinafter the "Railroad"), and the City of Pharr, Texas, a municipal corporation of the State of Texas, to be addressed at 118 S. Cage Blvd., Pharr, TX 78577, (hereinafter the "Political Body"),

WITNESSETH:

RECITALS:

The Political Body desires from time to time to construct new public road crossings and Railroad or Political Body desires to have an existing road crossing rehabilitated, any of these projects will hereinafter be referred to "Crossing" or "Crossings", and

AGREEMENT:

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows in the Master Grade Crossing Maintenance Agreement, hereinafter referred to as "Agreement", for all Crossings that are under the governmental control of the City of Pharr, Texas:

Article I. PURPOSE OF AGREEMENT

This Agreement concerns all grade crossings controlled by the City of Pharr, Texas now in effect. Each individual grade crossing, which now exists under the control of the Political Body, will use this Master Grade Crossing Agreement as a basis for the future maintenance and repair of each of those grade crossings. This Agreement will be considered binding on each existing grade crossing easement that now exists. This does not preclude a new contract for a different agreement for an individual grade crossing if both parties agree.

Article II. WORK TO BE PERFORMED

If Political Body's contractor(s) is(are) to do any of the work performed on a Crossing (including initial construction and subsequent relocation or substantial maintenance and repair work), then the Political Body shall require its contractor(s) to execute the Railroads' forms called "PERMIT TO BE ON OR ABOUT RAILROAD PROPERTY" and "WAIVER OF LIABILITY"(hereinafter called "Forms"). Political Body acknowledges receipt of a copy of the Railroads' Forms and understanding of its terms, provisions, and requirements, and will inform its contractor(s) of the need to execute the Forms. Under no circumstances will Political Body's contractor(s) be allowed onto Railroad's premises without first executing the Forms. All work on

the track, which would be described as the area Fifty-Five (55) Inches from the center of the track, can only be done by Railroad or Railroad's contractor.

Article III. CERTIFICATE OF INSURANCE

- (a) Before any work on the Premises begins, the Political Body will provide the Railroad with a Certificate issued by its insurance carrier providing the insurance coverage required pursuant to Exhibit A of this Agreement in a policy containing the following endorsement:
"Rio Valley Switching Company and Affiliates are named as additional insured with respect to all liabilities arising out of Insured's performance of the work,"
- (b) The Political Body WARRANTS that this Agreement has been thoroughly reviewed by its insurance agent(s)/broker(s) and that said agent(s)/broker(s) has (have) been instructed to procure insurance coverage and an endorsement as required herein.

Article IV. WORK TO BE PERFORMED BY THE RAILROAD

- (a) The Railroad may make any and all changes, alterations or relocations, whether temporary or permanent, and may provide flagging and other protective services and devices, which in the Railroad's sole judgement may be or become necessary or expedient within the Railroad's right-of-way because of a potential menace or safety hazard within the grade crossing easement. This work can be done without notice to Public Body, if Railroad deems this work, in its sole opinion, to be an emergency repair. Such work shall include, without limitation, building or rehabilitating an existing road crossing, drainage, signal installation or repair, upgrading of materials, engineering and any other such work as may be deemed necessary by Railroad for a safe road crossing. The Railroad will perform all work on the track, which would be described as the area Fifty-Five (55) Inches from the center of the track.
- (b) The Political Body agrees to pay the Railroad as defined in "Article VI – Payments" the actual cost of the Railroad's work performed and materials supplied as herein set forth for all future maintenance and repair to any crossing.
- (c) If the repair is not deemed an emergency type of repair by Railroad, Railroad will notify Public Body as soon as possible with an estimated cost of the repair and an estimated timing when the repairs need to be completed. If Public Body requests, Railroad may give Public Body a fixed cost for the repair or new construction.

Article V. EFFECTIVE DATE; TERM

This Agreement shall become effective as of the date first herein written and shall continue in full force and effect until the grade crossing easements are canceled.

Article VI. PAYMENTS

The Political Body agrees to pay the Railroad the actual cost of the Railroad's work performed and materials supplied as herein set forth for all future maintenance and repair to any Crossing. The actual costs will be invoiced to the Public Body under the same method as actual costs are invoiced by Railroad to the Texas Department of Transportation for other projects. If the Texas Department of Transportation method of invoicing changes in the future, both parties will agree to an alternative method that is consistent with the current manner of creating the invoice. If the parties cannot agree to a new method, this will then be submitted to binding arbitration in St. Louis, MO under the rules of the American Arbitration Association. Such facilitated negotiations shall conclude within Sixty (60) Days from receipt of the written notice from one party to the other unless extended by mutual consent. The parties may also agree at any time to terminate or waive facilitated negotiations. The costs incurred by each party in such negotiations will be borne by each party. The fees and expenses of the facilitator, if any, shall be borne equally by the parties.

The Political Body agrees to pay the total invoice within Thirty (30) Days of invoice date. Railroad can invoice when Project is complete or every Thirty (30) Days if Project is only partially complete.

Article VII. REMEDIES FOR BREACH OR NONUSE

- (A) Nonuse by the Political Body of the Crossing Area for public roadway purposes continuing at any time for a period of Eighteen (18) Months shall, at the option of the Railroad, work a termination of the grade crossing easement and all rights of the Political Body hereunder.
- (B) The Political Body will surrender peaceable possession of the Crossing Area upon termination of this Agreement. Termination of this Agreement shall not affect any rights, obligations or liabilities of the parties, accrued or otherwise, which may have arisen prior to termination.
- (C) If the Political Body does not pay invoices within Thirty (30) Days of notification of its default of payment, Railroad may, at its option, close the grade crossing. If the Political Body later pays the Railroad's invoice, the Political Body will also be responsible for the payment of any costs incurred by the Railroad closing the grade crossing and reopening the grade crossing. The Political Body will also pay Railroad interest at the rate of Eighteen (18%) Percent per annum for any funds not paid within Thirty (30) Days of invoice date.

Article VIII. NOTICES

All notices from one party to the other are to be in written form.

Article IX. MODIFICATION - ENTIRE AGREEMENT

No waiver, modification or amendment of this Agreement shall be of any force or effect unless made in writing, signed by the Political Body and the Railroad and specifying with particularity the nature and extent of such waiver, modification or amendment. Any waiver by the Railroad of any default by the Political Body shall not affect or impair any right arising from any subsequent default. This Agreement and Exhibits attached hereto and made a part hereof constitute the entire understanding between the Political Body and the Railroad and cancel and supersede any prior negotiations, understandings or agreements, whether written or oral, with respect to the work or any part thereof.

Article X. ASSIGNMENT, SUCCESSORS AND ASSIGNS

This Agreement shall not be assigned without the written consent of the Railroad. Subject hereto, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first herein written.

Attest: **CITY OF PHARR, TEXAS (Political Body)**

Title: **By**_____
 Its_____

Pursuant to Resolution/Order dated

_____, 20____

hereto attached.

(Seal)

By _____
Title:

Attest: RIO VALLEY SWITCHING COMPANY (Railroad)

Title:

By _____
Its _____

Exhibit A

Insurance Requirements

A. General Liability Insurance:

The Contractor shall furnish evidence to The Railroad, that with respect to the operations he/she performs, he carries Contractor's Comprehensive General Liability Insurance providing for limits of not less than \$5.0 million combined single limit for bodily injury and property damage any one occurrence and in the aggregate annually. The policy shall include:

- Completed operations liability
- Contractual liability which would cover liabilities assumed under the contract with The Railroad.
- An endorsement deleting all railroad exclusions.
- An endorsement adding The Railroad as an additional insured with a full waiver of subrogation and providing The Railroad 30 days Notice of Cancellation or intent not to renew.

The Policy shall be placed with an insurer acceptable to The Railroad. If any part of the work is sublet, similar insurance shall be provided by or on behalf of the subcontractors to cover their operations.

The insurance company shall agree to investigate and defend all claims and suits against the Insured for the damages covered, even if groundless, until the insurance company shall elect to effect settlement.

The cost of such insurance shall be borne by the contractor.

The Contractor shall not cause any policy to be canceled or permit them to lapse and the policy shall not be subject to cancellation or a reduction in the required limits of liability or amounts of insurance until notice has been mailed by registered mail to The Railroad stating when, not less than thirty (30) days thereafter, such cancellation or reduction shall be effective. Comprehensive General Liability insurance shall be in effect before further work will be permitted at the site by the Contractor.

A Certificate of Insurance (2 copies) shall be furnished prior to award of contract and attached to copies of the contract when executed. A copy of the policy together with all endorsements shall be delivered to the representative of the Railroad.

B. Railroad Protective Liability Insurance:

Railroad Protective Liability Insurance shall conform to the Standard Provisions for General Liability Policies, Railroad Protective Liability Form (State or Federal Highway Projects). These provisions may not be amended and no part may be omitted. Limits of policies to be \$2,000,000 combined single limit Bodily Injury and Property Damage liability each occurrence, \$6,000,000

annual aggregate.

A Railroad Protective Liability Policy shall be issued with the Railroad being the name of the insured. Such a policy shall be furnished by the Contractor covering his own employees as well as those of all subcontractors and those employees of the Railroad having occasion to work as the project site.

Railroad Protective Liability Insurance Policy must define designated employees to include:

- a. Any watchman, flagman, inspector, engineer, maintenance of way employee or similar employee who is employed by the Railroad and is specifically assigned or furnished by the Railroad for work in connection with the project.
- b. Any employee of the Railroad while operating the work trains or other equipment assigned to the project by the Railroad and while engaged in the performance of work directly chargeable to the Contractor.

The original of this policy shall be sent to the representative of The Railroad.

The Contractor shall not cause any policy to be canceled or permit them to lapse and the policy shall not be subject to cancellation or a reduction in the required limits of liability or amounts of insurance until notice has been mailed by registered mail to the Railroad stating when, not less than thirty (30) days thereafter, such cancellation or reduction shall be effective.

Equipment of the Contractor to be used adjacent to tracks shall be in first-class condition, so as to fully prevent any failures that would cause delay in the construction of the project or damage to Railroad facilities.

His equipment shall not be placed or put in operation adjacent to tracks without first obtaining permission from the Railroad.

Critical construction operations must be confined to limited periods, determined by the railroad, when such work can be accomplished with minimum interference with train schedules. The Contractor shall abide by the Railroad's schedule.

C. Workman's Compensation Insurance:

The Contractor shall provide adequate Workman's Compensation Insurance for all employed on the project who may come within the protection of such laws. Said insurance shall be written with such company as may be acceptable to the Railroad and the policy shall be submitted to the Railroad for examination. Satisfactory certificates of said insurance shall be filed with The Railroad prior to the commencement of operations by the Contractors. The Contractor will be charged with the responsibility for proper and adequate Workman's Compensation coverage for all his subcontract operations, and in the event the Contractor's policy does not cover each and every subcontractor, certification of insurance must be issued with companies that may be acceptable to the Railroad covering each and every subcontractor shall be filed with the Railroad prior to the commencement of such subcontract operations.



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 6.E.

DATE SUBMITTED: June 15, 2017

MEETING DATE: June 19, 2017

FROM: Elva Edmundson, Administrative Assistant

DEPARTMENT: Parks/PAL

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on Interlocal Cooperation Agreement with Hidalgo County for utilization of Hidalgo County Pool.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: City of Pharr is requesting an interlocal agreement of the utilization of the Hidalgo County swimming pool

Financial Consideration:

Staff Recommendation: City Commission approve this item

Alternatives: n/a

ROUTING:

Elva Edmundson

Roel Garza

Patricia Rigney

City Management Office

Created/Initiated - 06/15/2017

Approved - 06/15/2017

Approved - 06/15/2017

Final Approval - 06/16/2017



Hidalgo County Precinct 2
 300 W Hall Acres, Suite G
 Pharr, TX 78577
 Phone (956) 787-1891

Letter of Transmittal

To:	City of Pharr – Attn: Sergio Alanis, Director of Parks & Recreation
From:	Eduardo Cantu, County Commissioner, Pct 2
Date:	6/13/2017
Subject:	Interlocal Cooperation Agreement for Utilization of Hidalgo County Pool

We are sending you the following:

- | | |
|---|--|
| ☐ Invoice | ☐ Under Separate Cover Via _____ the following items: |
| ☐ Shop Drawings | ☐ Prints ☐ Plans ☐ Samples |
| ☐ Specifications | ☐ Copy of Letter ☐ Change Order ☐ Other _____ |

Copies	Date	Number	Description
1	6/13/17		2 Original Interlocal Cooperation Agreements for City Commission approval and execution

These are transmitted as checked below:

- | | | |
|---|---|---|
| ☐ For Approval | ☐ Approved as Submitted | ☐ Resubmit _____ copies for Approval |
| ☐ For your Use | ☐ Approved as Noted | ☐ Submit _____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ Hand Delivered | | ☐ Other _____ |
| ☐ For Bids due _____ 200__ | | ☐ Prints returned after loaned to us |

Remarks:

Enclosed: 2 Original Copies of the Interlocal Cooperation Agreement for the utilization of the Hidalgo County Pool by the City of Pharr. Please have approved by City Commission, execute, and return to Hidalgo County Precinct 2 at 300 W Hall Acres, Suite G, Pharr, TX 78577 for execution by County Officials.

Received by: _____

Sergio Alanis

Date: _____

6-13-17

STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL AGREEMENT BETWEEN HIDALGO COUNTY
AND THE CITY OF PHARR**

This Agreement, is entered into by and between the County of Hidalgo, (hereinafter referred to as "County") and the City of Pharr (hereinafter referred to as "City").

WHEREAS, City desires to utilize the Hidalgo County Aquatic Facility located in Precinct 2 in Hidalgo County (the "Facility") to provide learn to swim classes from June 13, 2017 to August 11, 2017; and

WHEREAS, City and County desire to document the use of the Facility by City for providing learn to swim classes.

NOW THEREFORE, in consideration of mutual covenants and conditions herein County and City agree as follows:

1. This Agreement shall be for a term, commencing on June 13, 2017, and ending August 11, 2017, (the "Term") subject, to earlier termination as provided herein. The City shall utilize the Facility from June 13, 2017, through August 11, 2017, for the days and hours during the Term as follows:

Tuesday through Friday, 8:00 a.m. to 12:00 p.m.

2. County reserves the right to request a schedule change should it be determined that County requires the use of the Facility during any such date(s) and/or time(s) of the City's scheduled use. The County shall notify City of any such schedule change(s).

3. The City shall pay the County \$.50 cents per day, per person attending the learn to swim classes conducted by City at the Facility along with an attendance tabulation for each day of the term in which learn to swim classes are coordinated at the Facility. Such payment shall be made by City to County on July 15, 2017 and August 15, 2017. In the event that any damages to the Facility, equipment, structures, or any part of the Facility during City use, City will be responsible for 100% of all maintenance or replacement costs. The number of lifeguards hired for the City learn to swim classes shall be in compliance with the American Red Cross guidelines.

4. County shall:

- a. provide proper water and aquatic building maintenance;
- b. keys to the City to open and close the Facility during City use;
- c. coordinate with the City scheduled, maintenance, repair, or improvements to the Facility;

- d. clean and maintain the shower and restroom facilities;
- e. conduct, an inspection report of the Facilities on a daily basis; and
- f. be responsible for any damages to swimming pool equipment, structures, or any part of the premises during County use of the Facility.

5. City shall:

- a. provide the County with a written schedule of all the proposed swimming activities prior to commencing with the learn to swim classes at the Facility;
- b. provide staff to open and close the Facility during City use of the Facility;
- c. be responsible for any damages to the Facility including damages to equipment, structures, or any part of the Facility during City use;
- d. report in writing any damaged equipment or hazards to the County head lifeguard immediately;
- e. provide the County with a daily record of program attendees;
- f. be responsible for monitoring and supervising City activities at the Facility; and
- g. insure that personnel and participants follow all safety policies and procedures of City and County at the Facility.

6. City shall keep in force during the term of this Agreement, Comprehensive General Liability insurance, in amounts sufficient to protect it against liability under applicable law and shall furnish County with a certificate of insurance naming County as an additional named insured.

7. The County shall retain the right to schedule general public swimming programs as follows:

June through August, Tuesday through Friday, 1:00 p.m. to 7:00 p.m. The County shall also retain the discretion to schedule swim programs with other county precincts, school districts, universities, and church organizations at available times not conflicting with the City schedule of use of the Facility as specified herein from June 13, 2017, through August 11, 2017.

8. The County may terminate this Agreement without cause on ten (10) days written notice to City.

9. **Conflict of Applicable Law:** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or

provisions of the Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

10. **No Waiver:** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
11. **Entire Agreement:** This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agreement or representative) and representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County, and not otherwise.
12. **TEXAS LAW TO APPLY:** THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATION OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.
13. **Notice:** Except as maybe otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to City: City of Pharr
 Attention: Ambrosio "Amos" Hernandez Mayor
 P.O. Box 1729
 Pharr, Texas 78577

If to County: Hidalgo County, Texas
 Attn: Hon. Ramon Garcia, Hidalgo County Judge
 100 E. Cano, 2nd Floor
 Edinburg, Texas 78539

With copy to: Hon. Eduardo "Eddie" Cantu, Commissioner, Pct. No. 2
 300 West Hall Acres, Ste G
 Pharr, Texas 78577

14. Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all

purposes at such time as it is personally delivered to the addressee, or, if mailed, at such time as it is deposited in the United States mail.

15. **Additional Documents:** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this agreement.
16. **Successors:** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
17. **Assignment:** This Agreement shall not be assignable.
18. **Headings:** The headings and captions contained in this Agreement are solely for the convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
19. **Gender and Number:** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and as often as may be appropriate.
20. **Authority to Execute:** The execution and performance of this Agreement City and County have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the City and County in accordance with its terms.
21. **Governmental Purpose:** Each party hereto is entering into the agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
22. **Commitment or Current Revenues Only:** In the event that during any term hereof; the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

By: _____
Ambrosio Hernandez, Mayor

ATTEST:

City Secretary

HIDALGO COUNTY

By: _____
Ramon Garcia, County Judge

ATTEST:

By: _____
Arturo Guajardo, Jr. County Clerk

APPROVED AS TO FORM:

By: _____
Patricia Rigney, City Attorney

APPROVED AS TO FORM:

ATLAS, HALL & RODRIGUEZ, LLP

By: _____
Stephen L. Crain