



**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, JULY 17, 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) Submission of June 2017 Tax Collection Report. (FINANCE)

B) Submission of July 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) Approval of minutes for June 30, 2017 Special Called Meeting; and July 3, 2017 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of West US Highway 83 between Palm Drive and Aster Street for the Inaugural Public Safety Memorial 5K Run/Walk on Saturday, August 5, 2017.

C) Consideration and action, if any, on street closures for the Inaugural Public Safety Memorial 5K Run/Walk scheduled for Saturday, August 5, 2017. (PARKS/PAL)

D) Consideration and action, if any, on request from the American Bikers Association for donation in the amount of \$1,500 for their Kickstands for Kids school drive event. (ADMINISTRATION)

E) Consideration and action, if any, on request from the U.S. General Services Administration for a 20-ft drainage easement for a new Federal Motor Carrier Safety Administration (FMSCA) Facility located at the Pharr-Reynosa International Bridge. (ENGINEERING)

F) Consideration and action, if any, on PSJA ISD request for the use of the Boggus Ford Events Center - free of charge - on Tuesday September 26, 2017 from 5:00 pm - 9:00 pm for Annual College Night event. (EVENTS CENTER)

G) Consideration and action, if any, on request from The Rio Grande Valley Chapter of Families & Friends of Murdered Children Inc. to use the Boggus Ford Events Center - free of charge - on Monday September 25, 2017 from 6:30 pm - 8:30 pm for their banquet (EVENTS CENTER)

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

1. Scalisi's Chicago Pizza & More has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.073 of an acres, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 912 East Nolana Loop, Suites R, S and T.

2. John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road.

3. The City of Pharr, d/b/a Boggus Ford Events Center, has filed a request for 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 being Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3000 North Cage Boulevard.

4. Rudy's Texas Bar-B-Q, L.L.C. / Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop.

5. Halff & Associates, Inc., representing South Texas College, a Political Subdivision / Shirley A. Reed, M.B.A., Ed. D. President, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a General Business District (C). The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Boulevard.

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance O-2015-54 (fee ordinance), providing for repealing of conflicting ordinance(s) clause, and providing for an effective date. (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-15 for budget amendments to the Fiscal Year 2016-2017 Budget. (FINANCE)

C) Consideration and action, if any, on Ordinance abandoning a portion of West Caffery Avenue and a portion of a 20 foot dedicated alley lying west of S. Casa Road and between portions or all of Lots 2, 3, 4, 5, and 6 of McAllen-Pharr Storage Rentals Subdivision, Pharr, Hidalgo County, Texas, recorded April 24, 1978. (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Resolution approving the City of Pharr 2017 Parks, Recreation, and Open Space Master Plan. (PARKS/PAL)

E) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-23 setting By-Laws for the Beautification Committee. (ADMINISTRATION)

F) Consideration and action, if any, on Resolution authorizing the Planning and Zoning Commission to be the City's responsible board for requests for name changes for city streets and city owned building/assets. (DEVELOPMENT SERVICES)

6. ADMINISTRATIVE:

A) Consideration and action, if any, on Change Order Number 2 and Final Reconciliation of Quantities for the Off-Site Utility Improvements for South Pharr Development & Research Center (Bid Number 1516-01-528-0035) (ENGINEERING)

B) Consideration and action, if any, declaring 504 W. Juarez Ave. as surplus property and requesting to auction. (DEVELOPMENT SERVICES)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on award of contract for the Single Machine Repaving Project Year 2 Phase B. (Bid No. 1617-01-528-0036) (ENGINEERING)

B) Consideration and action, if any, on Letter of Commitment for the City of Pharr to be a financial partner with PSJA ISD for the Ann Casey Foundation application study. (PEDC II)

C) Consideration and action, if any, on affiliation agreement between City of Pharr Fire Department and Doctors Hospital at Renaissance for the City of Pharr EMT Program (FIRE)

8. LEGAL:

A) Consultation and possible action on Settlement Demand of Raul N. Garcia. (LEGAL)

B) Consultation and possible action on SB1004. (LEGAL)

9. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the City may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the City may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the City may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the City may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

AGENDA REGULAR MEETING
July 17, 2017

Pursuant to Section 551.084, the City may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the City may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

11. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 14th day of July, 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 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 14th day of July, 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: July 6, 2017

MEETING DATE: July 17, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

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 - 07/06/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 2.B.

DATE SUBMITTED: July 6, 2017

MEETING DATE: July 17, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

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 - 07/06/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 3.A.

DATE SUBMITTED: July 11, 2017

MEETING DATE: July 17, 2017

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR:

Agenda Item: Submission of June 2017 Tax Collection 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 - 07/11/2017

Karla Moya

Approved - 07/11/2017

Karla Moya

Approved - 07/11/2017

Patricia Rigney

Approved - 07/11/2017

City Management Office

Final Approval - 07/13/2017

MSB

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

COMPARATIVE RATE OF COLLECTIONS

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	17,456,073.76	16,375,960.35	-	(85,433.48)	994,679.93	94.27%	94.15%
2015 & PRIOR YRS	2,471,614.90	544,461.22	-	(5,815.69)	1,921,337.99	22.08%	20.36%
ROLLBACK	3,918.75	20,337.79	-	16,419.04	-	100.00%	99.99%
TOTALS	19,931,607.41	16,940,759.36	-	(74,830.13)	2,916,017.92		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF JUNE 2017

	CITY OF PHARR	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	174,340.24	(677.62) CURRENT
CURRENT YEAR-P&I	22,041.20	
PRIOR YEARS-BASE TAX	43,475.11	(565.35) PRIOR
PRIOR YEARS-P&I	30,091.82	
ROLLBACK	16,426.02	ROLLBACK
ROLLBACK P&I	1.05	
ATTORNEY FEES	13,779.84	- PURGED
TOTAL COLLECTIONS	300,155.28	(1,242.97)
LESS TRANSFERRED	198,111.80	
LESS IN TRANSIT	96,460.55	
LESS DUE TO HCAD COMM. FEE	69.93	
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 JUNE 2017 IS CORRECT.

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

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF JULY 2017 A.D.

Jose E. Jaramillo
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF PHARR
TAX COLLECTION REPORT
FOR THE MONTH OF JUNE 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	(85,433.48)	(12,135.86)	(73,297.62)
CURRENT LEVY	17,370,640.28	16,669,461.44	701,178.84
CURRENT COLLECTIONS THIS MONTH	174,340.24	145,190.41	29,149.83
CURRENT COLLECTIONS TO DATE	16,375,960.35	15,693,613.40	682,346.95
OUTSTANDING TO DATE	994,679.93	975,848.04	18,831.89
PERCENT COLLECTED/ORIGINAL	93.81%	94.08%	-0.27%
PERCENT COLLECTED/MODIFIED	94.27%	94.15%	0.12%
TOTAL COLLECTIONS FISCAL YEAR	16,375,960.35	15,693,613.40	
<u>DELINQUENT</u>			
ORIGINAL LEVY	2,471,614.90	2,442,437.72	29,177.18
MODIFICATIONS	(5,815.69)	(39,625.78)	33,810.09
DELINQUENT LEVY	2,465,799.21	2,402,811.94	62,987.27
DELINQUENT COLLECTIONS THIS MONTH	43,475.11	24,501.08	18,974.03
DELINQUENT COLLECTIONS TO DATE	544,461.22	489,275.98	55,185.24
OUTSTANDING TO DATE	1,921,337.99	1,913,535.96	7,802.03
PERCENT COLLECTED/ORIGINAL	22.03%	20.03%	2.00%
PERCENT COLLECTED/MODIFIED	22.08%	20.36%	1.72%
TOTAL COLLECTIONS FISCAL YEAR	544,461.22	489,275.98	
<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	16,426.02	0.00	16,426.02
ROLLBACK COLLECTIONS TO DATE	20,337.79	50,670.41	(30,332.62)
OUTSTANDING TO DATE	0.00	6.98	(6.98)
PERCENT COLLECTED/ORIGINAL	518.99%	#DIV/0!	#DIV/0!
PERCENT COLLECTED/MODIFIED	100.00%	99.99%	0.01%
TOTAL COLLECTIONS FISCAL YEAR	20,337.79	50,670.41	

**PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF PHARR
AS OF JUNE 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.
1-Jun	6,830.16	857.25			268.62	128.44			254.91		8,339.38		8,339.38	
2-Jun	4,146.03	483.15			907.52	339.21			205.85		6,081.76	8,908.14	(2,826.38)	8-Jun
5-Jun	7,133.06	889.67			846.45	455.10			178.53		9,502.81	9,502.81	0.00	9-Jun
6-Jun	11,434.94	1,417.25			2,337.20	1,400.48			622.23		17,212.10	17,212.10	0.00	12-Jun
7-Jun	6,289.23	879.14			1,585.92	689.06			342.32		9,785.67	9,785.67	0.00	13-Jun
8-Jun	2,530.01	342.93			472.17	229.47			76.41		3,650.99	3,650.99	0.00	14-Jun
9-Jun	4,213.67	581.69			694.98	210.29			116.14		5,816.77		5,816.77	
10-Jun	(1,222.27)	(19.67)			(99.01)	(16.44)			(6.32)		(1,363.71)	4,453.06	(5,816.77)	15-Jun Supp
12-Jun	7,052.33	915.21			1,863.19	721.44			411.07		10,963.24	10,963.24	0.00	16-Jun
13-Jun	5,379.22	737.16			1,654.69	742.05			401.13		8,914.25	8,914.25	(0.00)	19-Jun
14-Jun	3,082.00	448.79			193.02	137.00			54.07		3,914.88	3,914.88	0.00	20-Jun
15-Jun	2,613.55	343.99			835.18	407.89			192.40		4,393.01	4,393.01	(0.00)	21-Jun
16-Jun	2,681.94	399.46			626.93	317.58			121.94		4,147.85	4,147.85	(0.00)	22-Jun
19-Jun	5,146.00	715.06			1,570.38	624.06			338.20		8,393.70	8,393.70	0.00	23-Jun
19-Jun							6.98	1.05			8.03	8.03	0.00	23-Jun
20-Jun	4,485.14	579.46			921.90	691.43			227.44		6,905.37	6,905.37	0.00	26-Jun
21-Jun	7,523.37	1,108.63			3,440.48	1,039.09			861.24		13,972.81	13,972.81	0.00	27-Jun
22-Jun	4,437.63	637.30			1,611.29	582.79			369.67		7,638.68	7,638.68	0.00	28-Jun
22-Jun			10,251.18				6,167.86				16,419.04	16,419.04	0.00	28-Jun
23-Jun	20,490.48	442.52			1,979.39	671.26			356.00		23,939.65	23,939.65	(0.00)	29-Jun
23-Jun														
26-Jun	4,091.70	587.04			10,364.99	16,064.78			3,880.01		34,988.52	34,988.52	0.00	30-Jun
27-Jun	8,784.47	1,316.50			1,107.06	426.97			356.59		11,991.59	11,991.59	(0.00)	3-Jul
28-Jun	6,809.60	1,003.36			900.97	526.40			548.81		9,789.14	9,789.14	0.00	5-Jul
29-Jun	9,970.84	1,330.24			876.23	368.35			412.21		12,957.87	12,957.87	(0.00)	6-Jul
30-Jun	40,437.14	6,045.07			8,515.56	3,335.12			3,458.99		61,791.88	61,721.95	69.93	7-Jul
TTL	174,340.24	22,041.20	10,251.18	0.00	43,475.11	30,091.82	6,174.84	1.05	13,779.84	0.00	300,155.28	294,572.35	5,582.93	

OVERALL TOTAL	300,155.28
LESS REFUNDS	0.00
LESS HCAD COMM FEES	69.93
LESS COMM/COST	5,513.00
BALANCE	294,572.35
LESS TRANSFERRED	198,111.80
LESS TRANSF IN TRANSIT	96,460.55
BALANCE PENDING	0.00

07/03/2017 18:20:18 2778304
 TC298-D SELECTION: SYSTEM
 RECEIPT DATE: ALL

TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 06/01/2017 THRU 06/30/2017
 JURISDICTION: 0033 CITY OF PHARR

PAGE: 49
 EXCLUDES AG ROLLBACK

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	155,173.44	.00	19,618.08	16,295.62-	158,495.90	3,365.94	.00	.00	178,157.46
	I & S	.071900	19,166.80	.00	2,423.12	2,012.81-	19,577.11	.00	.00	.00	21,589.92
	TOTAL	.654000	174,340.24	.00	22,041.20	18,308.43-	178,073.01	3,365.94	.00	.00	199,747.38
2015	M & O	.582100	16,801.55	.00	4,683.47	.00	21,485.02	3,475.23	.00	.00	24,960.25
	I & S	.071900	2,075.21	.00	578.50	.00	2,653.71	.00	.00	.00	2,653.71
	TOTAL	.654000	18,876.76	.00	5,261.97	.00	24,138.73	3,475.23	.00	.00	27,613.96
2014	M & O	.608100	6,297.72	.00	2,492.55	74.33-	8,715.94	1,390.40	.00	.00	10,180.67
	I & S	.071900	744.71	.00	294.73	8.79-	1,030.65	.00	.00	.00	1,039.44
	TOTAL	.680000	7,042.43	.00	2,787.28	83.12-	9,746.59	1,390.40	.00	.00	11,220.11
2013	M & O	.605000	2,733.18	.00	1,409.26	.00	4,142.44	662.17	.00	.00	4,804.61
	I & S	.075000	338.87	.00	174.76	.00	513.63	.00	.00	.00	513.63
	TOTAL	.680000	3,072.05	.00	1,584.02	.00	4,656.07	662.17	.00	.00	5,318.24
2012	M & O	.602600	1,183.77	.00	760.53	.00	1,944.30	309.57	.00	.00	2,253.87
	I & S	.077400	152.04	.00	97.71	.00	249.75	.00	.00	.00	249.75
	TOTAL	.680000	1,335.81	.00	858.24	.00	2,194.05	309.57	.00	.00	2,503.62
2011	M & O	.602100	1,245.58	.00	825.47	.00	2,071.05	259.93	.00	.00	2,330.98
	I & S	.077900	161.13	.00	106.81	.00	267.94	.00	.00	.00	267.94
	TOTAL	.680000	1,406.71	.00	932.28	.00	2,338.99	259.93	.00	.00	2,598.92
2010	M & O	.601800	635.61	.00	484.93	.00	1,120.54	137.88	.00	.00	1,258.42
	I & S	.078200	82.59	.00	63.00	.00	145.59	.00	.00	.00	145.59
	TOTAL	.680000	718.20	.00	547.93	.00	1,266.13	137.88	.00	.00	1,404.01
2009	M & O	.601800	1,118.35	.00	1,051.01	.00	2,169.36	335.04	.00	.00	2,504.40
	I & S	.078200	145.33	.00	136.56	.00	281.89	.00	.00	.00	281.89
	TOTAL	.680000	1,263.68	.00	1,187.57	.00	2,451.25	335.04	.00	.00	2,786.29
2008	M & O	.602940	1,283.53	.00	1,423.52	.00	2,707.05	444.79	.00	.00	3,151.84
	I & S	.078910	167.97	.00	186.29	.00	354.26	.00	.00	.00	354.26
	TOTAL	.681850	1,451.50	.00	1,609.81	.00	3,061.31	444.79	.00	.00	3,506.10
2007	M & O	.596130	650.89	.00	792.95	.00	1,443.84	248.18	.00	.00	1,692.02
	I & S	.086990	94.97	.00	115.72	.00	210.69	.00	.00	.00	210.69
	TOTAL	.683120	745.86	.00	908.67	.00	1,654.53	248.18	.00	.00	1,902.71
2006	M & O	.593130	517.20	.00	675.36	.00	1,192.56	200.79	.00	.00	1,393.35
	I & S	.089990	78.48	.00	102.47	.00	180.95	.00	.00	.00	180.95
	TOTAL	.683120	595.68	.00	777.83	.00	1,373.51	200.79	.00	.00	1,574.30
2005	M & O	.593130	571.85	.00	830.30	.00	1,402.15	230.38	.00	.00	1,632.53
	I & S	.089990	86.77	.00	125.98	.00	212.75	.00	.00	.00	212.75
	TOTAL	.683120	658.62	.00	956.28	.00	1,614.90	230.38	.00	.00	1,845.28

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	1,114.99	.00	1,572.46	.00	2,687.45	369.51	.00	.00	3,056.96
	I & S	.081470	150.98	.00	212.92	.00	363.90	.00	.00	.00	363.90
	TOTAL	.683120	1,265.97	.00	1,785.38	.00	3,051.35	369.51	.00	.00	3,420.86
2003	M & O	.596220	570.13	.00	956.90	.00	1,527.03	251.94	.00	.00	1,778.97
	I & S	.086900	83.10	.00	139.46	.00	222.56	.00	.00	.00	222.56
	TOTAL	.683120	653.23	.00	1,096.36	.00	1,749.59	251.94	.00	.00	2,001.53
2002	M & O	.590210	531.52	.00	964.65	.00	1,496.17	262.36	.00	.00	1,758.53
	I & S	.099790	89.86	.00	163.09	.00	252.95	.00	.00	.00	252.95
	TOTAL	.690000	621.38	.00	1,127.74	.00	1,749.12	262.36	.00	.00	2,011.48
2001	M & O	.564720	485.03	.00	930.14	.00	1,415.17	242.04	.00	.00	1,657.21
	I & S	.097590	83.81	.00	160.74	.00	244.55	.00	.00	.00	244.55
	TOTAL	.662310	568.84	.00	1,090.88	.00	1,659.72	242.04	.00	.00	1,901.76
2000	M & O	.533960	483.38	.00	967.42	.00	1,450.80	252.41	.00	.00	1,703.21
	I & S	.108350	98.09	.00	196.31	.00	294.40	.00	.00	.00	294.40
	TOTAL	.642310	581.47	.00	1,163.73	.00	1,745.20	252.41	.00	.00	1,997.61
1999	M & O	.529360	488.45	.00	1,060.22	.00	1,548.67	281.86	.00	.00	1,830.53
	I & S	.112950	104.21	.00	226.23	.00	330.44	.00	.00	.00	330.44
	TOTAL	.642310	592.66	.00	1,286.45	.00	1,879.11	281.86	.00	.00	2,160.97
1998	M & O	.505610	434.59	.00	995.91	.00	1,430.50	267.36	.00	.00	1,697.86
	I & S	.124390	106.91	.00	245.02	.00	351.93	.00	.00	.00	351.93
	TOTAL	.630000	541.50	.00	1,240.93	.00	1,782.43	267.36	.00	.00	2,049.79
1997	M & O	.524810	404.54	.00	974.95	.00	1,379.49	236.57	.00	.00	1,616.06
	I & S	.075190	57.96	.00	139.68	.00	197.64	.00	.00	.00	197.64
	TOTAL	.600000	462.50	.00	1,114.63	.00	1,577.13	236.57	.00	.00	1,813.70
1996	M & O	.516090	181.35	.00	449.57	.00	630.92	103.02	.00	.00	733.94
	I & S	.083910	29.49	.00	73.09	.00	102.58	.00	.00	.00	102.58
	TOTAL	.600000	210.84	.00	522.66	.00	733.50	103.02	.00	.00	836.52
1995	M & O	.510030	218.34	.00	573.27	.00	791.61	136.96	.00	.00	928.57
	I & S	.089970	38.51	.00	101.13	.00	139.64	.00	.00	.00	139.64
	TOTAL	.600000	256.85	.00	674.40	.00	931.25	136.96	.00	.00	1,068.21
1994	M & O	.471740	200.71	.00	554.61	.00	755.32	136.33	.00	.00	891.65
	I & S	.098260	41.81	.00	115.52	.00	157.33	.00	.00	.00	157.33
	TOTAL	.570000	242.52	.00	670.13	.00	912.65	136.33	.00	.00	1,048.98
1993	M & O	.465440	182.21	.00	526.57	.00	708.78	130.20	.00	.00	838.98
	I & S	.104560	40.93	.00	118.30	.00	159.23	.00	.00	.00	159.23
	TOTAL	.570000	223.14	.00	644.87	.00	868.01	130.20	.00	.00	998.21

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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	36.39	.00	107.13	.00	143.52	24.64	.00	.00	168.16
	I & S	.112360	9.13	.00	26.89	.00	36.02	.00	.00	.00	36.02
	TOTAL	.560000	45.52	.00	134.02	.00	179.54	24.64	.00	.00	204.18
1991	M & O	.464340	34.32	.00	105.94	.00	140.26	24.34	.00	.00	164.60
	I & S	.095660	7.07	.00	21.82	.00	28.89	.00	.00	.00	28.89
	TOTAL	.560000	41.39	.00	127.76	.00	169.15	24.34	.00	.00	193.49
ALL	M & O		193,578.62	.00	45,787.17	16,369.95-	222,995.84	13,779.84	.00	.00	253,145.63
ALL	I & S		24,236.73	.00	6,345.85	2,021.60-	28,560.98	.00	.00	.00	30,582.58
ALL	TOTAL		217,815.35	.00	52,133.02	18,391.55-	251,556.82	13,779.84	.00	.00	283,728.21
DLQ	M & O		38,405.18	.00	26,169.09	74.33-	64,499.94	10,413.90	.00	.00	74,988.17
DLQ	I & S		5,069.93	.00	3,922.73	8.79-	8,983.87	.00	.00	.00	8,992.66
DLQ	TOTAL		43,475.11	.00	30,091.82	83.12-	73,483.81	10,413.90	.00	.00	83,980.83
CURR	M & O		155,173.44	.00	19,618.08	16,295.62-	158,495.90	3,365.94	.00	.00	178,157.46
CURR	I & S		19,166.80	.00	2,423.12	2,012.81-	19,577.11	.00	.00	.00	21,589.92
CURR	TOTAL		174,340.24	.00	22,041.20	18,308.43-	178,073.01	3,365.94	.00	.00	199,747.38

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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	9,124.18	.00	.00	.00	9,124.18	.00	.00	.00	9,124.18
	I & S	.071900	1,127.00	.00	.00	.00	1,127.00	.00	.00	.00	1,127.00
	TOTAL	.654000	10,251.18	.00	.00	.00	10,251.18	.00	.00	.00	10,251.18
2013	M & O	.605000	6.21	.00	.93	.00	7.14	.00	.00	.00	7.14
	I & S	.075000	.77	.00	.12	.00	.89	.00	.00	.00	.89
	TOTAL	.680000	6.98	.00	1.05	.00	8.03	.00	.00	.00	8.03
2012	M & O	.602600	5,465.81	.00	.00	.00	5,465.81	.00	.00	.00	5,465.81
	I & S	.077400	702.05	.00	.00	.00	702.05	.00	.00	.00	702.05
	TOTAL	.680000	6,167.86	.00	.00	.00	6,167.86	.00	.00	.00	6,167.86
ALL	M & O		14,596.20	.00	.93	.00	14,597.13	.00	.00	.00	14,597.13
ALL	I & S		1,829.82	.00	.12	.00	1,829.94	.00	.00	.00	1,829.94
ALL	TOTAL		16,426.02	.00	1.05	.00	16,427.07	.00	.00	.00	16,427.07
DLQ	M & O		5,472.02	.00	.93	.00	5,472.95	.00	.00	.00	5,472.95
DLQ	I & S		702.82	.00	.12	.00	702.94	.00	.00	.00	702.94
DLQ	TOTAL		6,174.84	.00	1.05	.00	6,175.89	.00	.00	.00	6,175.89
CURR	M & O		9,124.18	.00	.00	.00	9,124.18	.00	.00	.00	9,124.18
CURR	I & S		1,127.00	.00	.00	.00	1,127.00	.00	.00	.00	1,127.00
CURR	TOTAL		10,251.18	.00	.00	.00	10,251.18	.00	.00	.00	10,251.18

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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	164,297.62	.00	19,618.08	16,295.62-	167,620.08	3,365.94	.00	.00	187,281.64
	I & S	.071900	20,293.80	.00	2,423.12	2,012.81-	20,704.11	.00	.00	.00	22,716.92
	TOTAL	.654000	184,591.42	.00	22,041.20	18,308.43-	188,324.19	3,365.94	.00	.00	209,998.56
2015	M & O	.582100	16,801.55	.00	4,683.47	.00	21,485.02	3,475.23	.00	.00	24,960.25
	I & S	.071900	2,075.21	.00	578.50	.00	2,653.71	.00	.00	.00	2,653.71
	TOTAL	.654000	18,876.76	.00	5,261.97	.00	24,138.73	3,475.23	.00	.00	27,613.96
2014	M & O	.608100	6,297.72	.00	2,492.55	74.33-	8,715.94	1,390.40	.00	.00	10,180.67
	I & S	.071900	744.71	.00	294.73	8.79-	1,030.65	.00	.00	.00	1,039.44
	TOTAL	.680000	7,042.43	.00	2,787.28	83.12-	9,746.59	1,390.40	.00	.00	11,220.11
2013	M & O	.605000	2,739.39	.00	1,410.19	.00	4,149.58	662.17	.00	.00	4,811.75
	I & S	.075000	339.64	.00	174.88	.00	514.52	.00	.00	.00	514.52
	TOTAL	.680000	3,079.03	.00	1,585.07	.00	4,664.10	662.17	.00	.00	5,326.27
2012	M & O	.602600	6,649.58	.00	760.53	.00	7,410.11	309.57	.00	.00	7,719.68
	I & S	.077400	854.09	.00	97.71	.00	951.80	.00	.00	.00	951.80
	TOTAL	.680000	7,503.67	.00	858.24	.00	8,361.91	309.57	.00	.00	8,671.48
2011	M & O	.602100	1,245.58	.00	825.47	.00	2,071.05	259.93	.00	.00	2,330.98
	I & S	.077900	161.13	.00	106.81	.00	267.94	.00	.00	.00	267.94
	TOTAL	.680000	1,406.71	.00	932.28	.00	2,338.99	259.93	.00	.00	2,598.92
2010	M & O	.601800	635.61	.00	484.93	.00	1,120.54	137.88	.00	.00	1,258.42
	I & S	.078200	82.59	.00	63.00	.00	145.59	.00	.00	.00	145.59
	TOTAL	.680000	718.20	.00	547.93	.00	1,266.13	137.88	.00	.00	1,404.01
2009	M & O	.601800	1,118.35	.00	1,051.01	.00	2,169.36	335.04	.00	.00	2,504.40
	I & S	.078200	145.33	.00	136.56	.00	281.89	.00	.00	.00	281.89
	TOTAL	.680000	1,263.68	.00	1,187.57	.00	2,451.25	335.04	.00	.00	2,786.29
2008	M & O	.602940	1,283.53	.00	1,423.52	.00	2,707.05	444.79	.00	.00	3,151.84
	I & S	.078910	167.97	.00	186.29	.00	354.26	.00	.00	.00	354.26
	TOTAL	.681850	1,451.50	.00	1,609.81	.00	3,061.31	444.79	.00	.00	3,506.10
2007	M & O	.596130	650.89	.00	792.95	.00	1,443.84	248.18	.00	.00	1,692.02
	I & S	.086990	94.97	.00	115.72	.00	210.69	.00	.00	.00	210.69
	TOTAL	.683120	745.86	.00	908.67	.00	1,654.53	248.18	.00	.00	1,902.71
2006	M & O	.593130	517.20	.00	675.36	.00	1,192.56	200.79	.00	.00	1,393.35
	I & S	.089990	78.48	.00	102.47	.00	180.95	.00	.00	.00	180.95
	TOTAL	.683120	595.68	.00	777.83	.00	1,373.51	200.79	.00	.00	1,574.30
2005	M & O	.593130	571.85	.00	830.30	.00	1,402.15	230.38	.00	.00	1,632.53
	I & S	.089990	86.77	.00	125.98	.00	212.75	.00	.00	.00	212.75
	TOTAL	.683120	658.62	.00	956.28	.00	1,614.90	230.38	.00	.00	1,845.28

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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	1,114.99	.00	1,572.46	.00	2,687.45	369.51	.00	.00	3,056.96
	I & S	.081470	150.98	.00	212.92	.00	363.90	.00	.00	.00	363.90
	TOTAL	.683120	1,265.97	.00	1,785.38	.00	3,051.35	369.51	.00	.00	3,420.86
2003	M & O	.596220	570.13	.00	956.90	.00	1,527.03	251.94	.00	.00	1,778.97
	I & S	.086900	83.10	.00	139.46	.00	222.56	.00	.00	.00	222.56
	TOTAL	.683120	653.23	.00	1,096.36	.00	1,749.59	251.94	.00	.00	2,001.53
2002	M & O	.590210	531.52	.00	964.65	.00	1,496.17	262.36	.00	.00	1,758.53
	I & S	.099790	89.86	.00	163.09	.00	252.95	.00	.00	.00	252.95
	TOTAL	.690000	621.38	.00	1,127.74	.00	1,749.12	262.36	.00	.00	2,011.48
2001	M & O	.564720	485.03	.00	930.14	.00	1,415.17	242.04	.00	.00	1,657.21
	I & S	.097590	83.81	.00	160.74	.00	244.55	.00	.00	.00	244.55
	TOTAL	.662310	568.84	.00	1,090.88	.00	1,659.72	242.04	.00	.00	1,901.76
2000	M & O	.533960	483.38	.00	967.42	.00	1,450.80	252.41	.00	.00	1,703.21
	I & S	.108350	98.09	.00	196.31	.00	294.40	.00	.00	.00	294.40
	TOTAL	.642310	581.47	.00	1,163.73	.00	1,745.20	252.41	.00	.00	1,997.61
1999	M & O	.529360	488.45	.00	1,060.22	.00	1,548.67	281.86	.00	.00	1,830.53
	I & S	.112950	104.21	.00	226.23	.00	330.44	.00	.00	.00	330.44
	TOTAL	.642310	592.66	.00	1,286.45	.00	1,879.11	281.86	.00	.00	2,160.97
1998	M & O	.505610	434.59	.00	995.91	.00	1,430.50	267.36	.00	.00	1,697.86
	I & S	.124390	106.91	.00	245.02	.00	351.93	.00	.00	.00	351.93
	TOTAL	.630000	541.50	.00	1,240.93	.00	1,782.43	267.36	.00	.00	2,049.79
1997	M & O	.524810	404.54	.00	974.95	.00	1,379.49	236.57	.00	.00	1,616.06
	I & S	.075190	57.96	.00	139.68	.00	197.64	.00	.00	.00	197.64
	TOTAL	.600000	462.50	.00	1,114.63	.00	1,577.13	236.57	.00	.00	1,813.70
1996	M & O	.516090	181.35	.00	449.57	.00	630.92	103.02	.00	.00	733.94
	I & S	.083910	29.49	.00	73.09	.00	102.58	.00	.00	.00	102.58
	TOTAL	.600000	210.84	.00	522.66	.00	733.50	103.02	.00	.00	836.52
1995	M & O	.510030	218.34	.00	573.27	.00	791.61	136.96	.00	.00	928.57
	I & S	.089970	38.51	.00	101.13	.00	139.64	.00	.00	.00	139.64
	TOTAL	.600000	256.85	.00	674.40	.00	931.25	136.96	.00	.00	1,068.21
1994	M & O	.471740	200.71	.00	554.61	.00	755.32	136.33	.00	.00	891.65
	I & S	.098260	41.81	.00	115.52	.00	157.33	.00	.00	.00	157.33
	TOTAL	.570000	242.52	.00	670.13	.00	912.65	136.33	.00	.00	1,048.98
1993	M & O	.465440	182.21	.00	526.57	.00	708.78	130.20	.00	.00	838.98
	I & S	.104560	40.93	.00	118.30	.00	159.23	.00	.00	.00	159.23
	TOTAL	.570000	223.14	.00	644.87	.00	868.01	130.20	.00	.00	998.21

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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	36.39	.00	107.13	.00	143.52	24.64	.00	.00	168.16
	I & S	.112360	9.13	.00	26.89	.00	36.02	.00	.00	.00	36.02
	TOTAL	.560000	45.52	.00	134.02	.00	179.54	24.64	.00	.00	204.18
1991	M & O	.464340	34.32	.00	105.94	.00	140.26	24.34	.00	.00	164.60
	I & S	.095660	7.07	.00	21.82	.00	28.89	.00	.00	.00	28.89
	TOTAL	.560000	41.39	.00	127.76	.00	169.15	24.34	.00	.00	193.49
ALL	M & O		208,174.82	.00	45,788.10	16,369.95-	237,592.97	13,779.84	.00	.00	267,742.76
ALL	I & S		26,066.55	.00	6,345.97	2,021.60-	30,390.92	.00	.00	.00	32,412.52
ALL	TOTAL		234,241.37	.00	52,134.07	18,391.55-	267,983.89	13,779.84	.00	.00	300,155.28
DLQ	M & O		43,877.20	.00	26,170.02	74.33-	69,972.89	10,413.90	.00	.00	80,461.12
DLQ	I & S		5,772.75	.00	3,922.85	8.79-	9,686.81	.00	.00	.00	9,695.60
DLQ	TOTAL		49,649.95	.00	30,092.87	83.12-	79,659.70	10,413.90	.00	.00	90,156.72
CURR	M & O		164,297.62	.00	19,618.08	16,295.62-	167,620.08	3,365.94	.00	.00	187,281.64
CURR	I & S		20,293.80	.00	2,423.12	2,012.81-	20,704.11	.00	.00	.00	22,716.92
CURR	TOTAL		184,591.42	.00	22,041.20	18,308.43-	188,324.19	3,365.94	.00	.00	209,998.56

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	12,939,999-	2,678,370,317	00.654000	17,370,640.28	25,102

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	677.62-	85,433.48-	174,340.24	16,375,960.35	994,679.93	94.27	0.00
2015	726,284.55	105.06-	677.14	18,876.76	281,013.08	445,948.61	38.66	0.00
2014	376,169.23	113.14-	1,521.34-	7,042.43	115,167.89	259,480.00	30.74	0.00
2013	225,111.10	147.93-	474.97-	3,072.05	54,630.22	170,005.91	24.32	0.00
2012	183,100.35	150.85-	1,257.37-	1,335.81	28,046.39	153,796.59	15.42	0.00
2011	134,796.56	48.37-	385.48-	1,406.71	20,395.88	114,015.20	15.17	385.48-
2010	117,766.50	.00	119.64-	718.20	10,274.24	107,372.62	8.73	119.64-
2009	107,878.67	.00	0.00	1,263.68	7,314.94	100,563.73	6.78	0.00
2008	84,349.23	.00	4.63-	1,451.50	5,706.59	78,638.01	6.77	4.63-
2007	70,608.39	.00	0.00	745.86	3,507.99	67,100.40	4.97	0.00
2006	67,025.05	.00	0.00	595.68	3,070.67	63,954.38	4.58	0.00
2005	60,054.39	.00	0.00	658.62	2,623.77	57,430.62	4.37	0.00
2004	59,412.07	.00	0.00	1,265.97	3,765.11	55,646.96	6.34	0.00
2003	46,290.10	.00	0.00	653.23	1,664.86	44,625.24	3.60	0.00
2002	39,025.42	.00	0.00	621.38	972.49	38,052.93	2.49	0.00
2001	29,840.39	.00	0.00	568.84	1,306.57	28,533.82	4.38	0.00
2000	27,278.94	.00	824.73-	581.47	1,331.25	25,122.96	5.03	0.00
1999	21,334.21	.00	494.84-	592.66	1,109.29	19,730.08	5.32	0.00
1998	16,502.72	.00	485.35-	541.50	817.67	15,199.70	5.10	0.00
1997	15,674.71	.00	462.24-	462.50	587.72	14,624.75	3.86	0.00
1996	14,041.28	.00	462.24-	210.84	297.68	13,281.36	2.19	0.00
1995	49,071.04	.00	0.00	809.42	856.92	48,214.12	1.75	0.00
****	19,927,688.66	1,242.97-	91,249.17-	217,815.35	16,920,421.57	2,916,017.92		509.75-

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TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 06/01/2017 TO 06/30/2017

AG ROLLBACK ONLY

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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	1
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YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
	-----	-----	-----	-----	-----	-----	-----	-----
2016	0.00	.00	10,251.18	10,251.18	10,251.18	0.00		0.00
2014	891.58	.00	0.00	0.00	891.58	0.00		0.00
2013	956.14	.00	0.00	6.98	956.14	0.00		0.00
2012	1,006.64	.00	6,167.86	6,167.86	7,174.50	0.00		0.00
2011	1,064.39	.00	0.00	0.00	1,064.39	0.00		0.00
****	3,918.75	.00	16,419.04	16,426.02	20,337.79	0.00		0.00

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 06/01/2017 TO 06/30/2017

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	12,939,999-	2,678,370,317	00.654000	17,380,891.46	25,103
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YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	677.62-	75,182.30-	184,591.42	16,386,211.53	994,679.93	94.28	0.00
2015	726,284.55	105.06-	677.14	18,876.76	281,013.08	445,948.61	38.66	0.00
2014	377,060.81	113.14-	1,521.34-	7,042.43	116,059.47	259,480.00	30.90	0.00
2013	226,067.24	147.93-	474.97-	3,079.03	55,586.36	170,005.91	24.64	0.00
2012	184,106.99	150.85-	4,910.49	7,503.67	35,220.89	153,796.59	18.63	0.00
2011	135,860.95	48.37-	385.48-	1,406.71	21,460.27	114,015.20	15.84	385.48-
2010	117,766.50	.00	119.64-	718.20	10,274.24	107,372.62	8.73	119.64-
2009	107,878.67	.00	0.00	1,263.68	7,314.94	100,563.73	6.78	0.00
2008	84,349.23	.00	4.63-	1,451.50	5,706.59	78,638.01	6.77	4.63-
2007	70,608.39	.00	0.00	745.86	3,507.99	67,100.40	4.97	0.00
2006	67,025.05	.00	0.00	595.68	3,070.67	63,954.38	4.58	0.00
2005	60,054.39	.00	0.00	658.62	2,623.77	57,430.62	4.37	0.00
2004	59,412.07	.00	0.00	1,265.97	3,765.11	55,646.96	6.34	0.00
2003	46,290.10	.00	0.00	653.23	1,664.86	44,625.24	3.60	0.00
2002	39,025.42	.00	0.00	621.38	972.49	38,052.93	2.49	0.00
2001	29,840.39	.00	0.00	568.84	1,306.57	28,533.82	4.38	0.00
2000	27,278.94	.00	824.73-	581.47	1,331.25	25,122.96	5.03	0.00
1999	21,334.21	.00	494.84-	592.66	1,109.29	19,730.08	5.32	0.00
1998	16,502.72	.00	485.35-	541.50	817.67	15,199.70	5.10	0.00
1997	15,674.71	.00	462.24-	462.50	587.72	14,624.75	3.86	0.00
1996	14,041.28	.00	462.24-	210.84	297.68	13,281.36	2.19	0.00
1995	49,071.04	.00	0.00	809.42	856.92	48,214.12	1.75	0.00
****	19,931,607.41	1,242.97-	74,830.13-	234,241.37	16,940,759.36	2,916,017.92		509.75-

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 06/01/2017 TO 06/30/2017

EXCLUDES AG ROLLBACK

JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310,316	12,939,999-	2,678,370,317	0.654000	17,370,640.28	25,102

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	677.62-	85,433.48-	174,340.24	16,375,960.35	994,679.93	94.27	0.00
	ADJUSTMENT REFUNDS	1,222.27-	22,349.87-					
2015	726,284.55	105.06-	677.14	18,876.76	281,013.08	445,948.61	38.66	0.00
	ADJUSTMENT REFUNDS	.00	3,584.24-					
2014	376,169.23	113.14-	1,521.34-	7,042.43	115,167.89	259,480.00	30.74	0.00
	ADJUSTMENT REFUNDS	.00	1,294.91-					
2013	225,111.10	147.93-	474.97-	3,072.05	54,630.22	170,005.91	24.32	0.00
	ADJUSTMENT REFUNDS	.00	240.33-					
2012	183,100.35	150.85-	1,257.37-	1,335.81	28,046.39	153,796.59	15.42	0.00
	ADJUSTMENT REFUNDS	99.01-	915.46-					
2011	134,796.56	48.37-	385.48-	1,406.71	20,395.88	114,015.20	15.17	385.48-
2010	117,766.50	.00	119.64-	718.20	10,274.24	107,372.62	8.73	119.64-
2009	107,878.67	.00	0.00	1,263.68	7,314.94	100,563.73	6.78	0.00
2008	84,349.23	.00	4.63-	1,451.50	5,706.59	78,638.01	6.77	4.63-
2007	70,608.39	.00	0.00	745.86	3,507.99	67,100.40	4.97	0.00
2006	67,025.05	.00	0.00	595.68	3,070.67	63,954.38	4.58	0.00
2005	60,054.39	.00	0.00	658.62	2,623.77	57,430.62	4.37	0.00
2004	59,412.07	.00	0.00	1,265.97	3,765.11	55,646.96	6.34	0.00
2003	46,290.10	.00	0.00	653.23	1,664.86	44,625.24	3.60	0.00
2002	39,025.42	.00	0.00	621.38	972.49	38,052.93	2.49	0.00
2001	29,840.39	.00	0.00	568.84	1,306.57	28,533.82	4.38	0.00
2000	27,278.94	.00	824.73-	581.47	1,331.25	25,122.96	5.03	0.00
1999	21,334.21	.00	494.84-	592.66	1,109.29	19,730.08	5.32	0.00
1998	16,502.72	.00	485.35-	541.50	817.67	15,199.70	5.10	0.00
1997	15,674.71	.00	462.24-	462.50	587.72	14,624.75	3.86	0.00
1996	14,041.28	.00	462.24-	210.84	297.68	13,281.36	2.19	0.00
1995	49,071.04	.00	0.00	809.42	856.92	48,214.12	1.75	0.00
****	19,927,688.66	1,242.97-	91,249.17-	217,815.35	16,920,421.57	2,916,017.92		509.75-
	ADJUSTMENT REFUNDS	1,321.28-	28,384.81-					

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TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 06/01/2017 TO 06/30/2017

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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	1
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YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
	-----	-----	-----	-----	-----	-----	-----	-----
2016	0.00	.00	10,251.18	10,251.18	10,251.18	0.00		0.00
ADJUSTMENT REFUNDS		1,222.27-	22,349.87-					
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	6.98	956.14	0.00		0.00
ADJUSTMENT REFUNDS		.00	240.33-					
2012	1,006.64	.00	6,167.86	6,167.86	7,174.50	0.00		0.00
ADJUSTMENT REFUNDS		99.01-	915.46-					
2011	1,064.39	.00	0.00	0.00	1,064.39	0.00		0.00
****	3,918.75	.00	16,419.04	16,426.02	20,337.79	0.00		0.00
ADJUSTMENT REFUNDS		1,321.28-	24,800.57-					

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 06/01/2017 TO 06/30/2017

INCLUDES AG ROLLBACK

JURISDICTION: 0033 CITY OF PHARR

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	2,691,310,316	12,939,999-	2,678,370,317	0.654000	17,380,891.46	25,103

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	677.62-	75,182.30-	184,591.42	16,386,211.53	994,679.93	94.28	0.00
	ADJUSTMENT REFUNDS	1,222.27-	22,349.87-					
2015	726,284.55	105.06-	677.14	18,876.76	281,013.08	445,948.61	38.66	0.00
	ADJUSTMENT REFUNDS	.00	3,584.24-					
2014	377,060.81	113.14-	1,521.34-	7,042.43	116,059.47	259,480.00	30.90	0.00
	ADJUSTMENT REFUNDS	.00	1,294.91-					
2013	226,067.24	147.93-	474.97-	3,079.03	55,586.36	170,005.91	24.64	0.00
	ADJUSTMENT REFUNDS	.00	240.33-					
2012	184,106.99	150.85-	4,910.49	7,503.67	35,220.89	153,796.59	18.63	0.00
	ADJUSTMENT REFUNDS	99.01-	915.46-					
2011	135,860.95	48.37-	385.48-	1,406.71	21,460.27	114,015.20	15.84	385.48-
2010	117,766.50	.00	119.64-	718.20	10,274.24	107,372.62	8.73	119.64-
2009	107,878.67	.00	0.00	1,263.68	7,314.94	100,563.73	6.78	0.00
2008	84,349.23	.00	4.63-	1,451.50	5,706.59	78,638.01	6.77	4.63-
2007	70,608.39	.00	0.00	745.86	3,507.99	67,100.40	4.97	0.00
2006	67,025.05	.00	0.00	595.68	3,070.67	63,954.38	4.58	0.00
2005	60,054.39	.00	0.00	658.62	2,623.77	57,430.62	4.37	0.00
2004	59,412.07	.00	0.00	1,265.97	3,765.11	55,646.96	6.34	0.00
2003	46,290.10	.00	0.00	653.23	1,664.86	44,625.24	3.60	0.00
2002	39,025.42	.00	0.00	621.38	972.49	38,052.93	2.49	0.00
2001	29,840.39	.00	0.00	568.84	1,306.57	28,533.82	4.38	0.00
2000	27,278.94	.00	824.73-	581.47	1,331.25	25,122.96	5.03	0.00
1999	21,334.21	.00	494.84-	592.66	1,109.29	19,730.08	5.32	0.00
1998	16,502.72	.00	485.35-	541.50	817.67	15,199.70	5.10	0.00
1997	15,674.71	.00	462.24-	462.50	587.72	14,624.75	3.86	0.00
1996	14,041.28	.00	462.24-	210.84	297.68	13,281.36	2.19	0.00
1995	49,071.04	.00	0.00	809.42	856.92	48,214.12	1.75	0.00
****	19,931,607.41	1,242.97-	74,830.13-	234,241.37	16,940,759.36	2,916,017.92		509.75-
	ADJUSTMENT REFUNDS	1,321.28-	28,384.81-					

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TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 10/01/2016 THRU 06/30/2017
 JURISDICTION: 0033 CITY OF PHARR

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 EXCLUDES AG ROLLBACK

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	14,575,605.21	.00	154,847.19	435,532.26-	14,294,920.14	5,364.21	.00	.00	14,735,816.61
	I & S	.071900	1,800,355.14	.00	19,127.09	53,796.17-	1,765,686.06	.00	.00	.00	1,819,482.23
	TOTAL	.654000	16,375,960.35	.00	173,974.28	489,328.43-	16,060,606.20	5,364.21	.00	.00	16,555,298.84
2015	M & O	.582100	250,119.33	.00	57,916.94	4,681.16-	303,355.11	48,137.06	.00	.00	356,173.33
	I & S	.071900	30,893.75	.00	7,153.65	578.21-	37,469.19	.00	.00	.00	38,047.40
	TOTAL	.654000	281,013.08	.00	65,070.59	5,259.37-	340,824.30	48,137.06	.00	.00	394,220.73
2014	M & O	.608100	102,990.56	.00	36,661.55	2,356.67-	137,295.44	22,108.98	.00	.00	161,761.09
	I & S	.071900	12,177.33	.00	4,334.69	278.65-	16,233.37	.00	.00	.00	16,512.02
	TOTAL	.680000	115,167.89	.00	40,996.24	2,635.32-	153,528.81	22,108.98	.00	.00	178,273.11
2013	M & O	.605000	48,604.72	.00	22,483.51	.00	71,088.23	10,898.98	.00	.00	81,987.21
	I & S	.075000	6,025.50	.00	2,787.11	.00	8,812.61	.00	.00	.00	8,812.61
	TOTAL	.680000	54,630.22	.00	25,270.62	.00	79,900.84	10,898.98	.00	.00	90,799.82
2012	M & O	.602600	24,854.04	.00	14,169.36	.00	39,023.40	5,630.26	.00	.00	44,653.66
	I & S	.077400	3,192.35	.00	1,819.94	.00	5,012.29	.00	.00	.00	5,012.29
	TOTAL	.680000	28,046.39	.00	15,989.30	.00	44,035.69	5,630.26	.00	.00	49,665.95
2011	M & O	.602100	18,059.37	.00	12,248.72	.00	30,308.09	4,620.27	.00	.00	34,928.36
	I & S	.077900	2,336.51	.00	1,584.85	.00	3,921.36	.00	.00	.00	3,921.36
	TOTAL	.680000	20,395.88	.00	13,833.57	.00	34,229.45	4,620.27	.00	.00	38,849.72
2010	M & O	.601800	9,092.63	.00	7,077.98	.00	16,170.61	2,364.47	.00	.00	18,535.08
	I & S	.078200	1,181.61	.00	919.69	.00	2,101.30	.00	.00	.00	2,101.30
	TOTAL	.680000	10,274.24	.00	7,997.67	.00	18,271.91	2,364.47	.00	.00	20,636.38
2009	M & O	.601800	6,473.67	.00	5,678.22	.00	12,151.89	1,733.03	.00	.00	13,884.92
	I & S	.078200	841.27	.00	737.81	.00	1,579.08	.00	.00	.00	1,579.08
	TOTAL	.680000	7,314.94	.00	6,416.03	.00	13,730.97	1,733.03	.00	.00	15,464.00
2008	M & O	.602940	5,046.11	.00	5,023.89	.00	10,070.00	1,381.65	.00	.00	11,451.65
	I & S	.078910	660.48	.00	657.50	.00	1,317.98	.00	.00	.00	1,317.98
	TOTAL	.681850	5,706.59	.00	5,681.39	.00	11,387.98	1,381.65	.00	.00	12,769.63
2007	M & O	.596130	3,061.31	.00	3,300.47	.00	6,361.78	885.17	.00	.00	7,246.95
	I & S	.086990	446.68	.00	481.64	.00	928.32	.00	.00	.00	928.32
	TOTAL	.683120	3,507.99	.00	3,782.11	.00	7,290.10	885.17	.00	.00	8,175.27
2006	M & O	.593130	2,666.16	.00	3,121.69	.00	5,787.85	784.86	.00	.00	6,572.71
	I & S	.089990	404.51	.00	473.62	.00	878.13	.00	.00	.00	878.13
	TOTAL	.683120	3,070.67	.00	3,595.31	.00	6,665.98	784.86	.00	.00	7,450.84
2005	M & O	.593130	2,278.11	.00	3,059.44	.00	5,337.55	721.62	.00	.00	6,059.17
	I & S	.089990	345.66	.00	464.18	.00	809.84	.00	.00	.00	809.84
	TOTAL	.683120	2,623.77	.00	3,523.62	.00	6,147.39	721.62	.00	.00	6,869.01

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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	3,316.09	.00	4,614.55	.00	7,930.64	994.89	.00	.00	8,925.53
	I & S	.081470	449.02	.00	624.83	.00	1,073.85	.00	.00	.00	1,073.85
	TOTAL	.683120	3,765.11	.00	5,239.38	.00	9,004.49	994.89	.00	.00	9,999.38
2003	M & O	.596220	1,453.05	.00	2,200.45	.00	3,653.50	493.87	.00	.00	4,147.37
	I & S	.086900	211.81	.00	320.71	.00	532.52	.00	.00	.00	532.52
	TOTAL	.683120	1,664.86	.00	2,521.16	.00	4,186.02	493.87	.00	.00	4,679.89
2002	M & O	.590210	831.85	.00	1,437.09	.00	2,268.94	362.89	.00	.00	2,631.83
	I & S	.099790	140.64	.00	242.98	.00	383.62	.00	.00	.00	383.62
	TOTAL	.690000	972.49	.00	1,680.07	.00	2,652.56	362.89	.00	.00	3,015.45
2001	M & O	.564720	1,114.08	.00	2,051.94	.00	3,166.02	496.97	.00	.00	3,662.99
	I & S	.097590	192.49	.00	354.59	.00	547.08	.00	.00	.00	547.08
	TOTAL	.662310	1,306.57	.00	2,406.53	.00	3,713.10	496.97	.00	.00	4,210.07
2000	M & O	.533960	1,106.67	.00	2,140.79	.00	3,247.46	506.66	.00	.00	3,754.12
	I & S	.108350	224.58	.00	434.37	.00	658.95	.00	.00	.00	658.95
	TOTAL	.642310	1,331.25	.00	2,575.16	.00	3,906.41	506.66	.00	.00	4,413.07
1999	M & O	.529360	914.23	.00	1,925.44	.00	2,839.67	480.56	.00	.00	3,320.23
	I & S	.112950	195.06	.00	410.86	.00	605.92	.00	.00	.00	605.92
	TOTAL	.642310	1,109.29	.00	2,336.30	.00	3,445.59	480.56	.00	.00	3,926.15
1998	M & O	.505610	656.22	.00	1,457.04	.00	2,113.26	358.36	.00	.00	2,471.62
	I & S	.124390	161.45	.00	358.47	.00	519.92	.00	.00	.00	519.92
	TOTAL	.630000	817.67	.00	1,815.51	.00	2,633.18	358.36	.00	.00	2,991.54
1997	M & O	.524810	514.06	.00	1,237.47	.00	1,751.53	295.48	.00	.00	2,047.01
	I & S	.075190	73.66	.00	177.29	.00	250.95	.00	.00	.00	250.95
	TOTAL	.600000	587.72	.00	1,414.76	.00	2,002.48	295.48	.00	.00	2,297.96
1996	M & O	.516090	256.05	.00	616.20	.00	872.25	131.75	.00	.00	1,004.00
	I & S	.083910	41.63	.00	100.17	.00	141.80	.00	.00	.00	141.80
	TOTAL	.600000	297.68	.00	716.37	.00	1,014.05	131.75	.00	.00	1,145.80
1995	M & O	.510030	237.99	.00	610.10	.00	848.09	139.68	.00	.00	987.77
	I & S	.089970	41.97	.00	107.62	.00	149.59	.00	.00	.00	149.59
	TOTAL	.600000	279.96	.00	717.72	.00	997.68	139.68	.00	.00	1,137.36
1994	M & O	.471740	205.55	.00	563.93	.00	769.48	136.93	.00	.00	906.41
	I & S	.098260	42.82	.00	117.47	.00	160.29	.00	.00	.00	160.29
	TOTAL	.570000	248.37	.00	681.40	.00	929.77	136.93	.00	.00	1,066.70
1993	M & O	.465440	186.37	.00	538.70	.00	725.07	130.20	.00	.00	855.27
	I & S	.104560	41.86	.00	121.02	.00	162.88	.00	.00	.00	162.88
	TOTAL	.570000	228.23	.00	659.72	.00	887.95	130.20	.00	.00	1,018.15

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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	37.87	.00	110.59	.00	148.46	24.64	.00	.00	173.10
	I & S	.112360	9.50	.00	27.76	.00	37.26	.00	.00	.00	37.26
	TOTAL	.560000	47.37	.00	138.35	.00	185.72	24.64	.00	.00	210.36
1991	M & O	.464340	43.94	.00	129.40	.00	173.34	24.34	.00	.00	197.68
	I & S	.095660	9.05	.00	26.66	.00	35.71	.00	.00	.00	35.71
	TOTAL	.560000	52.99	.00	156.06	.00	209.05	24.34	.00	.00	233.39
ALL	M & O		15,059,725.24	.00	345,222.65	442,570.09-	14,962,377.80	109,207.78	.00	.00	15,514,155.67
ALL	I & S		1,860,696.33	.00	43,966.57	54,653.03-	1,850,009.87	.00	.00	.00	1,904,662.90
ALL	TOTAL		16,920,421.57	.00	389,189.22	497,223.12-	16,812,387.67	109,207.78	.00	.00	17,418,818.57
DLQ	M & O		484,120.03	.00	190,375.46	7,037.83-	667,457.66	103,843.57	.00	.00	778,339.06
DLQ	I & S		60,341.19	.00	24,839.48	856.86-	84,323.81	.00	.00	.00	85,180.67
DLQ	TOTAL		544,461.22	.00	215,214.94	7,894.69-	751,781.47	103,843.57	.00	.00	863,519.73
CURR	M & O		14,575,605.21	.00	154,847.19	435,532.26-	14,294,920.14	5,364.21	.00	.00	14,735,816.61
CURR	I & S		1,800,355.14	.00	19,127.09	53,796.17-	1,765,686.06	.00	.00	.00	1,819,482.23
CURR	TOTAL		16,375,960.35	.00	173,974.28	489,328.43-	16,060,606.20	5,364.21	.00	.00	16,555,298.84

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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	9,124.18	.00	.00	.00	9,124.18	.00	.00	.00	9,124.18
	I & S	.071900	1,127.00	.00	.00	.00	1,127.00	.00	.00	.00	1,127.00
	TOTAL	.654000	10,251.18	.00	.00	.00	10,251.18	.00	.00	.00	10,251.18
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	850.68	.00	.93	.00	851.61	.00	.00	.00	851.61
	I & S	.075000	105.46	.00	.12	.00	105.58	.00	.00	.00	105.58
	TOTAL	.680000	956.14	.00	1.05	.00	957.19	.00	.00	.00	957.19
2012	M & O	.602600	6,357.87	.00	.00	.00	6,357.87	.00	.00	.00	6,357.87
	I & S	.077400	816.63	.00	.00	.00	816.63	.00	.00	.00	816.63
	TOTAL	.680000	7,174.50	.00	.00	.00	7,174.50	.00	.00	.00	7,174.50
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		18,072.49	.00	.93	.00	18,073.42	.00	.00	.00	18,073.42
ALL	I & S		2,265.30	.00	.12	.00	2,265.42	.00	.00	.00	2,265.42
ALL	TOTAL		20,337.79	.00	1.05	.00	20,338.84	.00	.00	.00	20,338.84
DLQ	M & O		8,948.31	.00	.93	.00	8,949.24	.00	.00	.00	8,949.24
DLQ	I & S		1,138.30	.00	.12	.00	1,138.42	.00	.00	.00	1,138.42
DLQ	TOTAL		10,086.61	.00	1.05	.00	10,087.66	.00	.00	.00	10,087.66
CURR	M & O		9,124.18	.00	.00	.00	9,124.18	.00	.00	.00	9,124.18
CURR	I & S		1,127.00	.00	.00	.00	1,127.00	.00	.00	.00	1,127.00
CURR	TOTAL		10,251.18	.00	.00	.00	10,251.18	.00	.00	.00	10,251.18

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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	14,584,729.39	.00	154,847.19	435,532.26-	14,304,044.32	5,364.21	.00	.00	14,744,940.79
	I & S	.071900	1,801,482.14	.00	19,127.09	53,796.17-	1,766,813.06	.00	.00	.00	1,820,609.23
	TOTAL	.654000	16,386,211.53	.00	173,974.28	489,328.43-	16,070,857.38	5,364.21	.00	.00	16,565,550.02
2015	M & O	.582100	250,119.33	.00	57,916.94	4,681.16-	303,355.11	48,137.06	.00	.00	356,173.33
	I & S	.071900	30,893.75	.00	7,153.65	578.21-	37,469.19	.00	.00	.00	38,047.40
	TOTAL	.654000	281,013.08	.00	65,070.59	5,259.37-	340,824.30	48,137.06	.00	.00	394,220.73
2014	M & O	.608100	103,787.87	.00	36,661.55	2,356.67-	138,092.75	22,108.98	.00	.00	162,558.40
	I & S	.071900	12,271.60	.00	4,334.69	278.65-	16,327.64	.00	.00	.00	16,606.29
	TOTAL	.680000	116,059.47	.00	40,996.24	2,635.32-	154,420.39	22,108.98	.00	.00	179,164.69
2013	M & O	.605000	49,455.40	.00	22,484.44	.00	71,939.84	10,898.98	.00	.00	82,838.82
	I & S	.075000	6,130.96	.00	2,787.23	.00	8,918.19	.00	.00	.00	8,918.19
	TOTAL	.680000	55,586.36	.00	25,271.67	.00	80,858.03	10,898.98	.00	.00	91,757.01
2012	M & O	.602600	31,211.91	.00	14,169.36	.00	45,381.27	5,630.26	.00	.00	51,011.53
	I & S	.077400	4,008.98	.00	1,819.94	.00	5,828.92	.00	.00	.00	5,828.92
	TOTAL	.680000	35,220.89	.00	15,989.30	.00	51,210.19	5,630.26	.00	.00	56,840.45
2011	M & O	.602100	19,001.82	.00	12,248.72	.00	31,250.54	4,620.27	.00	.00	35,870.81
	I & S	.077900	2,458.45	.00	1,584.85	.00	4,043.30	.00	.00	.00	4,043.30
	TOTAL	.680000	21,460.27	.00	13,833.57	.00	35,293.84	4,620.27	.00	.00	39,914.11
2010	M & O	.601800	9,092.63	.00	7,077.98	.00	16,170.61	2,364.47	.00	.00	18,535.08
	I & S	.078200	1,181.61	.00	919.69	.00	2,101.30	.00	.00	.00	2,101.30
	TOTAL	.680000	10,274.24	.00	7,997.67	.00	18,271.91	2,364.47	.00	.00	20,636.38
2009	M & O	.601800	6,473.67	.00	5,678.22	.00	12,151.89	1,733.03	.00	.00	13,884.92
	I & S	.078200	841.27	.00	737.81	.00	1,579.08	.00	.00	.00	1,579.08
	TOTAL	.680000	7,314.94	.00	6,416.03	.00	13,730.97	1,733.03	.00	.00	15,464.00
2008	M & O	.602940	5,046.11	.00	5,023.89	.00	10,070.00	1,381.65	.00	.00	11,451.65
	I & S	.078910	660.48	.00	657.50	.00	1,317.98	.00	.00	.00	1,317.98
	TOTAL	.681850	5,706.59	.00	5,681.39	.00	11,387.98	1,381.65	.00	.00	12,769.63
2007	M & O	.596130	3,061.31	.00	3,300.47	.00	6,361.78	885.17	.00	.00	7,246.95
	I & S	.086990	446.68	.00	481.64	.00	928.32	.00	.00	.00	928.32
	TOTAL	.683120	3,507.99	.00	3,782.11	.00	7,290.10	885.17	.00	.00	8,175.27
2006	M & O	.593130	2,666.16	.00	3,121.69	.00	5,787.85	784.86	.00	.00	6,572.71
	I & S	.089990	404.51	.00	473.62	.00	878.13	.00	.00	.00	878.13
	TOTAL	.683120	3,070.67	.00	3,595.31	.00	6,665.98	784.86	.00	.00	7,450.84
2005	M & O	.593130	2,278.11	.00	3,059.44	.00	5,337.55	721.62	.00	.00	6,059.17
	I & S	.089990	345.66	.00	464.18	.00	809.84	.00	.00	.00	809.84
	TOTAL	.683120	2,623.77	.00	3,523.62	.00	6,147.39	721.62	.00	.00	6,869.01

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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	3,316.09	.00	4,614.55	.00	7,930.64	994.89	.00	.00	8,925.53
	I & S	.081470	449.02	.00	624.83	.00	1,073.85	.00	.00	.00	1,073.85
	TOTAL	.683120	3,765.11	.00	5,239.38	.00	9,004.49	994.89	.00	.00	9,999.38
2003	M & O	.596220	1,453.05	.00	2,200.45	.00	3,653.50	493.87	.00	.00	4,147.37
	I & S	.086900	211.81	.00	320.71	.00	532.52	.00	.00	.00	532.52
	TOTAL	.683120	1,664.86	.00	2,521.16	.00	4,186.02	493.87	.00	.00	4,679.89
2002	M & O	.590210	831.85	.00	1,437.09	.00	2,268.94	362.89	.00	.00	2,631.83
	I & S	.099790	140.64	.00	242.98	.00	383.62	.00	.00	.00	383.62
	TOTAL	.690000	972.49	.00	1,680.07	.00	2,652.56	362.89	.00	.00	3,015.45
2001	M & O	.564720	1,114.08	.00	2,051.94	.00	3,166.02	496.97	.00	.00	3,662.99
	I & S	.097590	192.49	.00	354.59	.00	547.08	.00	.00	.00	547.08
	TOTAL	.662310	1,306.57	.00	2,406.53	.00	3,713.10	496.97	.00	.00	4,210.07
2000	M & O	.533960	1,106.67	.00	2,140.79	.00	3,247.46	506.66	.00	.00	3,754.12
	I & S	.108350	224.58	.00	434.37	.00	658.95	.00	.00	.00	658.95
	TOTAL	.642310	1,331.25	.00	2,575.16	.00	3,906.41	506.66	.00	.00	4,413.07
1999	M & O	.529360	914.23	.00	1,925.44	.00	2,839.67	480.56	.00	.00	3,320.23
	I & S	.112950	195.06	.00	410.86	.00	605.92	.00	.00	.00	605.92
	TOTAL	.642310	1,109.29	.00	2,336.30	.00	3,445.59	480.56	.00	.00	3,926.15
1998	M & O	.505610	656.22	.00	1,457.04	.00	2,113.26	358.36	.00	.00	2,471.62
	I & S	.124390	161.45	.00	358.47	.00	519.92	.00	.00	.00	519.92
	TOTAL	.630000	817.67	.00	1,815.51	.00	2,633.18	358.36	.00	.00	2,991.54
1997	M & O	.524810	514.06	.00	1,237.47	.00	1,751.53	295.48	.00	.00	2,047.01
	I & S	.075190	73.66	.00	177.29	.00	250.95	.00	.00	.00	250.95
	TOTAL	.600000	587.72	.00	1,414.76	.00	2,002.48	295.48	.00	.00	2,297.96
1996	M & O	.516090	256.05	.00	616.20	.00	872.25	131.75	.00	.00	1,004.00
	I & S	.083910	41.63	.00	100.17	.00	141.80	.00	.00	.00	141.80
	TOTAL	.600000	297.68	.00	716.37	.00	1,014.05	131.75	.00	.00	1,145.80
1995	M & O	.510030	237.99	.00	610.10	.00	848.09	139.68	.00	.00	987.77
	I & S	.089970	41.97	.00	107.62	.00	149.59	.00	.00	.00	149.59
	TOTAL	.600000	279.96	.00	717.72	.00	997.68	139.68	.00	.00	1,137.36
1994	M & O	.471740	205.55	.00	563.93	.00	769.48	136.93	.00	.00	906.41
	I & S	.098260	42.82	.00	117.47	.00	160.29	.00	.00	.00	160.29
	TOTAL	.570000	248.37	.00	681.40	.00	929.77	136.93	.00	.00	1,066.70
1993	M & O	.465440	186.37	.00	538.70	.00	725.07	130.20	.00	.00	855.27
	I & S	.104560	41.86	.00	121.02	.00	162.88	.00	.00	.00	162.88
	TOTAL	.570000	228.23	.00	659.72	.00	887.95	130.20	.00	.00	1,018.15

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	37.87	.00	110.59	.00	148.46	24.64	.00	.00	173.10
	I & S	.112360	9.50	.00	27.76	.00	37.26	.00	.00	.00	37.26
	TOTAL	.560000	47.37	.00	138.35	.00	185.72	24.64	.00	.00	210.36
1991	M & O	.464340	43.94	.00	129.40	.00	173.34	24.34	.00	.00	197.68
	I & S	.095660	9.05	.00	26.66	.00	35.71	.00	.00	.00	35.71
	TOTAL	.560000	52.99	.00	156.06	.00	209.05	24.34	.00	.00	233.39
ALL	M & O	15,077,797.73		.00	345,223.58	442,570.09-	14,980,451.22	109,207.78	.00	.00	15,532,229.09
ALL	I & S	1,862,961.63		.00	43,966.69	54,653.03-	1,852,275.29	.00	.00	.00	1,906,928.32
ALL	TOTAL	16,940,759.36		.00	389,190.27	497,223.12-	16,832,726.51	109,207.78	.00	.00	17,439,157.41
DLQ	M & O	493,068.34		.00	190,376.39	7,037.83-	676,406.90	103,843.57	.00	.00	787,288.30
DLQ	I & S	61,479.49		.00	24,839.60	856.86-	85,462.23	.00	.00	.00	86,319.09
DLQ	TOTAL	554,547.83		.00	215,215.99	7,894.69-	761,869.13	103,843.57	.00	.00	873,607.39
CURR	M & O	14,584,729.39		.00	154,847.19	435,532.26-	14,304,044.32	5,364.21	.00	.00	14,744,940.79
CURR	I & S	1,801,482.14		.00	19,127.09	53,796.17-	1,766,813.06	.00	.00	.00	1,820,609.23
CURR	TOTAL	16,386,211.53		.00	173,974.28	489,328.43-	16,070,857.38	5,364.21	.00	.00	16,565,550.02

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 10/01/2016 TO 06/30/2017

EXCLUDES AG ROLLBACK

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	12,939,999-	2,678,370,317	00.654000	17,370,640.28	25,102
	-----	-----	-----	-----	-----	-----

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
	-----	-----	-----	-----	-----	-----	-----	-----
2016	17,456,073.76	85,433.48-	85,433.48-	16,375,960.35	16,375,960.35	994,679.93	94.27	0.00
2015	726,284.55	677.14	677.14	281,013.08	281,013.08	445,948.61	38.66	0.00
2014	376,169.23	1,521.34-	1,521.34-	115,167.89	115,167.89	259,480.00	30.74	0.00
2013	225,111.10	474.97-	474.97-	54,630.22	54,630.22	170,005.91	24.32	0.00
2012	183,100.35	1,257.37-	1,257.37-	28,046.39	28,046.39	153,796.59	15.42	0.00
2011	134,796.56	385.48-	385.48-	20,395.88	20,395.88	114,015.20	15.17	385.48-
2010	117,766.50	119.64-	119.64-	10,274.24	10,274.24	107,372.62	8.73	119.64-
2009	107,878.67	.00	0.00	7,314.94	7,314.94	100,563.73	6.78	0.00
2008	84,349.23	4.63-	4.63-	5,706.59	5,706.59	78,638.01	6.77	4.63-
2007	70,608.39	.00	0.00	3,507.99	3,507.99	67,100.40	4.97	0.00
2006	67,025.05	.00	0.00	3,070.67	3,070.67	63,954.38	4.58	0.00
2005	60,054.39	.00	0.00	2,623.77	2,623.77	57,430.62	4.37	0.00
2004	59,412.07	.00	0.00	3,765.11	3,765.11	55,646.96	6.34	0.00
2003	46,290.10	.00	0.00	1,664.86	1,664.86	44,625.24	3.60	0.00
2002	39,025.42	.00	0.00	972.49	972.49	38,052.93	2.49	0.00
2001	29,840.39	.00	0.00	1,306.57	1,306.57	28,533.82	4.38	0.00
2000	27,278.94	824.73-	824.73-	1,331.25	1,331.25	25,122.96	5.03	0.00
1999	21,334.21	494.84-	494.84-	1,109.29	1,109.29	19,730.08	5.32	0.00
1998	16,502.72	485.35-	485.35-	817.67	817.67	15,199.70	5.10	0.00
1997	15,674.71	462.24-	462.24-	587.72	587.72	14,624.75	3.86	0.00
1996	14,041.28	462.24-	462.24-	297.68	297.68	13,281.36	2.19	0.00
1995	49,071.04	.00	0.00	856.92	856.92	48,214.12	1.75	0.00
****	19,927,688.66	91,249.17-	91,249.17-	16,920,421.57	16,920,421.57	2,916,017.92		509.75-

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TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 10/01/2016 TO 06/30/2017

AG ROLLBACK ONLY

PAGE: 12

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	1
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YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
	-----	-----	-----	-----	-----	-----	-----	-----
2016	0.00	10,251.18	10,251.18	10,251.18	10,251.18	0.00		0.00
2014	891.58	.00	0.00	891.58	891.58	0.00		0.00
2013	956.14	.00	0.00	956.14	956.14	0.00		0.00
2012	1,006.64	6,167.86	6,167.86	7,174.50	7,174.50	0.00		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	20,337.79	20,337.79	0.00		0.00

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 10/01/2016 TO 06/30/2017

INCLUDES AG ROLLBACK

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	12,939,999-	2,678,370,317	00.654000	17,380,891.46	25,103

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2016	17,456,073.76	75,182.30-	75,182.30-	16,386,211.53	16,386,211.53	994,679.93	94.28	0.00
2015	726,284.55	677.14	677.14	281,013.08	281,013.08	445,948.61	38.66	0.00
2014	377,060.81	1,521.34-	1,521.34-	116,059.47	116,059.47	259,480.00	30.90	0.00
2013	226,067.24	474.97-	474.97-	55,586.36	55,586.36	170,005.91	24.64	0.00
2012	184,106.99	4,910.49	4,910.49	35,220.89	35,220.89	153,796.59	18.63	0.00
2011	135,860.95	385.48-	385.48-	21,460.27	21,460.27	114,015.20	15.84	385.48-
2010	117,766.50	119.64-	119.64-	10,274.24	10,274.24	107,372.62	8.73	119.64-
2009	107,878.67	.00	0.00	7,314.94	7,314.94	100,563.73	6.78	0.00
2008	84,349.23	4.63-	4.63-	5,706.59	5,706.59	78,638.01	6.77	4.63-
2007	70,608.39	.00	0.00	3,507.99	3,507.99	67,100.40	4.97	0.00
2006	67,025.05	.00	0.00	3,070.67	3,070.67	63,954.38	4.58	0.00
2005	60,054.39	.00	0.00	2,623.77	2,623.77	57,430.62	4.37	0.00
2004	59,412.07	.00	0.00	3,765.11	3,765.11	55,646.96	6.34	0.00
2003	46,290.10	.00	0.00	1,664.86	1,664.86	44,625.24	3.60	0.00
2002	39,025.42	.00	0.00	972.49	972.49	38,052.93	2.49	0.00
2001	29,840.39	.00	0.00	1,306.57	1,306.57	28,533.82	4.38	0.00
2000	27,278.94	824.73-	824.73-	1,331.25	1,331.25	25,122.96	5.03	0.00
1999	21,334.21	494.84-	494.84-	1,109.29	1,109.29	19,730.08	5.32	0.00
1998	16,502.72	485.35-	485.35-	817.67	817.67	15,199.70	5.10	0.00
1997	15,674.71	462.24-	462.24-	587.72	587.72	14,624.75	3.86	0.00
1996	14,041.28	462.24-	462.24-	297.68	297.68	13,281.36	2.19	0.00
1995	49,071.04	.00	0.00	856.92	856.92	48,214.12	1.75	0.00
****	19,931,607.41	74,830.13-	74,830.13-	16,940,759.36	16,940,759.36	2,916,017.92		509.75-

FROM: 06/01/2017 THRU 06/30/2017

UPDATE MODE

JURISDICTION: ALL

ACCOUNT	YEAR	DEPOSIT	LEVY COLLECTED	RENDITION PENALTY	P & I COLLECTED	RENDITION P & I	RENDITION DISCOUNT	APPRAISAL COMMISSION	DISBURSEMENT AMOUNT
CURR FOR 0033 CITY OF PHARR			12,966.26	1,178.33	1,866.39	172.83	0.00	67.54	14,765.11
BY COUNTY 108			12,966.26	1,178.33	1,866.39	172.83	0.00	67.54	14,765.11
DELQ FOR 0033 CITY OF PHARR			380.47	33.81	156.62	13.99	0.00	2.39	534.70
BY COUNTY 108			380.47	33.81	156.62	13.99	0.00	2.39	534.70
TOTAL FOR 0033 CITY OF PHARR			13,346.73	1,212.14	2,023.01	186.82	0.00	69.93	15,299.81
BY COUNTY 108			13,346.73	1,212.14	2,023.01	186.82	0.00	69.93	15,299.81
CURR FOR 0034 CITY OF PENITAS			13.67	1.24	2.05	0.19	0.00	0.07	15.65
BY COUNTY 108			13.67	1.24	2.05	0.19	0.00	0.07	15.65
DELQ FOR 0034 CITY OF PENITAS			0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FOR 0034 CITY OF PENITAS			13.67	1.24	2.05	0.19	0.00	0.07	15.65
BY COUNTY 108			13.67	1.24	2.05	0.19	0.00	0.07	15.65
CURR FOR 0036 CITY OF PROGRESO			610.22	52.48	91.54	7.88	0.00	3.02	698.74
BY COUNTY 108			610.22	52.48	91.54	7.88	0.00	3.02	698.74
DELQ FOR 0036 CITY OF PROGRESO			226.30	24.65	90.67	9.42	0.00	1.71	315.26
BY COUNTY 108			226.30	24.65	90.67	9.42	0.00	1.71	315.26
TOTAL FOR 0036 CITY OF PROGRESO			836.52	77.13	182.21	17.30	0.00	4.73	1,014.00
BY COUNTY 108			836.52	77.13	182.21	17.30	0.00	4.73	1,014.00
CURR FOR 0037 CITY OF SAN JUAN			1,104.93	109.54	163.78	16.26	0.00	6.30	1,262.41
BY COUNTY 108			1,104.93	109.54	163.78	16.26	0.00	6.30	1,262.41
DELQ FOR 0037 CITY OF SAN JUAN			293.29	31.72	97.32	11.66	0.00	2.16	388.45
BY COUNTY 108			293.29	31.72	97.32	11.66	0.00	2.16	388.45
TOTAL FOR 0037 CITY OF SAN JUAN			1,398.22	141.26	261.10	27.92	0.00	8.46	1,650.86
BY COUNTY 108			1,398.22	141.26	261.10	27.92	0.00	8.46	1,650.86
CURR FOR 0040 CITY OF WESLACO			820.36	78.37	110.09	10.57	0.00	4.44	926.01
BY COUNTY 108			820.36	78.37	110.09	10.57	0.00	4.44	926.01
DELQ FOR 0040 CITY OF WESLACO			5.59	0.51	1.62	0.15	0.00	0.04	7.17
BY COUNTY 108			5.59	0.51	1.62	0.15	0.00	0.04	7.17
TOTAL FOR 0040 CITY OF WESLACO			825.95	78.88	111.71	10.72	0.00	4.48	933.18
BY COUNTY 108			825.95	78.88	111.71	10.72	0.00	4.48	933.18
CURR FOR 0041 EDINBURG CISD			12,386.33	1,241.27	1,808.28	177.93	0.00	70.98	14,123.63
BY COUNTY 108			12,386.33	1,241.27	1,808.28	177.93	0.00	70.98	14,123.63
DELQ FOR 0041 EDINBURG CISD			629.16	307.93	266.58	149.18	0.00	22.86	872.88
BY COUNTY 108			629.16	307.93	266.58	149.18	0.00	22.86	872.88
TOTAL FOR 0041 EDINBURG CISD			13,015.49	1,549.20	2,074.86	327.11	0.00	93.84	14,996.51
BY COUNTY 108			13,015.49	1,549.20	2,074.86	327.11	0.00	93.84	14,996.51
CURR FOR 0043 PHARR,SAN JUAN,ALAMO ISD			26,480.94	2,474.69	3,963.52	377.01	0.00	142.60	30,301.86
BY COUNTY 108			26,480.94	2,474.69	3,963.52	377.01	0.00	142.60	30,301.86
DELQ FOR 0043 PHARR,SAN JUAN,ALAMO ISD			9,134.64	1,976.14	2,490.33	460.13	0.00	121.81	11,503.16
BY COUNTY 108			9,134.64	1,976.14	2,490.33	460.13	0.00	121.81	11,503.16
TOTAL FOR 0043 PHARR,SAN JUAN,ALAMO ISD			35,615.58	4,450.83	6,453.85	837.14	0.00	264.41	41,805.02
BY COUNTY 108			35,615.58	4,450.83	6,453.85	837.14	0.00	264.41	41,805.02



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 3.B.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Moya

Agenda Item: Submission of July 2017 Sales Tax Report.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: The sales tax activity for the city of Pharr as of the month of July 2017 (May 2017 actual activity) has shown an OVERALL POSITIVE trend in the amount of \$382,557 from this point last year, or an INCREASE of 2.80%.

RGV SALES TAX COMPARISON

City of Pharr shows a INCREASE of 5% compared to last July 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 8th month (Month of Actual Sales) of the fiscal year 2016/2017; to date we are up 1.78%, which equate to \$196,604 from this point of the fiscal year compared to last year

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Karla Moya

Created/Initiated - 07/12/2017

Karla Moya

Approved - 07/12/2017

Karla Moya

Approved - 07/12/2017

Patricia Rigney

Approved - 07/13/2017

City Management Office

Final Approval - 07/14/2017

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	1,402,878	66,452
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>\$ 14,037,916</u>	<u>\$ 382,557</u>
AVERAGE PER MONTH								
	\$ 929,296	\$ 1,068,809	\$ 1,085,386	\$ 1,189,075	\$ 1,313,817	\$ 1,382,902	\$ 1,403,792	
INCREASE/(DECREASE) IN SALES TAX COLLECTION								
		\$ 1,674,158	\$ 198,926	\$ 1,244,265	\$ 1,496,901	\$ 829,027	\$ 382,557	
INCREASE FROM PREVIOUS YEAR								
		15.01%	1.55%	9.55%	10.49%	5.26%	2.80%	
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
MONTH	FY 10/11*	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16*	FY 16/17	FY 16/17- FY 15/16
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	67,368.3
DEC.	663,417	685,645	799,257	863,298	941,699	980,169	1,034,876	54,706.3
JAN.	637,432	696,798	798,752	874,989	923,703	918,492	987,799	69,307.1
FEB.	772,331	910,841	849,149	975,950	1,052,615	1,131,138	1,177,500	46,361.7
MAR.	608,494	719,383	761,129	817,995	933,370	937,821	975,163	37,342.3
APR.	642,820	734,429	774,960	840,628	896,874	993,675	947,959	(45,715.6)
MAY	818,973	938,060	905,307	999,155	1,093,066	1,219,382	1,233,711	14,328.4
JUN.	694,182	823,674	806,678	929,864	1,068,297	1,071,862	1,038,234	(33,628.1)
JUL.	661,340	856,789	815,890	929,270	986,220	1,002,320	1,052,158	49,838.7
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>\$ 10,528,437</u>	<u>\$ 286,917</u>
AVERAGE PER MONTH								
	\$ 696,972	\$ 801,607	\$ 814,040	\$ 891,806	\$ 985,362	\$ 1,037,177	\$ 1,052,844	
INCREASE/(DECREASE) IN SALES TAX COLLECTION								
		\$ 1,255,619	\$ 149,195	\$ 933,199	\$ 1,122,676	\$ 621,770	\$ 286,917	
INCREASE FROM PREVIOUS YEAR								
		15.01%	1.55%	9.55%	10.49%	5.26%	2.80%	
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	701,438.87	\$ 668,213.07	33,225.80	4.97%	98,302.05
June	-	\$ 804,502.10			
July	-	\$ 665,231.68			
August	-	\$ 658,640.28			
September	-	\$ 728,717.85			
Totals	\$ 5,631,599.79	\$ 8,390,389.64	\$ 98,302.05	1.78%	

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	350,719.43	\$ 334,106.54	16,612.90	4.97%	49,151.02
June	-	\$ 402,251.05			
July	-	\$ 332,615.84			
August	-	\$ 329,320.14			
September	-	\$ 364,358.93			
Totals	\$ 2,815,799.89	\$ 4,195,194.82	\$ 49,151.02	1.78%	

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	350,719.43	\$ 334,106.54	16,612.90	4.97%	49,151.02
June	-	\$ 402,251.05			
July	-	\$ 332,615.84			
August	-	\$ 329,320.14			
September	-	\$ 364,358.93			
Totals	\$ 2,815,799.89	\$ 4,195,194.82	\$ 49,151.02	1.78%	

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	1,402,877.73	\$ 1,336,426.14	66,452	1,445,558.33	(109,132)
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	\$ 11,263,199.57	\$ 16,780,779.28	\$ 196,604.09	\$ 17,346,700.00	\$ (322,881.23) Total (242,160.92) City Portion

SALES TAX STATE COLLECTION RGV COMPARISON -JULY 2017

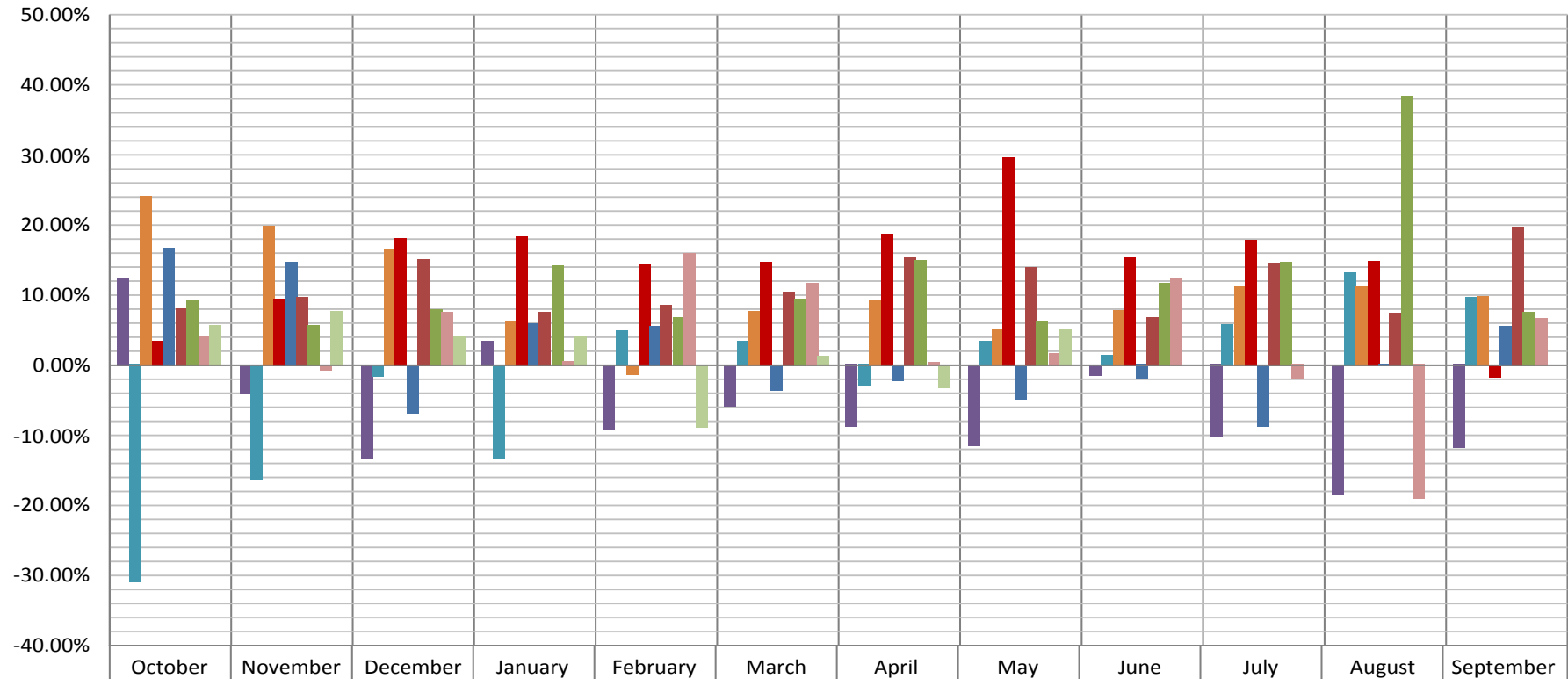
Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2017 Payments To Date	2016 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Harlingen	1,857,870.89	1,729,021.26	7.45%	13,782,641.53	13,276,387.44	3.81%
2	Weslaco	946,452.17	886,969.95	6.71%	7,122,697.59	6,925,063.26	2.85%
3	San Juan	287,955.13	273,314.61	5.36%	2,054,977.88	1,995,203.54	3.00%
4	Pharr	1,402,877.73	1,336,426.14	4.97%	9,883,365.36	9,759,702.57	1.27%
5	McAllen	4,669,847.31	4,515,754.15	3.41%	34,531,608.14	35,994,601.39	-4.06%
6	Brownsville	2,844,026.51	2,806,115.00	1.35%	21,191,136.07	21,788,707.46	-2.74%
7	Mission	1,152,566.79	1,172,934.73	-1.74%	8,675,857.82	8,804,309.03	-1.46%
8	Edinburg	1,690,753.15	1,730,440.77	-2.29%	12,161,402.49	12,287,841.24	-1.03%
9	Alamo	257,586.15	273,845.25	-5.94%	2,040,999.60	2,081,985.04	-1.97%
10	Mercedes	423,628.25	490,941.13	-13.71%	3,809,304.73	4,342,204.09	-12.27%

Rank Based on Calendar Year 2017 To Date Activity							
1	Harlingen	1,857,870.89	1,729,021.26	7.45%	13,782,641.53	13,276,387.44	3.81%
3	San Juan	287,955.13	273,314.61	5.36%	2,054,977.88	1,995,203.54	3.00%
2	Weslaco	946,452.17	886,969.95	6.71%	7,122,697.59	6,925,063.26	2.85%
4	Pharr	1,402,877.73	1,336,426.14	4.97%	9,883,365.36	9,759,702.57	1.27%
8	Edinburg	1,690,753.15	1,730,440.77	-2.29%	12,161,402.49	12,287,841.24	-1.03%
7	Mission	1,152,566.79	1,172,934.73	-1.74%	8,675,857.82	8,804,309.03	-1.46%
9	Alamo	257,586.15	273,845.25	-5.94%	2,040,999.60	2,081,985.04	-1.97%
6	Brownsville	2,844,026.51	2,806,115.00	1.35%	21,191,136.07	21,788,707.46	-2.74%
5	McAllen	4,669,847.31	4,515,754.15	3.41%	34,531,608.14	35,994,601.39	-4.06%
10	Mercedes	423,628.25	490,941.13	-13.71%	3,809,304.73	4,342,204.09	-12.27%

STATE TOTALS	439,807,127.93	407,235,884.25	7.41%	3,153,924,433.50	3,055,788,659.88	3.11%
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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%	4.97%	0	0	0	0





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 3.C.

DATE SUBMITTED: July 10, 2017

MEETING DATE: July 17, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Juan Guerra

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: City events of interest will be presented at the meeting.

Financial Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

ROUTING:

Hilda Pedraza

Created/Initiated - 07/10/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED: July 14, 2017

MEETING DATE: July 17, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Juan Guerra

Agenda Item: Approval of minutes for June 30, 2017 Special Called Meeting; and July 3, 2017 Regular Called Meeting.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: Minutes for Special Called Meeting on June 30, 2017 and Regular Called Meeting on July 3, 2017.

Financial Consideration: N/A

Staff Recommendation: Staff recommends approval of minutes as submitted.

Alternatives: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 07/14/2017
Final Approval - 07/14/2017

**MINUTES
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
FRIDAY, JUNE 30, 2017 AT 2:00 P.M.
118 SOUTH CAGE 2ND FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Special Called Meeting on Friday, June 30, 2017 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Roberto Carrillo
Comm. Eleazar Guajardo
Comm. Ricardo Medina
Comm. Daniel Chavez

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ramiro Caballero
Comm. Mario Bracamontes

STAFF PRESENT: Juan G. Guerra, City Manager
Ed Wylie, Assistant City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Boggus Ford Events Center
Karla Moya, Finance Director
Anali Alanis, HR Director
Ruben Villescas, Police Chief
Leonardo Perez, Fire Chief
Roland Gomez, Dev. Services Asst. Dir.
Eddie De Leon, Public Utilities Asst. Dir.
Sergio Alanis, Parks & Rec. Dir.
Adolfo Garcia, Library Dir.
Luis Bazan, Bridge Director

CITY ATTORNEY Patricia Rigney, City Attorney

ITEM 1. CALL TO ORDER

Mayor Pro Tem Carrillo called the meeting to order at 2:10 p.m. Roll Call established a quorum.

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

Comm. Medina moved to excuse the absent members. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

ITEM 2. CONTRACTS/AGREEMENTS

A) CONSIDER APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH THE MUNICIPALITY OF CULIACAN, SINALOA AND OFFICIAL SIGNING OF MEMORANDUM OF UNDERSTANDING (BRIDGE)

Mayor Pro Tem Carrillo introduced the item.

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

At this time, Luis Bazan, Bridge Director, welcomed everyone in attendance and introduced the guests and dignitaries from Mexico. He stated the purpose of the Memorandum of Understanding was to establish a global cities economic partnership between the City of Pharr, Texas and the City of Culiacan Sinaloa, Mexico.

Luis Bazan, Bridge Director, went over the value and benefits of the economic and cultural relations between the City of Pharr and Culiacan Sinaloa. Jesus Antonio Valdez Palazuelos, Mayor of Culiacan, Sinaloa thanked the City of Pharr for the special partnership that would help promote initiatives designed to increase business opportunities and strengthen the cultural, historic and economic ties between the cities. He stated today's ceremony will formalize the bi-national effort to increase growth and expand economic opportunities on both sides of the U.S./Mexico border.

ITEM 3. **CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA**

None.

ITEM 4. RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION

None.

ITEM 5. ADJOURNMENT

There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Guajardo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 2:43 p.m.

CITY OF PHARR

ROBERTO "BOBBY" CARRILLO
MAYOR PRO TEM

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

ON THIS THE 30th DAY OF JUNE 2017 the Board of Commissioners of the City of Pharr, Texas convened in a **SPECIAL CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JULY 3, 2017
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, July 3, 2017 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro-Tem Roberto "Bobby" Carrillo
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Mario Bracamontes

BOARD OF COMMISSIONERS ABSENT: Comm. Ramiro Caballero
Comm. Mario Bracamontes

STAFF PRESENT: Juan G. Guerra, City Manager
Edward Wylie, Asst. City Manager
Hilda Pedraza, City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Events Center Director
Karla Moya, Finance Director
Anali Alanis, HR Director
Rodolfo Martinez Municipal Judge
Ruben Villescas, Police Chief
Leonardo Perez, Fire Chief
Melanie Cano, Development Services Dir.
Sergio Alains, Parks & Rec. Director
Raul Garza, CDBG Director
Adolfo Garcia, Library Director
Luis Bazan, Bridge Director

CITY ATTORNEY Alan Ozuna, Attorney

ITEM 1. CALL TO ORDER

Mayor Hernandez called the meeting to order at 4:01 p.m. Roll Call established a quorum.

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

Comm. Guajardo **moved** to excuse the absent members. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Juan G. Guerra, City Manager, led in the pledge of allegiance and Ruben Villegas, Police Chief, said the invocation.

ITEM 2. PUBLIC COMMENTS/PUBLIC HEARINGS

A) PUBLIC COMMENTS

No one signed up to speak.

B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

No one signed up to speak.

ITEM 3. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT (ENGINEERING)

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

B) CITY EVENTS OF INTEREST (ADMINISTRATION)

Juan G. Guerra, City Manager, reported Public Works would be conducting its monthly Operation Clean Sweep on Saturday, July 29, 2017 for Zone 12 at Fire Station No. 3. He also reported Movies at the Park will be taking place on Saturday, July 8, 2017 at Lorenzo "Lore" Garcia Park, 413 E. Clark. Featured movie will be Trolls and will start at sunset.

Juan G. Guerra, City Manager, announced the Pharr Economic Development Corporation would be hosting a groundbreaking ceremony for Fazoli's on Tuesday, July 11, 2017 at 10:00 a.m. at 1943 West Interstate 2, in Pharr. He also announced the Pharr Economic Development Corporation would be hosting the annual RGV Job Fair on Thursday, July 20, 2017 from 9:00 a.m. to 1:00 p.m. at the Boggus Ford Events Center. He stated this event would host numerous employers/agencies to promote available jobs and career opportunities in a variety of fields and was free to the public.

Juan G. Guerra, City Manager, reported the City of Pharr would be hosting a Planning Commissioners' Workshop by the American Planning Association - Texas Chapter on Friday, August 18, 2017 from 9:00 a.m. to 4:00 p.m. He stated the event was an excellent opportunity for Planning and Zoning Commissioners, elected officials

and staff to attend the workshop at an affordable price.

Juan G. Guerra, City Manager, reported the Pharr International Bridge, CBP and SAT would be having a bridge connect meeting called Update on Modernization of NAFTA and Bi-National infrastructure projects on Thursday, July 27, 2017 from 2:00 p.m. to 4:00 p.m. at Tierra Del Sol Golf Course. He stated the seminar was to update the trade on the latest developments regarding NAFTA and projects on both sides of the border.

Lastly, Mr. Guerra congratulated Ed Wylie, Assistant City Manager, for being appointed as member of the State Ethics Board by the Texas City Management Association (TCMA). He stated this board assists ICMA with fact-finding activities in cases involving ICMA members from Texas and assists in the development and monitoring of ethics training for the TCMA membership.

ITEM 4. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JUNE 5, 2017 CITY COMMISSION REGULAR CALLED MEETING, AND JUNE 19, 2017 CITY COMMISSION REGULAR CALLED MEETING (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING AND ESTABLISHING PROCEDURES/REQUIREMENTS TO CREATE A PARKING MANAGEMENT USE DISTRICT 3RD & FINAL READING (DEVELOPMENT SERVICES)**
- C) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM MIRACLE KIDS OF SOUTH TEXAS FOR THE USAGE OF THE PHARR AQUATIC CENTER ON JULY 19, 2017 FROM 3:30 P.M. TO 5:30 P.M. (PARKS/PAL)**
- D) CONSIDERATION AND ACTION, IF ANY, ON 2017 TIPA GOLF TOURNAMENT SILVER SPONSORSHIP FOR \$1,000. (BRIDGE)**
- E) CONSIDERATION AND ACTION, IF ANY, ON AMPHAC MEMBERSHIP RENEWAL FOR \$4,000 (BRIDGE)**
- F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING PARTICIPATION AT THE PRODUCE MARKETING ASSOCIATION FRESH SUMMIT ANNUAL CONFERENCE TEXAS TOWN PAVILION FOR \$8,400 (BRIDGE)**
- G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO RE-ADVERTISE FOR REQUEST FOR PROPOSALS FOR A DIGITAL SIGN AT THE PHARR INTERNATIONAL BRIDGE (BRIDGE)**
- H) CONSIDERATION AND ACTION, IF ANY, ON RENEWAL OF**

**MEMORANDUM OF UNDERSTANDING WITH TEXAS DEPARTMENT
OF PUBLIC SAFETY FOR THE CERTIFICATION OF WEIGHT
ENFORCEMENT AUTHORITY (POLICE)**

- I) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT BETWEEN
CITY OF PHARR AND RGV WATER WORKS, LLC FOR WATER AND
WASTE WATER TREATMENT PLANTS TECHNICAL ASSISTANCE
SERVICES (ADMINISTRATION)**
- J) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT
SERVICES CASES:**
- 1. MACUMBA PARADISE, LLC, REQUESTED RENEWAL OF THE
CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE
SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION
IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY
DESCRIBED AS BEING A 0.102 ACRES, MORE OR LESS, OUT OF LOT
97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS.
THE PROPERTY IS PHYSICALLY LOCATED AT 1209 EAST NOLANA
LOOP. CUP#160736**
 - 2. ANTONIO GOMEZ RODRIGUEZ AND SYLVIA SOTO RODRIGUEZ, D/B/A
VERONA EVENT CENTER II, LLC, REQUESTED RENEWAL OF THE
CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC
BEVERAGES FOR ON-PREMISE CONSUMPTION IN A HEAVY
COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY
DESCRIBED AS BEING LOTS 2 AND 3, MACO BUSINESS CENTER
SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S
PHYSICAL ADDRESS IS 109 EAST FERGUSON AVENUE. CUP#100623**
 - 3. JOSE RUBEN MENDEZ, D/B/A 100% ANTOJITOS MEXICANOS
REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW
THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE
CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE
PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.04-ACRE TRACT OF
LAND OUT OF LOT 1, JACKSON RIDGE COURT PHASE 2 SUBDIVISION,
PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL
ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 9. CUP#140525**
 - 4. LAS MARGARITAS RESTAURANT, INC., REQUESTED 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
LOTS 7-10, CLOCK 28, PHARR ORIGINAL TOWNSITE, PHARR, HIDALGO
COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 106 NORTH
CAGE BOULEVARD. CUP#160630**
 - 5. ROMMEL ORGANISTA, D/B/A KURAI CHINESE & SUSHI RESTAURANT
REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW
THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE**

CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, JACKSON RIDGE COURT PHASE II SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON, SUITE 1

6. EMMA E. GUERRA REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (14' X 19') IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 83, PECAN PLANTATION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7711 SOUTH PECAN PLANTATION CIRCLE

K) PLATS:

1. MGE, REPRESENTING CITY OF PHARR, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PHARR DEVELOPMENT AND RESEARCH CENTER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND CONTAINING 5.00 ACRES, ALSO BEING A PART OR PORTION OF LOT 327, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST DICKER ROAD

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

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

Ordinance No. O-2017-27 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 5. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUSPENDING THE JULY 20, 2017 EFFECTIVE DATE OF THE STATEMENT OF INTENT OF TEXAS GAS SERVICE COMPANY TO INCREASE RATES WITHIN INCORPORATED AREAS OF ITS SERVICE TERRITORY (ADMINISTRATION)

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

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

Resolution No. R-2017-49 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING CITY STAFF TO CONSIDER REQUEST FROM PLANTATION HOMEOWNERS ASSOCIATION, ESTABLISH TRAFFIC STATUE REQUIREMENTS, ESTABLISH COSTS, AND PREPARATION OF ORDINANCE AND TRAFFIC ENFORCEMENT AGREEMENT FOR CONSIDERATION ESTABLISHING PLANTATION ROADS AS PUBLIC FOR PURPOSES OF TRAFFIC ENFORCEMENT BY THE PHARR POLICE DEPARTMENT (POLICE)

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

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion.

Comm. Carrillo asked if the security would be removed from the entrance. Juan G. Guerra, City Manager, responded no. He stated this was a request from the Homeowners Association for Police Department to begin patrolling within the subdivision and this was the initial step to do that. He added the roads needed to meet the standards of the city in order to enforce laws. He further stated if anything changes, it would be brought back to the Commission for consideration.

The motion was put to a vote and it carried unanimously. Resolution No. R-2017-50 is filed with the City Clerk's Office.

ITEM 6. ADMINISTRATIVE

A) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NUMBER 3 AND FINAL RECONCILIATION OF QUANTITIES FOR FIRE STATION NUMBER 3 RENOVATIONS (BID NUMBER 1617-01-528-0011) (ENGINEERING)

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

Comm. Medina **moved** to approve. Comm. Carrillo seconded the motion.

Comm. Medina voiced his concern with change order stating this was the third request for change orders. If that amount goes beyond the other bids, it would be more than the lowest and second bid.

Omar Anzaldua, City Engineer, stated the change order was for additional work for construction of concrete ramps to be ADA compliance in front of the substation. He mentioned this was an oversight by the design architect to consider the ADA ramps.

Comm. Medina stated we needed to make sure we were in compliance with bidding requirements.

After some discussion, the motion was put to a vote and it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NUMBER 3 AND FINAL RECONCILIATION OF QUANTITIES FOR THE SINGLE MACHINE REPAVING PROJECT YEAR 1 PHASE B (BID NUMBER 1516-01-528-0036) (ENGINEERING)

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

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

C) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NUMBER 1 FOR THE SOUTH PHARR DEVELOPMENT & RESEARCH CENTER AND EXHIBIT HALL (BID NUMBER 1617-01-528-0021) (ENGINEERING)

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

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

D) DISCUSSION AND POSSIBLE ACTION ON THE PETITION TO DESIGNATE CAGE BLVD. TO LT. COL. FIDENCIO R. BARRERA

BLVD. (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and stated staff recommended no action but opened the floor for discussion.

Comm. Carrillo stated all businesses along Cage needed to be notified as this might have a financial impact on them. He further encouraged the public's input.

Juan G. Guerra, City Manager, stated we might consider looking into the area where Mr. Barrera lived and perhaps identify a road in that area.

Comm. Medina recommended that a committee be established for review of street name changes.

E) CONSIDERATION AND ACTION, IF ANY, ON OPTIONS FOR LOGOS ON THE CITY OF PHARR'S ELEVATED STORAGE TANKS (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and stated the PRIDE Leadership and Principles needed to be rolled out to the water towers. He stated staff was proposing to place the Pharr Pride, City Logo, and some wording on the storage tanks. He stated this was to update them and no action was necessary.

ITEM 7. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SMARTBRIDGE (CRISIS360) FOR EMERGENCY MANAGEMENT INCIDENT MANAGEMENT SOFTWARE (EMERGENCY MANAGEMENT)

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

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

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT WITH NEOGOV FOR ONLINE APPLICATIONS AND ON BOARDING SERVICES (INNOVATION & TECHNOLOGY)

Juan G. Guerra, City Manager, introduced the item and briefly stated this was for online job applications and the cost was approximately \$34,000. He further stated staff recommended approval.

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

C) CONSIDERATION AND POSSIBLE ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN UPDATED INTERLOCAL AGREEMENT WITH THE CITY OF ALAMO FOR TECHNICAL AND PROFESSIONAL SERVICES RELATING TO RADIO COMMUNICATIONS (INNOVATION & TECHNOLOGY)

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

Ed Wylie, Assistant City Manager, stated the City owns and operates a radio system, which is above of what the city needs so we opened it up for other cities to use the airwaves. He further stated this was part of the City's interoperability plan.

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

D) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT EXTENSION WITH CERES ENVIRONMENTAL FOR THE SERVICES OF CATASTROPHIC EVENT DEBRIS REMOVAL IN THE CITY OF PHARR (PUBLIC WORKS)

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

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

E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER AND NEGOTIATE A CONTRACT WITH HALFF ASSOCIATES, INC. FOR THE FY16 DONATIONS ACCEPTANCE PROGRAM (DAP) PHARR LPOE CARGO INSPECTION DOCK & COLD INSPECTION FACILITY EXPANSION AND AGRICULTURE LAB &

TRAINING CENTER FACILITY PROJECT (ENGINEERING)

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

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

F) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH XOANA FOR ROAD SIGNS AND SMALL BILLBOARDS IN REYNOSA (BRIDGE)

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

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

G) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH UT-RGV FOR TRADE DASHBOARD AND ANNUAL REPORT FOR THE PHARR INTERNATIONAL BRIDGE (BRIDGE)

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

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

H) CONSIDERATION AND ACTION, IF ANY, ON PROJECT MONDAY (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and recommended approval as approved by PHFC Jackson Place Apartments Corporation Board.

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

ITEM 8. 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. IN ACCORDANCE
WITH THE FOLLOWING BELOW**

None.

ITEM 9. RECONVENE

None.

ITEM 10. ADJOURNMENT

There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Carrillo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:19 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 3rd DAY OF JULY 2017 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.B.

DATE SUBMITTED: June 21,
2017

MEETING DATE: July 17, 2017

FROM: Elva Edmundson, Administrative
Assistant

DEPARTMENT: Parks/PAL

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of West US Highway 83 between Palm Drive and Aster Street for the Inaugural Public Safety Memorial 5K Run/Walk on Saturday, August 5, 2017.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr wishes to host an Inaugural Public Safety Memorial 5K Run/Walk on Saturday, August 5, 2017, at 8:00 a.m. The 5K race route will start and end on 218 S. Aster Street. runners will travel through a scenic residential neighborhood and then finish near the original starting line. Although the primary purpose is to promote public safety and awareness for the citizens of Pharr, it is also intended to encourage a healthier lifestyle in the community.

Financial Consideration: n/a

Staff Recommendation: City Commission approve this item.

Alternatives: n/a

ROUTING:

Elva Edmundson
Sergio Alanis

Created/Initiated - 06/21/2017
Approved - 06/21/2017

City Management Office

Final Approval - 07/13/2017

RESOLUTION R-2017-__

**A RESOLUTION OF THE CITY OF PHARR TEXAS, AUTHORIZING THE CITY TO
ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC
TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF PHARR**

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

That the City of Pharr wishes to enter into an agreement with the State of Texas, acting
by and through the Texas Department of Transportation for temporary closure of a
street for public event.

That the closure of West Old Business 83 between Palm Drive and Aster Street for the
purpose of conducting the Inaugural Public Safety Memorial 5K Run/Walk on Saturday,
August 5, 2017 from 8:00 a.m. to 11:00 a.m.

That all rules and procedures of 43 Tex. Adm. Code Section 22.12 have been
established for the temporary closure of a segment of the State highway system and
this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this ____ day of July 2017, by the Board of
Commissioners of the City of Pharr, Texas.

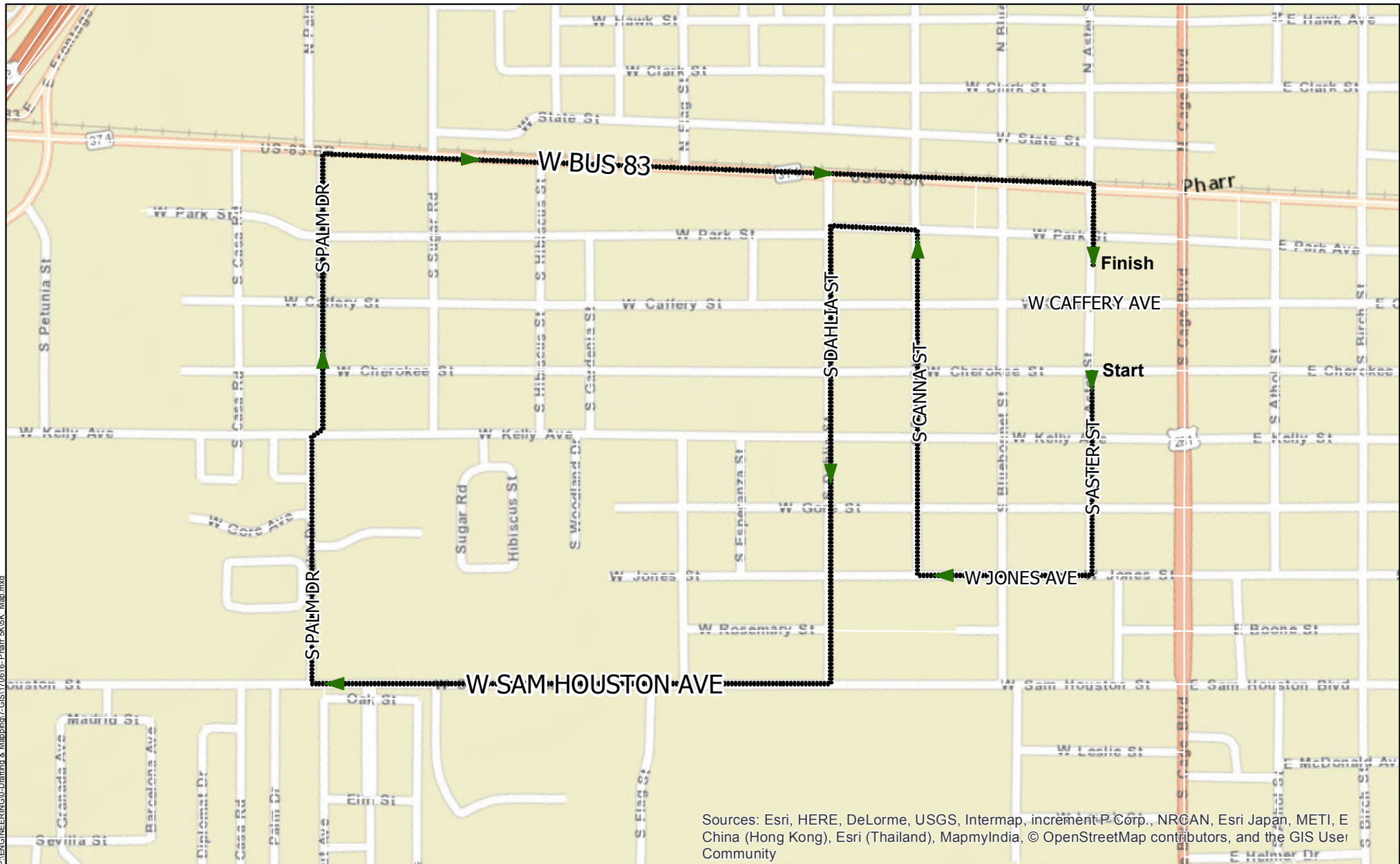
CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

City of Pharr 2017 5K Route

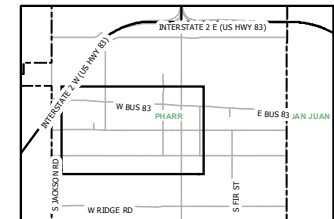
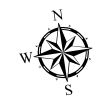
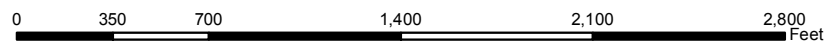


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242



1 inch = 700 feet





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.C.

DATE SUBMITTED: July 10, 2017

MEETING DATE: July 17, 2017

FROM: Elva Edmundson, Administrative Assistant

DEPARTMENT: Parks/PAL

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on street closures for the Inaugural Public Safety Memorial 5K Run/Walk scheduled for Saturday, August 5, 2017.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr wishes to host an Inaugural Public Safety Memorial 5K Run/Walk scheduled for Saturday, August 5, 2017, from 8:00 a.m. to 11:00 a.m., encouraging law enforcement agencies and communities the importance of public safety.

Financial Consideration: N/A

Staff Recommendation: Staff recommends that City Commission approve this item.

Alternatives: N/A

ROUTING:

Elva Edmundson
Sergio Alanis
City Management Office

Created/Initiated - 07/10/2017
Approved - 07/14/2017
Final Approval - 07/14/2017

MEMORANDUM

DATE: June 20, 2017

TO: Mayor Ambrosio “Amos” Hernandez
City Commissioners

THRU: Juan Guerra, City Manager

FROM: Sergio Alanis, Director of Parks and Recreation

SUBJECT: Request for Street Closures for the Inaugural Public Safety Memorial 5K Run/Walk

This memorandum serves as a request to close the following streets for the Inaugural Public Safety Memorial 5K Run/Walk scheduled for Saturday, August 5, 2017, from 8:00a.m. to 11:00a.m.

The requested street closures are as follows and attached is a copy of the proposed 5K route:

- South Aster St. between Jones St. and US Highway 83
- West Jones and South Canna St.
- South Canna St. between Gore St. and west Park St.
- West Park St. between Canna St. and Dahlia St.
- South Dalia St. between Park St. and Sam Houston
- West Sam Houston
- South Palm Dr. between Gore St. and west Park Dr.
- West US Highway 83 between Palms Dr. and Aster St.

Recommendation:

Staff recommends that the City Commission consider this item.



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.D.

DATE SUBMITTED: July 7, 2017

MEETING DATE: July 17, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Juan Guerra

Agenda Item: Consideration and action, if any, on request from the American Bikers Association for donation in the amount of \$1,500 for their Kickstands for Kids school drive event.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: The American Bikers Association, McAllen Chapter, is requesting support for their School Drive "Kickstands for Kids" event to provide backpacks full of school supplies to over 400 students in Carmen Anaya Elementary.

Last year, the club visited Pharr seeking support for their endeavors in the communities of Pharr, San Juan and Alamo and the city was very gracious and donated \$1,500. HCMPO also donated several laptop workstations and monitors so the school could create a PC lab.

Funds will also go to assist them in preparation of their Christmas Toy Drive, where they provide gifts to the children in the PSJA Head Start Program, that includes toys and goodies to those children who may otherwise not receive anything during this holiday.

Financial Consideration: \$1,500.00

Staff Recommendation: Staff recommends approval.

Alternatives: The alternative would be to deny this request.

ROUTING:

Hilda Pedraza

Karla Moya

City Management Office

Created/Initiated - 07/07/2017

Approved - 07/12/2017

Final Approval - 07/13/2017



ABA-McALLEN

American Bikers Association

McAllen, TX 78501

Officers:

Andrew "Kickstand" Canon
President

Leo "Hardcore" Hernandez
Assistant President

Liz "Deuces" Johnson
Secretary

Alejandro "Smalls" Ramos
Head Road Captain

Joe "Gear Head" Aranda
Sergeant at Arms

Julia "Goose" Canon
First Lady

July 6, 2017

Ambrosio "Amos" Hernandez, Mayor
City of Pharr
PO Box 1729
Pharr, TX 78577

Re: Donation for Kickstand for Kids

Dear Mayor Hernandez:

Last year my club visited the City of Pharr seeking support for our endeavors in the communities of Pharr, San Juan and Alamo. The City of Pharr was very gracious and supported our cause. I am asking the City Council, as President of the American Bikers Association, McAllen Chapter, if the city would be willing to support us again, as we prepare for our School Drive, "Kickstands for Kids". ABA members will be providing backpacks full of school supplies to over 400 students in Carmen Anaya Elementary. HCMPO also donated several laptop workstations and monitors so the school could create a PC lab.

Funds will also go to assist us in preparation for our Christmas Toy Drive, where we provide gifts to children in the PSJA Head Start Programs, that includes toys and goodies to those children who may otherwise not receive anything during this holiday.

Any support the City is willing to assist us with would be very welcomed.



ABA MEMBERS:

David "Master G" Gonzales
Gloria "Queen Yaya" Gonzales
Chris "Kid" Hernandez
Octavio "Big O" Alarcon
Melinda "Mel" Alarcon
Gerry "Pikey" Garza
Mike "Grinder" Mata
Isidro "EZ" Aguirre
Mike "Hellboy" Sandilands



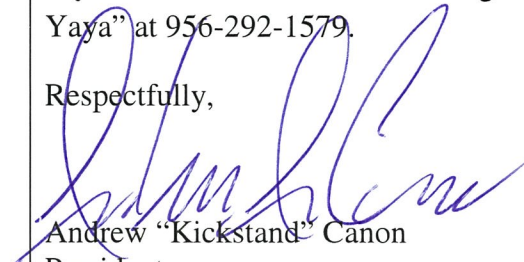


In closing we invite each of the City Commissioners to come out and join us at Carmen Anaya Elementary School and be part of this **AWESOME** event.

“Kickstand for Kids”, that’s how we roll.

If you need further information regarding this event, please contact Gloria “Queen Yaya” at 956-292-1579.

Respectfully,


Andrew “Kickstand” Canon
President

“Saddle Up and Ride”



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.E.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR:

Agenda Item: Consideration and action, if any, on request from the U.S. General Services Administration for a 20-ft drainage easement for a new Federal Motor Carrier Safety Administration (FMSCA) Facility located at the Pharr-Reynosa International Bridge.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason: N/A

Issue: The U.S. General Services Administration has requested a 20-ft drainage easement of a 0.025 acre (20 feet wide – 1,108 square feet) strip of land situated in the City of Pharr, Hidalgo County, Texas; being a portion of Lot 3 of Replat of G.S.A. Subdivision, recorded in Volume 29, Page 108 of the Hidalgo County Map Records. For a new FMCSA facility being constructed at the Pharr-Reynosa International Bridge.

Financial Consideration: N/A

Staff Recommendation: Staff Recommends approval of the request from the U.S. General Services Administration for a 20-ft drainage easement for a new Federal Motor Carrier Safety Administration (FMSCA) Facility located at the Pharr-Reynosa International Bridge.

Alternatives: N/A

ROUTING:

Omar Anzaldua
Omar Anzaldua

Created/Initiated - 07/12/2017
Approved - 07/12/2017

Patricia Rigney
City Management Office

Approved - 07/12/2017
Final Approval - 07/13/2017

EXHIBIT "A"
METES AND BOUNDS
DESCRIPTION OF A
0.025 ACRE STRIP OF LAND

A Metes and Bounds description of a 0.025 acre (20 feet wide – 1,108 square feet) strip of land situated in the City of Pharr, Hidalgo County, Texas; being a portion of Lot 3 of Replat of G.S.A. Subdivision, recorded in Volume 29, Page 108 of the Hidalgo County Map Records; and being more particularly described as follows:

COMMENCING at the eastern-most corner of said Lot 3, being an interior common corner with Lot 2 of said Replat of G.S.A. Subdivision; said commencing point bears South 69°02'20" East, 1.0 feet to a chain link fence corner post; said commencing point has Texas State Plane Grid Coordinates: North 16,557,162.32 feet; East 1,082,783.90 feet;

THENCE, North 81°29'20" West, 126.78 feet along the common boundary line of said Lots 2 and 3 to the POINT OF BEGINNING of the herein described strip of land;

THENCE, South 08°37'26" West, 61.20 feet to a point for corner in the southwesterly wall of an existing concrete drainage flume;

THENCE, North 51°22'08" West, 23.10 feet along said southwesterly wall to a point for corner;

THENCE, North 08°37'26" East, 49.61 to a point for corner in the aforesaid common boundary line of Lots 2 and 3; said point bears North 81°29'20" West, 100.50 feet to a 1/2-inch iron rod found marking an interior common corner of said Lots 2 and 3; said found 1/2-inch iron rod has Texas State Plane Grid Coordinates: North 16,557,198.91 feet; East 1,082,539.34 feet;

THENCE, South 81°29'20" East, 20.00 feet along said common boundary line to the POINT OF BEGINNING, containing 0.025 acre of land in Hidalgo County, Texas, as shown on Drawing No. 10689 filed under Job No. S0807-0007-01 in the office of JONES|CARTER, San Antonio, Bexar County, Texas.

Note: The bearings, distances, coordinates and areas shown hereon are Texas State Plane Coordinate System Grid, South Zone (NAD'83), as determined by Global Positioning System (GPS). For converting grid distances to surface, use the grid to surface scale factor of 0.999980120 (SURFACE IS BELOW GRID AT THIS LOCATION).

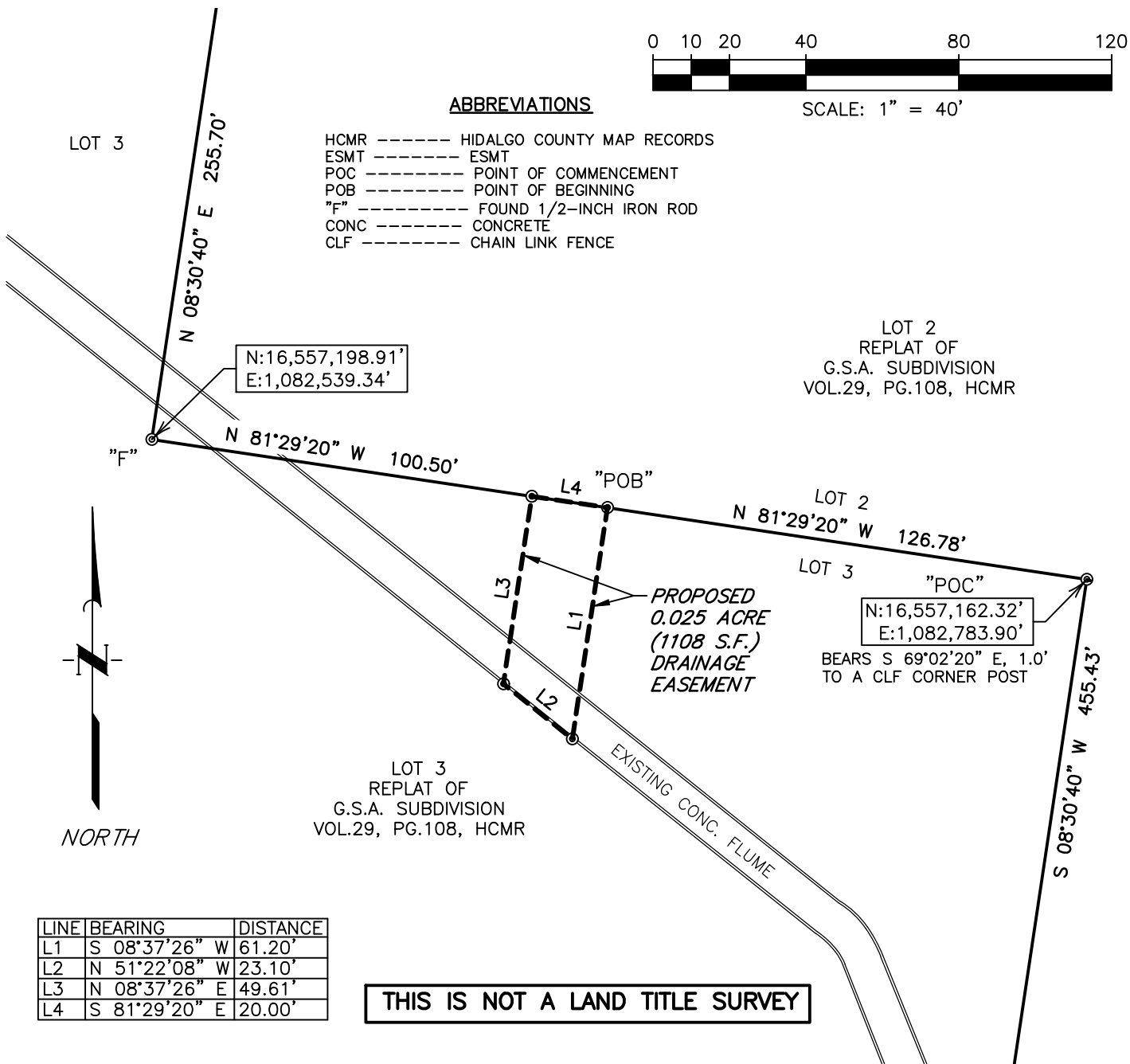
JONES | CARTER
Texas Board of Professional Land Surveyors Registration No.100461-05



Michael A. Romans
Registered Professional Land Surveyor #4657

Signature Date: March 20, 2017

P:\PROJECTS\S0807 Gensler\007 Pharr\1 Surveying Phase\Cad Files\Final Drawing\20' Drainage Esmt EXH V3.dwg Jun 26,2017 - 8:31am mar



THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). FOR CONVERTING GRID DISTANCES TO SURFACE, USE THE GRID TO SURFACE SCALE FACTOR OF 0.999980120 (SURFACE IS BELOW GRID).

Michael A. Romans

SIGNATURE DATE: MARCH 20, 2017

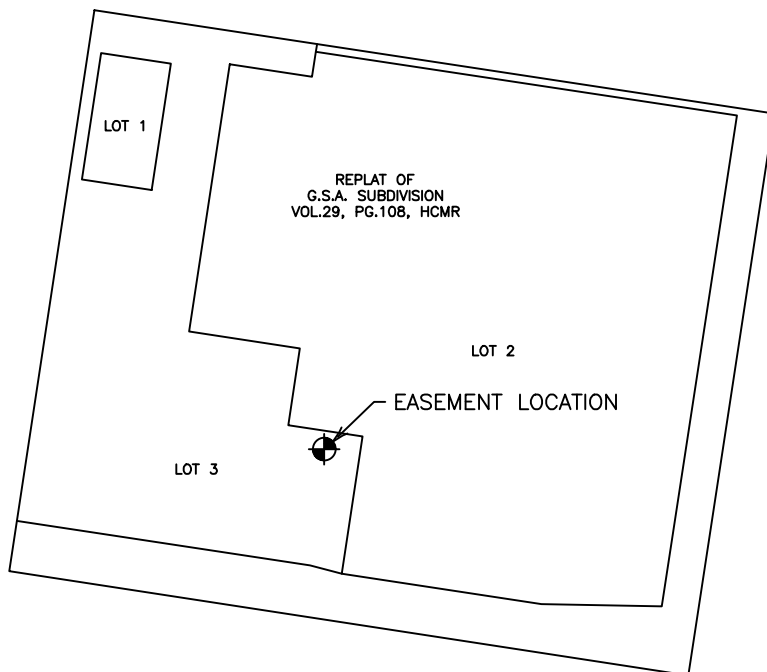


EXHIBIT "B"
EXHIBIT OF A
PROPOSED 0.025 ACRE
DRAINAGE EASEMENT
OUT OF LOT 3
REPLAT OF G.S.A. SUBDIVISION
CITY OF PHARR
HIDALGO COUNTY, TEXAS



JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046105
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
Austin • Katy • Bryan • Dallas • Houston • Rosenberg • San Antonio • The Woodlands



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.F.

DATE SUBMITTED: July 11, 2017

MEETING DATE: July 17, 2017

FROM: Gary Rodriguez, Events Center Director

DEPARTMENT: Events Center

DIRECTOR: Gary Rodriguez

Agenda Item: Consideration and action, if any, on PSJA ISD request for the use of the Boggus Ford Events Center - free of charge - on Tuesday September 26, 2017 from 5:00 pm - 9:00 pm for Annual College Night event.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: PSJA ISD has requested to have rental fees waived for use of Boggus Ford Events Center for Tuesday September 26 from 5:00 pm - 9:00 pm for annual College Night presentation.

Financial Consideration: Amount waived, if approved, is non-profit rate of \$2,500.

Staff Recommendation: Staff recommends approval

Alternatives:

ROUTING:

Gary Rodriguez
Patricia Rigney
City Management Office

Created/Initiated - 07/11/2017
Approved - 07/11/2017
Final Approval - 07/13/2017

June 19, 2017

City of Pharr
Juan Guerra, City Manager
118 S. Cage
Pharr, TX 78577

Re: Boggus Ford Events Center

Dear Mr. Guerra:

The Pharr-San Juan-Alamo ISD College Readiness Department is requesting the use of the Boggus Ford Events Center to host our annual College Night. This event is scheduled for **Tuesday, September 26, 2017 from 5:00 p.m. to 9:00 p.m.**

We greatly appreciate your support in making a difference in PSJA and for being our partner in education. If you have any questions or need additional information, please call me at (956) 354-2053.

Sincerely,



Rene Campos

Asst. Superintendent for Support Services

START COLLEGE NOW! COMPLETE EARLY! GO FAR!

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

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



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.G.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Gary Rodriguez, Events Center Director

DEPARTMENT: Events Center

DIRECTOR: Gary Rodriguez

Agenda Item: Consideration and action, if any, on request from The Rio Grande Valley Chapter of Families & Friends of Murdered Children Inc. to use the Boggus Ford Events Center - free of charge - on Monday September 25, 2017 from 6:30 pm - 8:30 pm for their banquet

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: The Rio Grande Valley Chapter of Families & Friends of Murdered Children Inc. is a 501 c. - 3 non-profit and is requesting City Commission to waive rental fees for use of the Boggus Ford Events Center on Monday September 25, 2017.

Financial Consideration:

Staff Recommendation: Staff recommends approval

Alternatives:

ROUTING:

Gary Rodriguez
Patricia Rigney
City Management Office

Created/Initiated - 07/12/2017
Approved - 07/12/2017
Final Approval - 07/13/2017



The Rio Grande Valley Families & Friends Of Murdered Children, Inc.

"For those who have died by homicide forever in our hearts and seeking justice"

Robert Garcia, CEO/President • Phone: (956) 566-2036 • E-mail: RGV_POMC@msn.com

• www.rgvffomc.com • Mail Address: 3105 White Wing Ave., TX 78539



June 20, 2017

Dear Friend and Community Leader:

RE: Request Support Donation (Boggus Event Center)
September 25, 2017

Every year, millions of people's lives are forever changed by violent crimes. They are our families, neighbors, friends, and colleagues. Many will have life-changing injuries or need ongoing care and support. We can all reach out to victims, listen to what they need, and help them rebuild their lives. We all play a role.

When a loved one is murdered, surviving family members suffer an unimaginable loss, and require significant support in their interactions with the criminal justice system. Their tragic loss is compounded by trying to make sense of such a senseless act, and trying to seek justice and accountability on behalf of their murdered loved ones.

We urge all the Rio Grande Valley Homicide Survivors families, friends and professionals to join us for the September 25, 2017, 5th Annual Candlelight Vigil taking place from 6:30 to 8:30pm cognizance of this event and its observance.

In partnership with the National Parents Of Murdered Children (POMC) who established September 25th as a National Day of Remembrance for Murder Victims as a result of unanimously passed resolutions by the U.S. Senate on October 16, 2007 (S. Res. 326), and the U.S. House of Representatives on May 14, 2007 (H. Res. 223) to honor the memory of victims who have been killed by violence and acknowledging the resulting long-term trauma for families, communities, and the Nation is an important way of promoting public awareness

This year's theme, "As Long As I Breathe, You Will Be Remembered" draws on an expansive understanding of grief. Widespread and fundamental need for justice in our communities must include victim-centered, trauma-informed, culturally competent services for all victims of crime especially Survivors of Homicide.

Traditional responses to victimization have aided scores of homicide survivor's victims in the aftermath of murder. But they have also left many co-victims behind. As families and whole communities experience the compounding effects of violence and trauma, we must unify our efforts to create accessible and appropriate systems that interrupt this perpetrating cycle and allow communities to heal. Collaboration with cities are critical. By bringing together victim service providers, law enforcement, criminal justice professionals, and key community leaders, we must and we can create cooperative environments that spur creative solutions by providing comprehensive, informed responses to victims of all types of crime especially homicide survivors. These multidisciplinary teams are best equipped to meet crime victims and their surviving families where they are—with holistic, research-based services.

On behalf of the RGVFFOMC, I want to thank you for the past 3-years the city of Pharr has commit in making the Candlelight Vigil a great success by been the catalyst in innovative practices and your steadfast support of all crime victims on Hidalgo County, especially citizens/victims of Pharr.

If you have questions or would like further information, please contact me at 956-566-2036 or rgvpomc@msn.com. Thank you for your support. With your help, we will be able to reach our goal and support those in NEED of services and fight for justice against victims of violent crimes.

Sincerely,

Robert Garcia, MS



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 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 - 07/12/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.1.

DATE SUBMITTED: July 13, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Scalisi's Chicago Pizza & More has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.073 of an acres, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 912 East Nolana Loop, Suites R, S and T.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Scalisi's Chicago Pizza & More has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.073 of an acres, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 912 East Nolana Loop, Suites R, S and T.

Financial Consideration: N/A

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

The Planning Commission voted unanimously to approve the request for a Conditional

Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to staff's recommendations.

Alternatives: N/A

ROUTING:

Janie Benedict

Created/Initiated - 07/13/2017

Roland Gomez

Approved - 07/13/2017

Melanie Cano

Approved - 07/13/2017

City Management Office

Final Approval - 07/13/2017

MEMORANDUM

DATE: MONDAY, JULY 17, 2018

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#170637 (SCALISI'S CHICAGO PIZZA & MORE)

GENERAL INFORMATION:

APPLICANT: Scalisi's Chicago Pizza & More has filed with the Planning and Zoning Commission a request for a Conditional Use 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 being 0.073 of an acre, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 912 East Nolana Loop, Suites R, S and T.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, east and west, Heavy Commercial District (H-C) to the north and Single-Family Residential District (R-1) to the south. This 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)

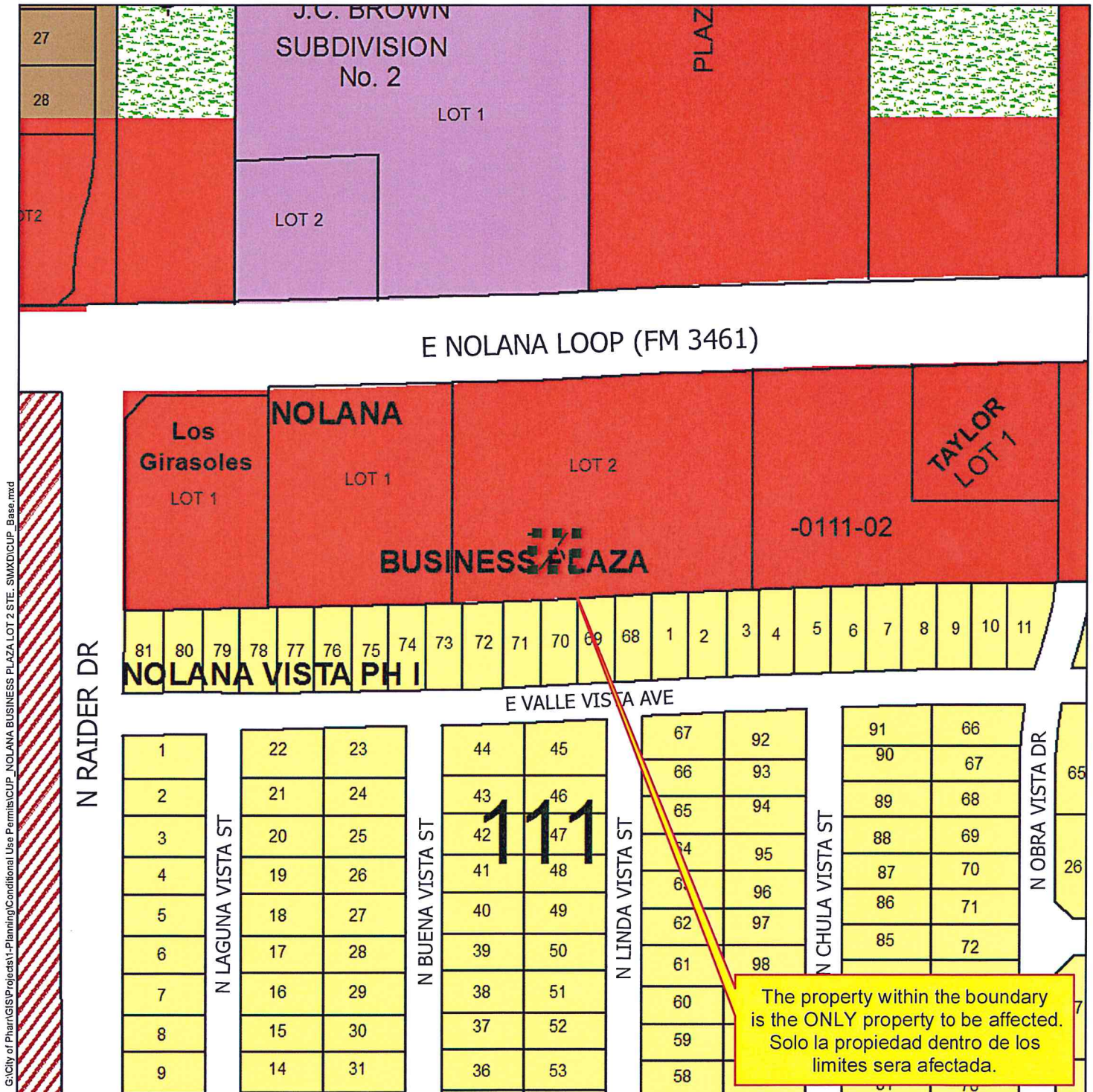
POLICE CHIEF: Recommends approval of the Conditional Use Permit. (See attached memo)e

PLANNING DEPARTMENT: Recommends approval of the Conditional Use Permit. (See attached memo)e

NOTIFICATION OF PUBLIC: Twenty-three (23) 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 Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

PLANNING & ZONING COMMISSION: The Planning Commission voted unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to staff's recommendations.





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

Company Name or Business Entity: Scalisi's Chicago Pizzeria Type of Business: Restaurant
Applicant: Patty Scalise Phone No. (956) 961-4877
(First) (Middle) (Last)
Mailing Address: 912 E. Nolana Loop 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? <u>Fire Dept</u>

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 <u>3</u>	☒			
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:

E. Ah 06-22-2017 Patty Scalise 6/22/17
(INSPECTOR / OFFICER) (Date) (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

June 28, 2017

SCALISI'S CHICAGO PIZZA & MORE
912 E NOLANA, SUITE R-S-T
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 28, 2017 revealed no violations.

Inspection Note This inspection record was automatically created by the system in response to a reinspection request from ManageMyInspections.com.

1525 DAGOBERTO SOTO
Inspector

Patty Scalise

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 28 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: 06/22/2017
Re: Conditional use Permit for ABC – File No. CUP#170637 (Scalisi's Chicago Pizza & More)

Scalisi's Chicago Pizza & More has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The Property is more fully described as follows.

- **Legal Description:** Being 0.073 of an acre, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 923 E. Nolana, Suites R, S, and T
- **Contact Number:** 956-961-4877

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 blue ink signature of Joel Robles, written over a horizontal line.

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

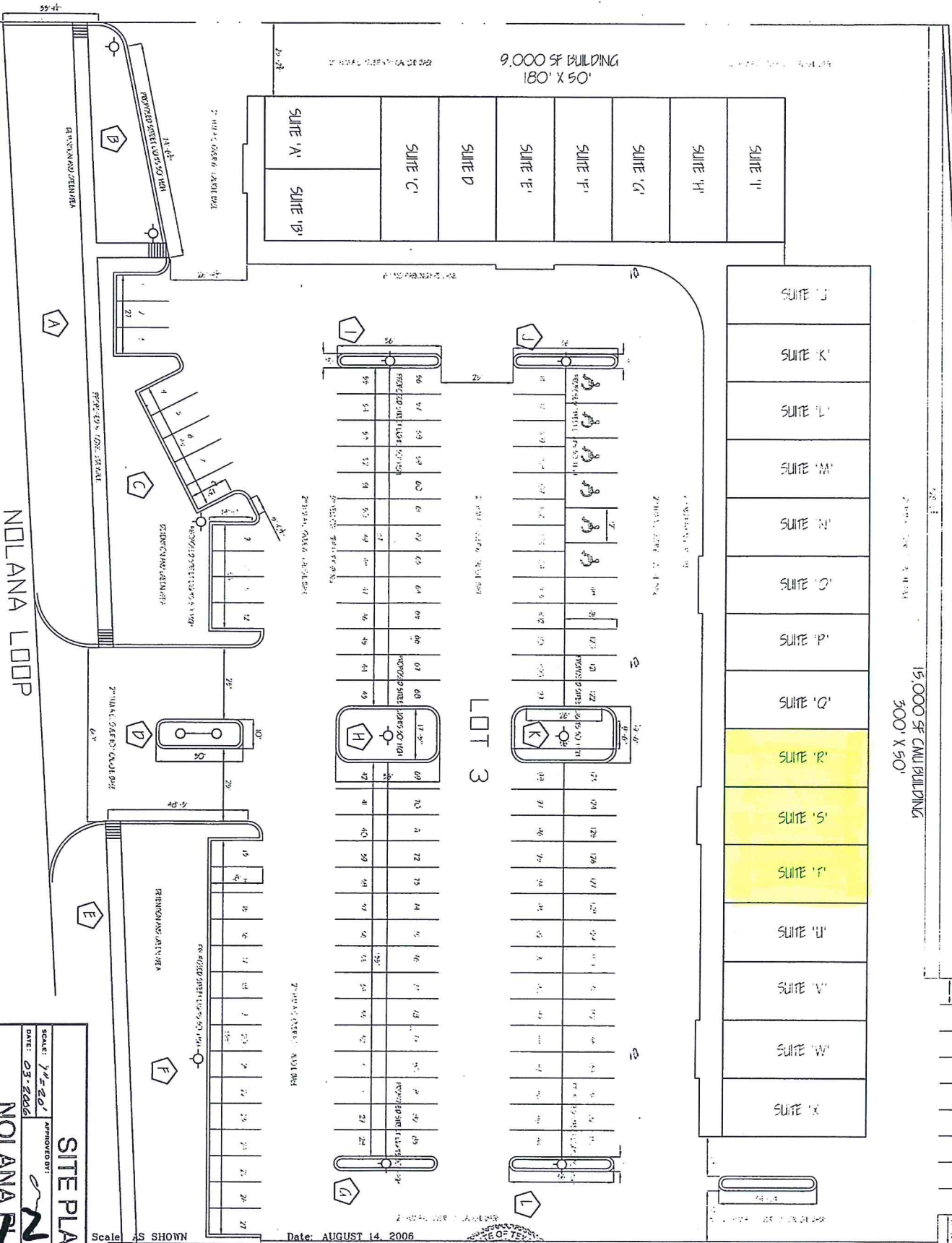
RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 22 2017

A blue ink signature, possibly of a staff member, written below the date stamp.

BY: _____





DATE: 03-2006

SITE PLAN

APPROVED BY: J.C. RUIZ

DRAWN BY: J.C. RUIZ

REVIEWED BY: J.C. RUIZ

DRAWING NUMBER

Scale: AS SHOWN

DATE: AUGUST 14, 2006

Montemayor - Hansen - Garcia
Villafraanco & Associates
ENGINEERS - SURVEYORS AND PLANNERS
8491 PAREDES LINE ROAD, BROWNSVILLE, TX 77820
SAN BENITO, TEXAS 78586
Bro. # (210) 546-0071, S.B. # (210) 399-3321
FAX # (210) 541-8008

Drawn By: J.C. RUIZ
Checked by: J.C. RUIZ
Approved by: A.M. GARCIA

Project No.
ME-17614

Sheet No.
1-OF-1



912 E. NOIANA

912 E. NOIANA





Chicago Dogs

(All served with fries)

Vienna or Polish Dog
Poppy seed bun, mustard, relish, onions, tomatoes, sport peppers, pickle spear and sprinkled w/ celery salt

\$5.50

Maxwell Street Dog

Poppy seed bun, mustard, grilled onions, sport peppers, pickle spear & celery salt

\$5.75

Chili Dog

Poppy seed bun, no bean Chili, cheese and onions

\$5.25

Pasta

(Served with Garlic toast)

SPAGHETTI & MEATBALLS

\$ 7.75

GRILLED CHICKEN SPAGHETTI

\$ 8.00

PENNE & MEATBALLS

\$ 7.75

PENNE W/ITALIAN SAUSAGE & PEPPERS

Sausage, bell peppers, onion, garlic, and cheese served in Marinara sauce

\$11.25

LASAGNA

Ground beef, black olives, mushrooms and Mozzarella cheese

\$ 8.00

VEGETARIAN LASAGNA

Zucchini, Spinach, Mushrooms, Mozzarella Cheese and Black Olives

\$ 8.00

CHEESE RAVIOLI

Ravioli filled w/ ricotta cheese covered in meat sauce

\$ 9.25

MEAT RAVIOLI

Ravioli filled with meat covered in meat sauce

\$ 9.50

FETTUCINE ALFREDO

Spinach Fettucine noodles in Alfredo sauce

Add:

Chicken

Shrimp

Chicken and Shrimp

\$ 7.50

FLORENTINE CHICKEN ALFREDO

Spinach Fettucine noodles in Alfredo Sauce with fresh spinach and chicken

With

Shrimp

Chicken and Shrimp

\$ 9.75

\$11.25

\$13.25

Burgers

(All served with fries)

The Original Burger

1/2 lb Beef patty, mayo, mustard, lettuce, tomatoes, onions, pickle on a toasted bun

Add:

Cheese \$0.50

Jalapenos \$0.50

Bacon \$1.25

\$8.25

Mushroom Burger

1/2 lb Beef patty, Mayo, Swiss cheese, lettuce, mushrooms, tomatoes, onions on a toasted bun

\$8.25

Pizza Burger

1/2 lb Beef patty, Pepperoni, cheese and pizza sauce on a toasted bun

\$8.25



Scalisi's

Chicago Style

Pizza & More!

956.961.4877

912 E. Nolana Loop
Pharr, Texas 78577

Monday - Sunday

11:00 a.m. - 10:00 p.m.



Desserts

Chesecake

Add: Strawberry or Chocolate

Brownie A La Mode

Cannoli

Vanilla Ice Cream Scoop

\$3.75

\$0.50

\$5.75

\$3.25

\$1.25

Beverages

Soda | Iced Tea | Lemonade

Coffee

\$2.25

\$1.75

BEER AND WINE

Budweiser | Michelob Ultra | Bud Light

Heineken | Coors Light

Corona | Miller Light | Sangria

(Ask your Server)

PACER PRINTING • 761-6600

Appetizers

Garlic Bread with Cheese	\$3.50
Cheese Sticks (6)	\$4.50
Fried Mushrooms	\$6.50
Fried Cauliflower	\$6.50
Buffalo Wings (10) (Honey Mustard, Hot)	\$8.00
Spinach Artichoke Dip (served with flatbread)	\$6.75

Pizza Sticks	\$7.75
Cheese Pepperoni	\$8.75

Salads

Side Salad	\$3.00
Caesar Salad with Chicken	\$5.25
Greek Salad	\$7.50
Grilled Chicken Salad	\$7.25
Caprese Salad	\$7.25

Soups

Minestrone or Pasta Fagioli	Cup \$3.00
	Bowl \$6.00

Sandwiches

(All served with fries)

ITALIAN BEEF Thinly sliced Beef served on Gonnella bread w/ Giardiniera Dipped in Au Jus or served on the side Add: Cheese	\$8.75
COMBO Thinly sliced Beef and Spicy sausage link served on Gonnella bread w/ Giardiniera Dipped in Au Jus or served on the side Add: Cheese	\$1.00
GYRO Sliced Lamb, tomatoes, onions, served on Pita bread with Cucumber sauce	\$0.75
REUBEN Grilled Corn Beef, Swiss cheese, Sauerkraut, Thousand Island dressing, served on toasted Marble Rye bread	\$0.75
MEATBALL Meatballs topped with cheese and meat sauce served on toasted Gonnella bread	\$7.75
PATTY MELT 1/2 lb Beef patty, topped with grilled onions and Swiss cheese served on toasted Marble Rye bread	\$7.75
PHILLY CHEESE STEAK Beef steak, mayo, grilled onions, bell peppers, Swiss cheese, served on toasted French roll	\$7.75
SAUSAGE AND PEPPERS Spicy Italian sausage, grilled bell peppers and onions, covered in meat sauce and Mozzarella cheese, served on toasted Gonnella bread	\$8.50
Chicken Parmigiana Breaded Chicken topped with meat sauce and Mozzarella cheese, served on toasted Gonnella bread	\$7.75

Kids Menu

Vienna Hotdog * Cheese Pizza
Chicken Nuggets * Spaghetti
With Juice Box \$5.25

Chicago Style Pizza

Deep Dish Pizza
2 inch deep pizza, made to order

Serves	Personal 8" 1 - 2	Medium 12" 2 - 4	Large 14" 5 - 6
Cheese	\$7.50	\$12.00	\$15.00
Regular Toppings	\$1.00	\$2.00	\$2.50
Premium Toppings	\$2.00	\$3.00	\$3.50

Family Pizza Pies

Serves	Small 10" 1 - 2	Medium 12" 2 - 3	Large 14" 4 - 5	Family 16" 6 max
Cheese	\$7.75	\$9.75	\$11.75	\$13.75
Regular Toppings	\$1.50	\$2.00	\$2.50	\$3.00
Premium Toppings	\$2.00	\$3.00	\$3.50	\$4.00

Specialty Pizza Pies

(Thin and crispy upon request)

SCALISIS DELUXE Choice of 1 meat (Italian Sausage, Pepperoni, Beef, Canadian Bacon) with Black Olives, Mushrooms, Bell peppers and Onion	\$13.00	\$15.00	\$18.00	\$21.00
SUPER DELUXE Italian Sausage, Pepperoni, Beef, Canadian Bacon, Black Olives, Mushrooms, Bell peppers and Onion	\$14.00	\$18.00	\$22.00	\$24.00
MEAT LOVERS Italian Sausage, Pepperoni, Beef and Canadian Bacon	\$13.00	\$16.00	\$19.00	\$23.00
THE NEPTUNE Creamy Garlic sauce with Shrimp, Scallops, Crabmeat and Mushrooms	\$14.00	\$18.00	\$22.00	\$24.00
GREAT WHITE Alfredo sauce, Chicken breast and Mushrooms	\$14.00	\$18.00	\$22.00	\$24.00
HAWAIIAN Canadian Bacon and Pineapple	\$10.00	\$12.00	\$15.00	\$18.00
VEGETARIAN Broccoli, Cauliflower, Black Olives, Artichoke Hearts, Mushrooms, Garlic, Bell Peppers, Tomatoes and Onions	\$14.00	\$18.00	\$22.00	\$24.00
SPINACH DELIGHT Alfredo sauce, Spinach, Garlic, Tomatoes, Red Onion and Ricotta Cheese	\$14.00	\$18.00	\$22.00	\$24.00
THE MARGHERITA Marinara sauce, Fresh Mozzarella Cheese, Basil and Tomatoes	\$14.00	\$18.00	\$22.00	\$24.00

REGULAR TOPPINGS
Italian Sausage, Pepperoni, Beef, Canadian Bacon, Mushrooms, Black Olives, Extra Cheese, Bell Pepper, Onions, Tomatoes, Garlic, Spinach, Green Olives, Pineapple, Broccoli, Cauliflower, Red Onions, Sun Dried Tomatoes, Giardiniera

PREMIUM TOPPINGS
Anchovies, Shrimp, Tuna, Scallops, Feta Cheese, Crispy Bacon, Spicy Italian Sausage, Salami, Meatballs, Ricotta Cheese

Build your Own

Personal 7" Pizza	
Cheese	\$5.75
Pepperoni	\$6.25
Additional Toppings	\$0.50

Calzones

Fresh Dough pocket stuffed with your choice of toppings and Ricotta cheese with side of Marinara sauce

Create your own:	
Choose from Regular Toppings	\$8.50
1 Meat and 1 Veggie	\$0.75
Additional Premium Toppings	\$1.25
Stromboli	\$8.00
Dough wrap filled with Pepperoni, Canadian Bacon, Salami, Bell peppers, Onions, Mozzarella and pizza sauce	





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.2.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road.

Financial Consideration: N/A

Staff Recommendation: Development Services is recommending denial of the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O).

The Planning and Zoning Commission voted unanimously to deny the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural

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

Alternatives: N/A

ROUTING:

Janie Benedict

Created/Initiated - 07/12/2017

Roland Gomez

Approved - 07/13/2017

Melanie Cano

Approved - 07/13/2017

City Management Office

Final Approval - 07/13/2017

MEMORANDUM

DATE: JULY 17, 2017

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JUAN GUERRA, CITY MANAGER

SUBJECT: LIFE-OF-THE-USE SPECIAL USE PERMIT TO ALLOW AN ELECTRICAL SUBSTATION, FILE NO. SUP#170318

GENERAL INFORMATION:

APPLICANT: John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 2400 Block of North Jackson Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4), to the south the property is zoned Agricultural and/or Open Space District (A-O), the property to the east is zoned Residential Mobile Home District (R-MH) and city limits lie to the west. This area is generally designated for single-family and multi-family residential use and commercial use in the Land Use Plan.

**NOTIFICATION
OF PUBLIC:**

Forty-two (42) 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 in opposition of the item, two (2) individuals signed up to speak at the public hearing in opposition of the item and the Pharr Housing Finance Corporation which owns one of the affected properties also opposes the item.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **denial** of the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O); however, should the Planning and Zoning Commission approve the request the applicant and site shall be subject to the following conditions:

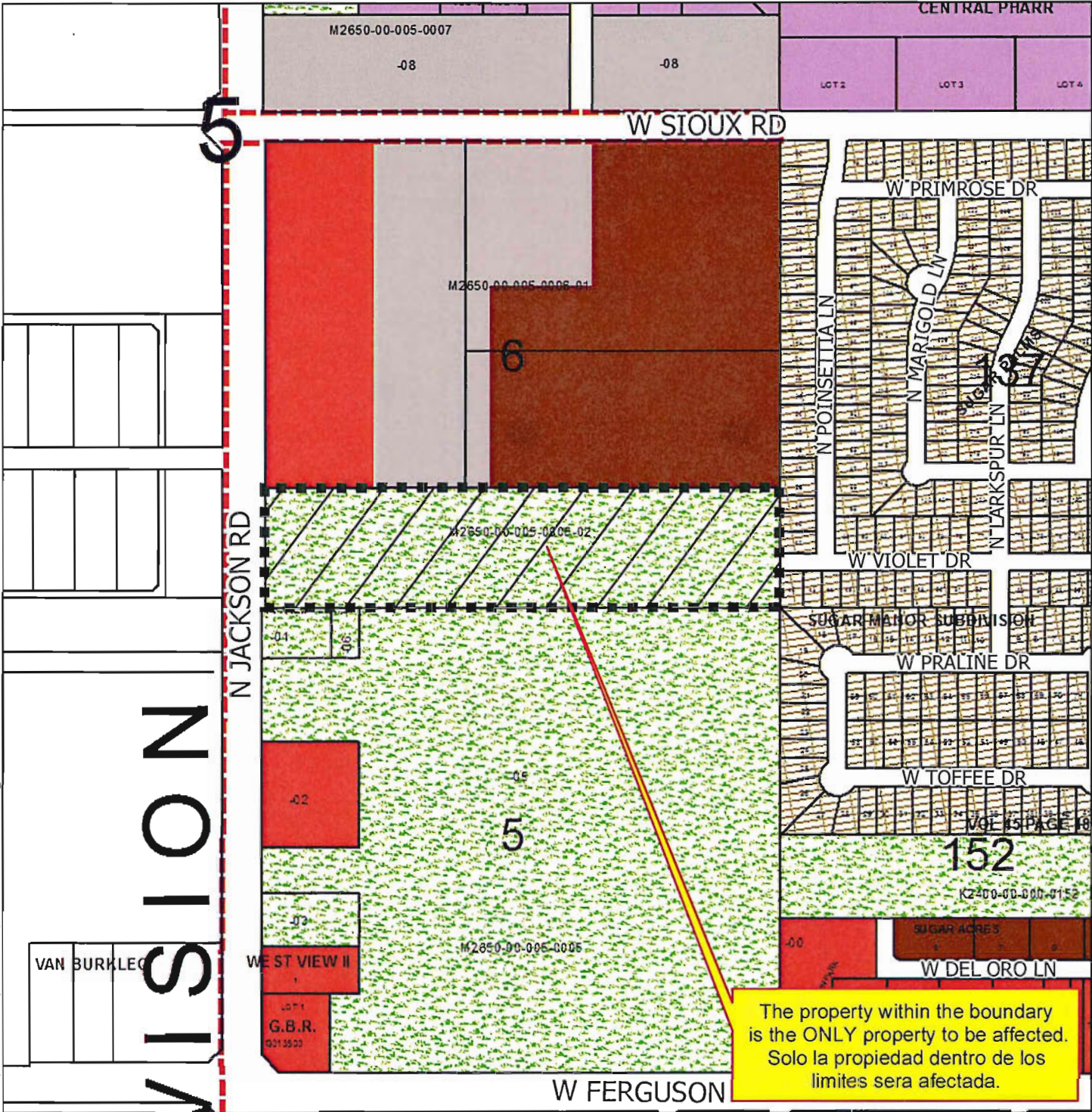
1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Special Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
4. The property will need to be subdivided before use;
5. The Electrical Station must comply with all setback and height requirements.
6. All sites shall be surrounded by a 100% solid buffer fence and shall be landscaped along the perimeter by drought tolerant plants or shrubbery or plants native to South Texas.
7. The following shall be considered as grounds for revocation of the Special Use Permit; and
 - Any change in use or change in extent of use, area or location;
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
 - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

**PLANNING & ZONING
COMMISSION:**

The Planning and Zoning Commission voted unanimously to **deny** the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O).



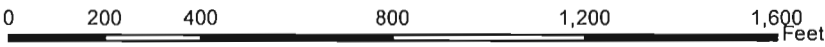
G:\City of Pharr\GIS\Projects\11-Planning\Conditional Use Permits\JCUP_AJ McColl Lot 6 Blk 5\W\JCUP_AJ McColl Blk 4 Lot 5.mxd



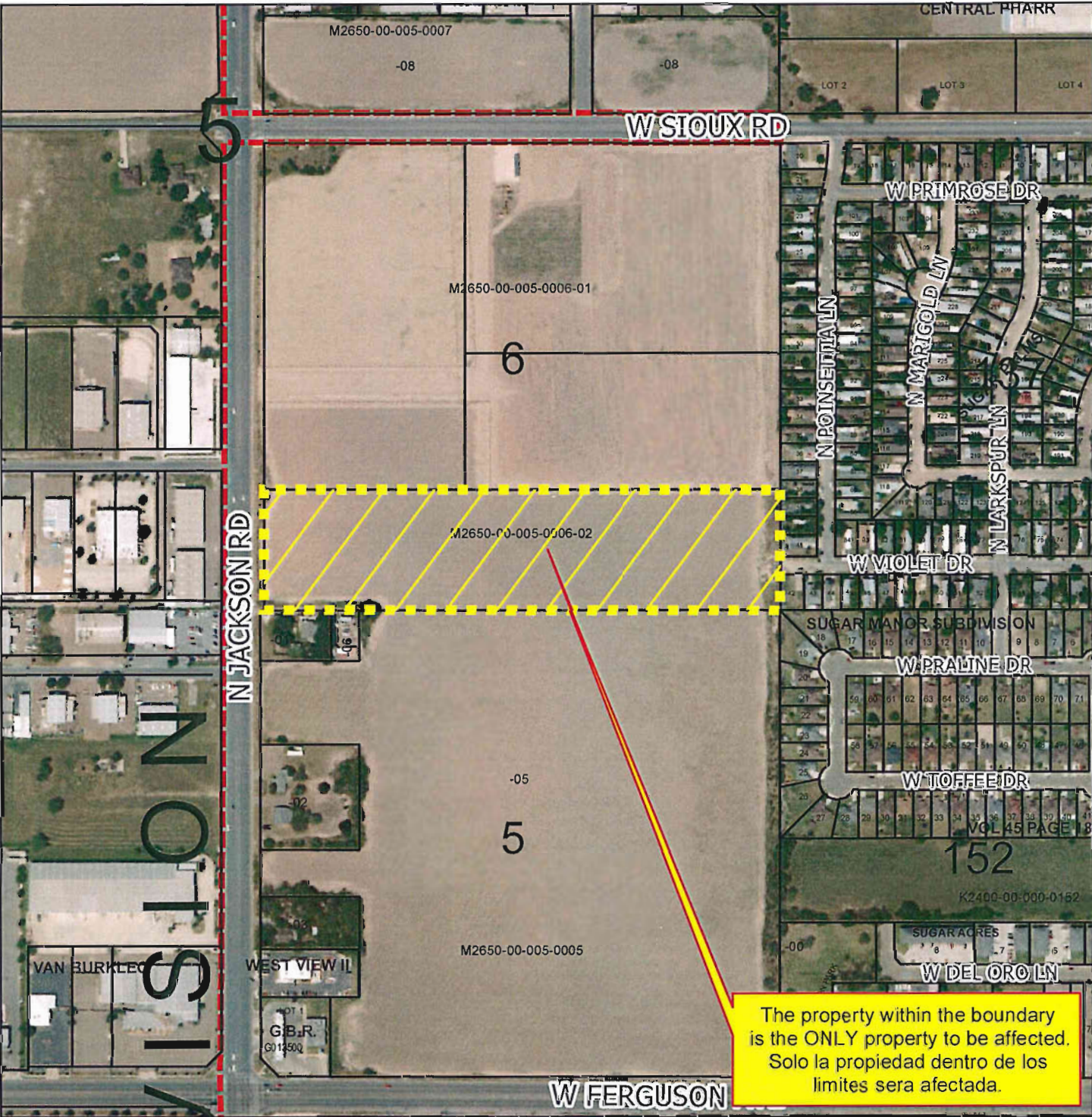
- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | 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 = 400 feet



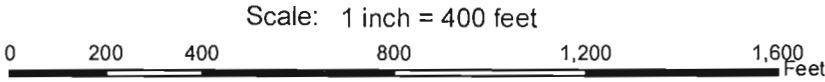
Date: 3/21/2017



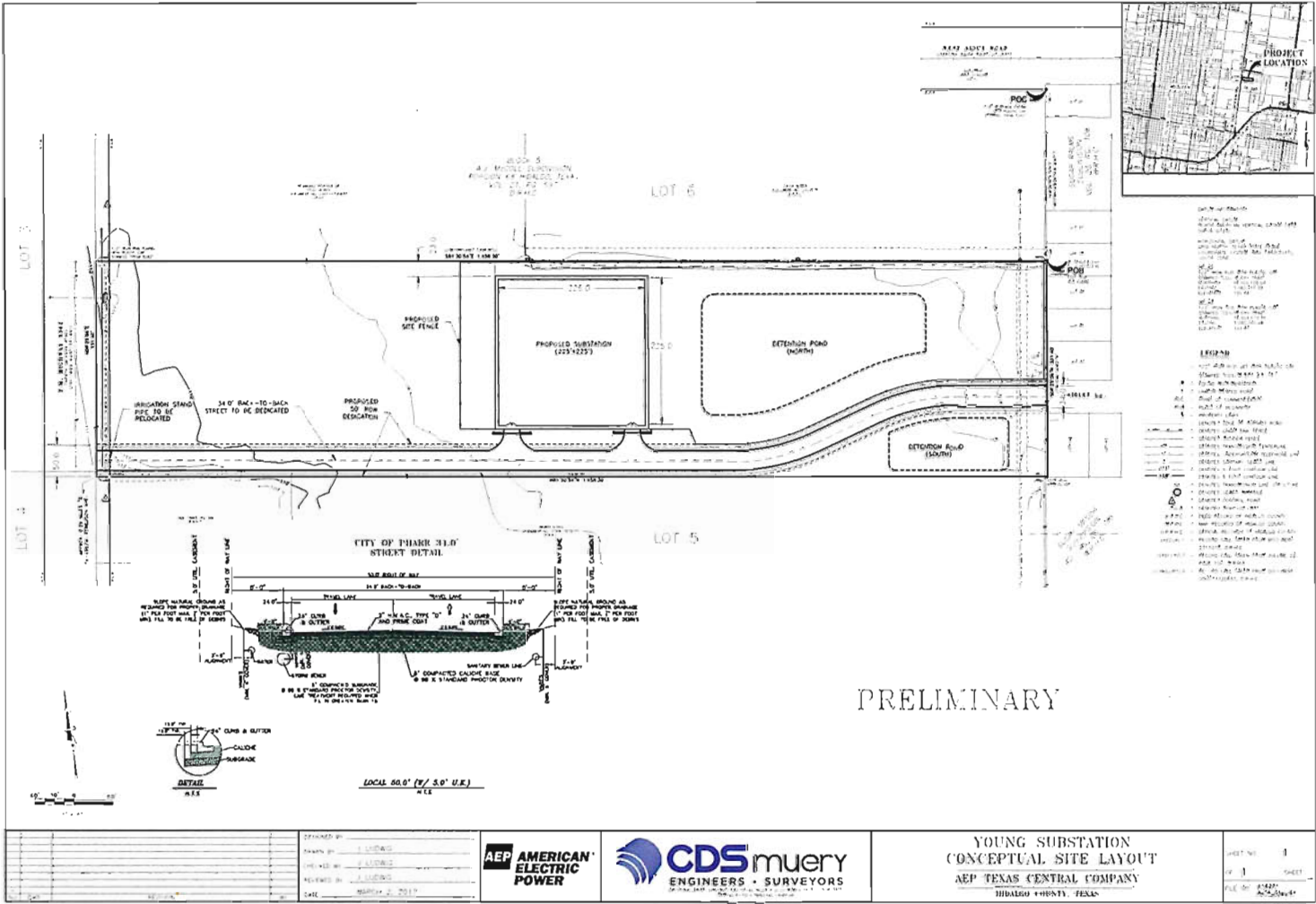
The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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



Date: 3/21/2017





cert #
648-6122

REC'D 3:54 pm
CC

CITY OF PHARR REGISTRATION FORM

APR 06 2017

PUBLIC HEARING

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

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: Joe E. Degollado

2314 NORTH JACKSON RD.
ADDRESS: _____ CITY: PHARR STATE: TEXAS

ZIP CODE: 78577 PHONE NO: (A/C) 956-682-8602

EMAIL: _____ ORGANIZATION (IF ANY): NONE

Public Hearing Agenda Item #: sup 1703 For: _____ Against ☒

Board/Committee: P. AND Z. COMMISSION Meeting Date: APRIL 4-10TH 2017

How will or has the proposed action affect you?

IMPAIRED VALUE OF PROPERTY AND QUALITY OF
LIFE, LOOKING AT ELECTRICAL TOWER HIGH LINES
AND SAFETY ISSUES.

ACKNOWLEDGMENT

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.

Joe E. Degollado
SIGNATURE

APRIL
4-6-2017
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.

✓
Confirmed
SPD

**JCJJI, Ltd
P. O Box 1986
McAllen, Texas 78505**

April 5, 2017

City of Pharr
Planning and Zoning Department
118 South Cage
Pharr, Texas 78577

Hand Delivered to City Clerk's office

Re: **Opposition to the Special Use permit SUP#170318**

Dear City Commissioners,

Since we are unable to attend the hearing in person scheduled for April 10, 2017 at 6:00 p.m., at the City Commissioners Room to voice our objections, please let this letter serve and to be made of record as our *formal opposition and request for denial* of the request made by AEP Texas, Inc., to the City of Pharr for a Life-of-the-Use Special Use Permit to allow an Electrical Substation on the South one-half (1/2) of the South one-half (1/2) Of Lot 6, Block 5 A.J. McColl Subdivision, Pharr, Hidalgo County, Texas, which immediately adjoins our property to the South.

Please refer to SUP#170318 (see enclosed map and Legal Notice).

Should you have any questions or need additional information do not hesitate to contact me regarding this matter.

Sincerely,



Isabel C. Igoa

C: file

REC'D _____
CC _____

APR 06 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 08 2017

JCJJItrCityofPharrAEP

BY: _____

Market Study Prepared for:



John Garcia

Lead Real Estate Agent

Harry Lee Jones P.E.

Public Relations and Community Affairs

July 14, 2017

Prepared By:

Adelaido Gonzales, MBA

Southmost Realty, Appraisals & Court Expert Witness

www.SouthmostAppraisals.com

Adelaido Gonzales, MBA
State Certified General Appraiser
Texas Licensed Real Estate Broker – Realtor
Southmost Realty, Appraisals & Court Expert Witness

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602 E Grimes Street
Harlingen, TX 78550
(956) 412-1357
(956) 412-1955 fax
Email: USAExpert@yahoo.com

San Antonio Office:
12222 Vance Jackson, #1235
San Antonio, TX 78230
(210) 322-0297
Email: all@SouthmostAppraisals.com

Laredo Office:
Email: Orders@SouthmostAppraisals.com
(956) 602-6432
Web Site: www.SouthmostAppraisals.com
LinkedIn: <https://www.linkedin.com/pub/adelaido-lalo-gonzales-mba/35/ba6/13b>

June 20, 2017

John M. Garcia
Lead Real Estate Agent
539 North Carancahua Street
Corpus Christi, TX 78401
(361) 881-5849 / (361) 815-0632 Cell
Email: jmgarcia1@aep.com

RE: Independent Executive Summary (IES) relating to proposed electrical substation by an electrical company known as American Electric Power Texas (AEP Texas). This proposed substation will be constructed on **11.095 acres** located on **North Jackson Road** (refer to survey and aerials) herein attached and incorporated by reference.

Dear Mr. Garcia:

I have prepared an Independent Executive Summary (IES) that consists of **FOUR MODULES** (including this IES) prepared by Adelaido Gonzales and the **FIFTH MODULE** will consist of a presentation by AEP Texas officials. The FIVE MODULES are herein attached and incorporated by reference. The FIVE MODULES (along with other salient data) are stated below:

1. Independent Executive Summary
2. Hall Acres Market Trend Analysis
3. Polk Avenue Market Trend Analysis
4. North Cage and Minnesota Market Trend Analysis

5. The presentation to Pharr City Officials on the Salient Data and Technical Specifications of the substation will be undertaken by the appropriate officials from AEP Texas.

Client(s): John Garcia – AEP TEXAS – Client

Owners: Val Mor Services Corporation

Property Address of Subject Property: TBD North Jackson Road – Pharr, Texas 78577

Legal Description of Subject Property: South 11.09 Acres out of Lot 6, Block 5, McColl Tract as described in County Appraisal District Records based on the following partial property identification data shown below.

County: Hidalgo

State: Texas

Geographic ID: M2650-00-005-0006-02

Property ID: 231083

Purpose: Prepare an independent executive summary report addressing the net market impact of constructing a proposed electrical substation by AEP Texas on the above referenced subject property. The specifications and description of the substation will be expounded in a separate presentation by the designated AEP Texas personnel.

Intended Use and User of Report – This report is intended for the internal use of Client. The *intended users* of report are the Clients and by extension will be used as a market analysis presentation (involving a proposed electrical substation) to the Officials from the City of Pharr, Texas.

Report Type: Independent Executive Summary

Adelaido Gonzales (real estate consultant) performed a market analysis study of the potential impact of a High Voltage Electrical Transmission Substation that is anticipated to be constructed on the above described subject property. As stated above, the entire market study will consist of the five modules stipulated above.

In summary, it is the opinion that the proposed electrical substation described above will not have a significant adverse effect on the adjacent properties and in particular the attached apartments known as **PHFC Jackson Place Apartments**. A layout of the site and the adjacent properties are exemplified in the attached aerial imaging. Additionally, a layout of the subject property, along with the proposed improvements by AEP Texas and its aerial view elucidating the fitting together with the adjacent properties is likewise attached.

CONTENT DESCRIPTION OF THE DIFFERENT MODULES OF THE MARKET STUDY

MODULE I – This module is the **INDEPENDENT EXECUTIVE SUMMARY(IES)**. This module is this report.

This is a demonstration describing the proposed substation project and its specification and technical salient data. This presentation will be done the appropriate AEP Officials. This **MODULE** is incorporated in this entire study by reference. Simply put, the electrical substation did not have an adverse marketability and/or market assessment

valuation. The evidence herein attached clearly demonstrates the build-up trend increased and the assessed valuations increased from the date of substation construction to the present.

This module illustrates that the proposed improvements (Young Project) at TBD North Jackson Road will enhance the adjacent properties as follows:

- 1) **Proposed Access Road (PAR) creates frontage for Vacant Land Area (Section A), creates a corner for Section B and Access to North Jackson Road for both Section A and B. This is a major improvement in enhancing the adjacent properties utility, marketability and value.**
- 2)
- 3) **PAR creates access to residential neighborhood (Sugar Palms Subdivision). This is a major improvement in enhancing the adjacent properties utility, marketability and value.**
- 4) **Construct curb and gutter on proposed street**
- 5) **Install potable water within the length of the site. This is a major improvement in enhancing the adjacent properties utility, marketability and value.**
- 6) **Create strategic landscaping to enhance the area.**
- 7) **Excavate for the purpose creating a retention pond to assist in storm water retention. This also will enhance the adjacent properties utility, marketability and value.**

MODULE II - Hall Acres Market Trend Analysis illustrates a visual timeline of a previous substation constructed (on TBD Hall Acres Road) by AEP Texas on or about 1995. This Section of the market study shows how the marketability was not affected and the assessed market values increased in value after the construction of the substation. Simply put, the electrical substation did not have an adverse marketability and/or market assessment valuation. The evidence herein attached clearly demonstrates the build-up trend increased and the assessed valuations increased from the date of substation construction to the present. **Reader is advised to view the pictures of several high value home adjacent and/or below high voltage power lines. These homes are among the largest and most expensive within the neighborhood.**

MODULE III – Polk Avenue Market Trend Analysis illustrates a visual timeline of a previous substation constructed (on TBD Polk Avenue) by AEP Texas. This Section of the market study shows how the marketability was not affected and the assessed market values increased in value with the existence of the substation. Simply put, the electrical substation did not have an adverse marketability and/or market assessment valuation. The evidence herein attached clearly demonstrates the build-up trend increased and the assessed valuations increased from the date of substation construction to the present.

MODULE IV – North Cage and Minnesota Market Trend Analysis illustrates a visual timeline of a previous substation constructed (on TBD Minnesota Road) by AEP Texas. This Section of the market study shows how the marketability was not affected and the assessed market values increased in value with the existence of the substation. Simply put, the electrical substation did not have an adverse marketability and/or market assessment valuation. The evidence herein attached clearly demonstrates the build-up trend increased and the assessed valuations increased from the date of substation construction to the present. **Reader is advised to view the pictures of several high value home adjacent and/or below high voltage power lines. These homes are among the largest and most expensive within the neighborhood.**

DESCRIPTION OF THE EXHIBITS AND IMAGES SPECIFIC TO THE IES

1. This exhibit **Aerial View** of proposed substation area.
2. This exhibit **Detained Aerial View of Proposed Substation Area**. This exhibit illustrated an enhanced aerial image of the subject's area and it includes the proposed improvements delineated and stated briefly.
3. This exhibit shows **Photos of Improvements surrounding Proposed Substation**
4. This exhibit shows **Names of Improvements surrounding Proposed Substation**
5. This exhibit shows **Partial Survey of Proposed Substation**

Respectfully Submitted,

Adelaido Gonzales, MBA
Real Estate Consultant

CAPABILITY PROFILE

Adelaido Gonzales, MBA

Southmost Realty, Appraisals, & Court Expert Witness

Texas State Certified General Appraiser #TX-1325670-G

Texas State Real Estate Broker #0187190

NAICS No. 531320 and 531390

SOUTHMOST REALTY, APPRAISALS & COURT EXPERT WITNESS

REALTOR / STATE CERTIFIED APPRAISER / COURT EXPERT WITNESS



ADELAIDO "LALO" GONZALES, MBA

**VALLEYWIDE - LAREDO
SAN ANTONIO**

Main Office: (956) 412-1357

Fax: (956) 412-1955

San Antonio (210) 322-0297

Email: USAexpert@yahoo.com

www.SouthmostAppraisalsExpertWitness.com

602 E. Grimes Ave Harlingen, TX 78550 (Main Office)

12222 Vance Jackson, Apt 1235, San Antonio, TX 78230

Southmost Realty, Appraisals, & Consultants: For any real estate related matters such as certified appraisals, purchase decisions, selling, litigation issues, divorce value disputes. etc. We deal with residential, commercial, and/or general real estate consulting services. (956) 412-1357 or (210) 322-0297 Adelaido Lalo Gonzales, MBA

Education

INSTITUTION

TYPE OF DEGREE

San Benito High School

High school diploma

Texas A & M University College Station

Two-year study-business

University of Texas Austin

*Bachelor in Business Administration (BBA;
Finance)*

Texas Southmost College

Associates degree in Real Estate

Texas Southmost College

90% - Associate Degree in Construction

University of Texas Austin

*Master in Business Administration (Class
of 1990- MBA Graduate)*

Associations (Past and Present)

Alpha Kappa PSI Fraternity

Society for the Advancement of Management

International Prison Fellowship

Professional Organizations

MAI Candidate at the Appraisal Institute – (not currently a candidate)

Texas Real Estate Association of Realtors

National Real Estate Association

National Board of Realtors

Multiple Listing Service (MLS) – Several Counties

National Association of Master Appraisers, Member

License / Certifications (Current)

State **Certified General Real Estate Appraiser #TX - 1325670 - G*

*Texas Licensed Real Estate **Broker** #187190*

**Note: Certified General Appraisers can perform both residential and commercial properties with no value restrictions.*

Licenses (Previous)

Notary Public -- State of Texas

Texas Insurance Group License

Foreign Language Fluency

Read, write, and understand Spanish and Tex-Mex lingo

Municipalities in which Real Estate Assignments have been performed for:

City of Harlingen / condemnation proceedings

City of Los Fresnos

City of Rio Hondo

City of San Benito / condemnation proceedings

City of Combes / condemnation proceedings

City of Mercedes

City of Roma / condemnation proceedings

City of Cotulla / condemnation proceedings

School Districts in which Real Estate Assignments have been performed for:

Harlingen C.I.S.D

Hidalgo C.I.S.D

San Benito C.I.S.D

Government and Quasi-Government
Registrations / Approvals

Adjutant General's Department - Texas Army National Guard

Fannie Mae Mortgage Screen Entry Approved

Federal Housing Administration - Fee Appraiser Panel / CHUMS #1337

Freddie Mac Mortgage Screen Entry Approved

U. S. Federal Registry

U.S. Department of Housing and Urban Development

U.S. Department Of Justice

U.S. Marshals

U.S. Social Security Administration

Texas Commission on Environmental Quality (EPA)

Texas Veterans / General Land Board - Fee Panel Appraiser

Attorneys/Courts in which Real Estate Assignments have
been performed for:

Edward (Ed) Stapleton
Stapleton & Stapleton
2401 Wild Flower Dr.
Brownsville, TX 78521
Phone: 956-504-0882

Betsy J. Johnson
Davison, Troilo, Ream & Garza
919 Congress Ave., Suite 810
Austin, TX 78701
Phone: 512-469-6006

Randell W. Friebele
Law Office of Randell W. Friebele
1212 E Harrison Ave

William (Bill) Gault
Gault, Mye & Quintana
1325 PaLm Blvd.
Brownsville, TX 78520
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Mathews & Willis, P.C.
1650 Paredes Line Road, Suite 102
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W. Michael Fisher
Roerig Oliveira & Fisher L.L.P.
855 W Price Rd # 9
Brownsville, TX 78520-8718
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201 S Sam Houston Blvd.
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McAllen, Texas 78501
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McAllen, TX 78504
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706 East University Dr.
Edinburg, TX 78539
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902 E. Tyler Ave.
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McAllen, Texas 78502
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Law Office of Phillipe & Associates
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Omar Maldonado
Law Office of E. Omar Maldonado
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McAllen, Texas 78504
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Brownsville, Texas 78521
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Ronald Armstrong II
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Rogelio (Roy) Valdez
Chief Justice – Texas 13th Court of Appeals
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Rafael Garcia Jr.
Thornton, Biechlin, Segrato, Reynolds & Guerra, L.C.
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Honorable Migdalia Lopez
197 District Court – Cameron/Willacy County
974 E Harrison St.
Brownsville, TX 78520
Phone: (956) 574-8150

Guillermo (Willy) Vega Jr.
Law Office of Guillermo Vega Jr.
302 Kings Highway, Suite 105
Brownsville, TX 78521
Phone: (956) 546-5573

Curtis Bonner
Bonner & Bonner Law Office
103 S 3rd St.
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Phone: (956) 423-9152

Gabriela Garcia
Gabriela Garcia Attorney at Law
1136 E 12th St.
Brownsville, TX 78520
Phone: (956) 542-1600

Accountants / CPA's for which Real Estate Assignments
have been performed for:

Arturo Palacios
A Palacios Management Consultants
6901 N Cynthia St
McAllen, TX 78504
Phone: (956) 664-0073

Fred Garza
STMS Income Tax
402 East Harrison Avenue Suite B
Harlingen, TX 78550
Phone: (956) 428-6945

RECENT SEMINARS / TRAINING ATTENDED

DECEMBER 2, 1992

MCE Keeping Current with Texas Real Estate, 15 hours

MAY 22 – 29, 1994

Week long Executive Seminars at Barton Creek Executive Conference Center by University of Texas at Austin - MBA Executive Program - Multitude of speakers on subjects such as: International Trade and Impact of Land Valuations; Finance; Databases; Negotiation Skills; N.A.F.T.A. (North American Free Trade Agreement)

AUGUST 3, 1994

U. S. Department of Housing and Urban Development Workshop in San Antonio, Texas

SEPTEMBER 21, 1994

Uniform Standards of Professional Appraisal Practice 'Update' in San Antonio, Texas by Mr. Hoachim, Executive Director of National Association of Master Appraisers

1994

VA Seminar by William d. Newton, Chief of Construction and Valuation of VA Loan Underwriting and Appraisers East Texas Baptist University; Appraisal Standards and Ethics
MCE Keeping Current with Texas Real Estate 1993, 15 hours

1995

American College of Real Estate; 30 hours training update on appraising course #0221 in San Antonio, Texas and approved by Texas Real Estate Commission.

1996

FHA Seminar in Harlingen, Texas; FHA Appraisals & Single-Family Valuations; FHA, San Antonio Office; Speakers: David Skurka & Celia Kiger
Appraisal - Residential, 30 hours

1997

U. S. Department of Housing and Urban Development - FHA Seminar (multitude of subjects) - Finance, Appraising, etc.
Investment 1, 30 hours

1999

Appraisal-Commercial, 30 hours

2001

National Uniform Standards of Professional Appraisal, 15 hours

Lincoln Graduate Center, National Association of Master Appraisers National USPAP Course
Appraisal Institute - Residential Property Construction and Inspection
Appraisal Institute - Internet Search Strategies for R.E. Appraiser

2003

Computaught National USPAP, 14 hours
Environmental Issues in Your Real Estate Practice, 6 hours
Red Flags Inspection Guide, 6 hours
Property Management and Managing Risk, 6 hours

2004

USPAP Course with Exam, 15 hours

2005

Farm & Land Appraisal, 15 hours

2008

Keeping Current with Texas Real Estate

Legal Update and Ethics Course

2009

USPAP Course Update, 7 hours
FHA & VA Appraisal Basics, 7 hours
Mortgage Fraud: A Dangerous Business, 7 hours
Income Approach: An Overview, 7 hours

2011

Texas Ethics MCE 2010, 3 hours
Texas MCE Legal 2010, 3 hours
Texas Statutory Contacts, 9 hours
Private Appraisal Assignments, 7 hours
The Cost Approach, 7 hours
The Dirty Dozen, 3 hours
REO and Foreclosures, 5 hours
2010-2011 National USPAP update equivalent, 7 hours

2013

2012-2013 National USPAP Update Course, 7 hours
Appraising FHA Today, 7 hours
Risky Business: Ways to Minimize Your Liability (with Audio and Video), 5 hours
Residential Appraisal Review, 7 hours
Essential Elements of Disclosures and Disclaimers, 5 hours

2014

MCE Legal Update, 3 hours
MCE Ethics, 3 hours
MCE Broker Responsibility, 6 hours
National Marketing, Negotiations and Closing the Sale, 3 hours

2015

2014-2015 National USPAP Update Course, 7 hours
Essential Elements of Disclosures and Disclaimers, 5 hours
Land and Site Valuation, 7 hours
The NEW FHA Handbook 4000.1, 7 hours
Managing Appraiser Liability, 6 hours

2016

The Ethics of Technology for the Age of Engage, 4 hours
Broker Responsibility, 6 hours
TREC Legal Update 1, 4 hours
TREC Legal Update 2, 6 hours

EXPERIENCE REFERENCES

Nemecio Lopez
Attorney at Law
1314 East Harrison Ave.
Harlingen, TX 78550
(956) 425-9554

Raul A. Guajardo
Attorney at Law
706 E University Dr.
Edinburg, TX 78539
(956) 686-1977 Office

PERSONAL & PROFESSIONAL REFERENCES

RioPlex Appraisals
Ian Martinez, Appraiser
Appraisal Firm
1314 Ridgewood Circle
Pharr, TX 78577
(956) 463-2097

197 District Court – District Court Judge
Honorable Migdalia Lopez
574 East Harrison
Brownsville, TX 78520
(956) 574-8150
Bexar County

Juan Angel Guerra, Formal District Attorney (Previous)
Willacy County District Attorney
Marte Guillen

Assistant District Attorney
546 W. Hidalgo
Raymondville, TX 78580
(956) 778-9768

AREA OF APPRAISAL ACTIVITY

ALL CITIES WITHIN

DATA RESOURCES:

THE FOLLOWING

COUNTIES:

Cameron County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Hidalgo County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Willacy County	builders, realtors, contractors, mortgage investors, appraisers,
Starr County	builders, realtors, contractors, mortgage investors, appraisers,
Bexar County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Webb County	builders, realtors, contractors, mortgage investors, appraisers, MLS
Zapata County	builders, realtors, contractors, mortgage investors, appraisers,

ADDITIONAL INFORMATION REGARDING THE EXPERIENCE OF APPLICANT

This appraiser has been familiar with the area moreover; this appraiser has been involved full time in the real estate business for many years. This familiarity and real estate experience is factored into this report. This familiarity and real estate experience is a competitive advantage. additional sources to our extensive database consists of "review appraisals" that we do, as well as several non-MLS real estate agents that our office has been involved in, all options (radius, time-frame, sources, etc.) will be considered in the search for comparable sales. Additionally, appraiser has an alliance of cooperating appraisers that assist in providing additional information on non-published sales in addition to sharing professional knowledge and research. This enhances the work product of appraiser when additional data and collaboration is appropriate.

www.SouthmostAppraisalsExpertWitness.com
SOME EXAMPLES OF SERVICES OFFER:

- APARTMENTS
- APPRAISALS FOR BANKRUPTCY
- BUYER ASSISTANCE SERVICES
- COMMERCIAL / RESIDENTIAL APPRAISALS
- CONVENTIONAL LOAN APPRAISALS
- DEFICIENCY JUDGMENTS
- EMINENT DOMAIN / EASEMENT TAKING
- VALUATION FOR FINANCIAL REPORTING
- DIVORCE PURPOSE VALUATIONS & CONSULTING
- RETROSPECTIVE ESTATE APPRAISALS
- FORECLOSED PROPERTIES
- SALES OF FORECLOSURES
- FHA APPRAISALS
- INCOME PRODUCING PROPERTIES
- MEDIATION / ARBITRATION SUPPORT
- PROPERTY TAX PROTEST

SPECIALIZING IN COURT EXPERT WITNESS LITIGATION
CONSULTING FOR ATTORNEYS, ACCOUNTANTS & INDIVIDUAL CLIENTS



ADELAIDO "LAJO" GONZALES

Member of the following Appraisal Management
Company (AMC) Panel(s)

DataQuick Lending Solutions Inc.
TX License No. 2000006

AMC Links LLC.
TX License No. 2000037

Solidifi US Inc.
TX License No. 2000060

Streetlinks LLC.
TX License No. 2000086

Settlement Valuation Solution Corporation
TX License No. 2000026

InHouse Inc.
TX License No. 2000141

Nations Valuation Services Inc.
TX License No. 2000063

Momentum Appraisal Management Group
TX License No. 2000056

ACT Appraisal Inc.
TX License No. 2000031

Title Source Inc.
TX License No. 2000034

SolutionStar Settlement Services LLC.
TX License No. 2000134

Old Republic Diversified Services
TX License No. 2000033

Nationwide Appraisal Network LLC.
TX License No. 2000065

First Valuation Services LLC.
TX License No. 2000185

Broad Street Valuations INC.
TX License No. 2000017

Murcor Inc.
TX License No. 2000021

Tennessee Appraisal Management Co. LLC.
TX License No. 2000122

Epic Real Estate Solutions Inc.
TX License No. 2000061

Appraisals 2 U LLC.
TX License No. 2000081

Real Estate Valuation Partners LLC.
TX License No. 2000028

Axios Valuation Solutions LLC.
TX License No. 2000119

Appraisal Linx Inc.
TX License No. 2000024

Timios Appraisal Management Inc.
TX License No. 2000118

Epic Appraisal Solutions Inc.
TX License No. 2000205

Class Appraisals
TX License No. 2000039

MyAmc, LLC
TX License No. 2000076

Priority Services, Inc.
TX License No. 2000231

Approved by a Multitude of Financial Investors such as
(but not limited to):

Coley Mortgage
Aames Funding Corporation
ABC Management
Absolute Mortgage
Advanced Collateral Solutions
Advantage Investors Mortgage
AmeriNetAim/Invision Mortgage
Alamo Bank of Texas
Alliance Appraisal Management
Allied Home Mortgage Capital
Americas Moneyline Inc.
American General Finance
American Home Loans
American Mortgage
Ameriquist Mortgage Company
Apex Lending-Harlingen, TX
Appraisal Bank
AppraisalPort
Appraisers Across America
CompanyArmadillo Homes
Associates National Mortgage
Atlantic Assurance
Axiom Financial Services
Bank of America
Benchmark Mortgage
BPO Direct
C. S. Mortgage
Cameron County District Attorney
Capital Funding Mortgage
Capital Plus Mortgage Company
CDC North America
Centerbank Mortgage
Central Processing Center

21st Century Mortgage
Aames Home Loan
AbnamPRO
Accurate Mortgage
Advance Funding
Aetheles LLC, DBA
Airforce Federal Credit Union
All State Appraisal Review
Allegro Mortgage Services
Americas Informat Inc.
America's Wholesale Lender
American General Financial
American Home Mortgage
AmeriMortgage Group
Andy Cortez Realty Enterprises
Apex Lending-Dallas, TX
Appraisal Enhancement Services
Appraisal Management Company
Argent Mortgage
Asset Management
Assurance Mortgage of Texas
Aurora Loan Services
Banchs Financial Group
Benchmark Lending
Best Rate Mortgage
Broad Street Mortgage
Cabrera's International
Capital Funding Group
Capital Loan Associates
Carolina Mortgage Group Inc.
Celco Mortgage
Centex Home Equity
Century Financial Services, LLC CFG/Diversified

Charter Funding
 CITI
 CitiFinancial
 Citinet Mortgage
 City National Bank
 Citywide Financial
 Coastal Banc
 Coldwell Banker Bank
 Commerce Title Company
 Community Mortgage
 Community Lending
 Conseco Finance Corp.
 Correspondent Leading
 Country Wide Home Loans
 Cowen Funding Services
 Crest Mortgage Company
 Credit Risk Solutions
 Department of Justice
 Del Sol Home Construction
 DFW Group
 Dimension Mortgage
 Direct Lending
 Downey Savings and Loan
 E-Loan Appraisal Team
 Enterprise Mortgage
 EquiCredit
 Eventus Inspections
 Express Mortgage
 Fairway Mortgage
 Famaz, Co Financial Services
 Fannie Mae
 Finance America
 Financial Dimensions
 First Choice Lenders
 First Consolidated Mortgage
 First Franklin Financial
 First Horizon Home Loans
 First Magnus Financial
 First National Bank of Scottsdale
 Freedom
 First Source Financial
 First Valley Mortgage
 Fleetwood Mortgage
 Frant Square Financial
 Full Spectrum
 General Mortgage
 Gold Financial Services
 Greenlight Financial Services
 Guaranty Residential Lending
 Harlingen National Bank
 Hernandez Construction

Chase Manhattan Mortgage
 CitiMortgage
 City Mortgage
 CityMortgage
 Clarity Mortgage Services
 Coastal National Mortgage
 Coley Mortgage
 Community America Credit Union
 CompuFund Mortgage Company
 Concorde Acceptance
 Cornerstone Mortgage
 Countrywide Funding
 Coventry Mortgage
 Creative Mortgage Co.
 CRG Valuations
 Dallas Home Loan
 Dana Capital
 Diamond Mortgage
 Direct Equity Mortgage
 Ditech.com
 DRI Title & Escrow
 East to West Mortgage
 Entrust Mortgage
 ESI Mortgage
 Express Financial Services
 Extraco Mortgage
 Faith Mortgage
 Fidelity
 Fidelity One Fieldstone Mortgage
 Financial Asset Services, Inc.
 First Bank of Los Fresnos
 First Colony Financial
 First Equity Corp
 First Greensboro Home Equity
 First Houston Appraisal
 First National Bank
 Firstplus
 First Plus Funding
 First United Mortgage Brokers
 Five Brothers Mortgage
 Fox Funding, Inc.
 Frontera Mortgage, Inc.
 G. E. Mortgage
 GMAC Mortgage Corporation
 Great Financial Bank
 Greenpoint Mortgage
 GWG Mortgage
 Harlingen National Bank Mortgage
 Home Capital, Inc.

Home Focus Valuation Services
 Homesite Mortgage
 Homecomings Financial
 Homes of America
 Hometown Mortgage
 Diamond Mortgage
 IFS Mortgage
 Independent Mortgage
 Indy Mac Bank
 International Bank of Commerce
 Invasion Mortgage
 J & J Investments
 Kellner Mortgage
 L.C. Mortgage
 Services
 LC Mortgage
 Liberty Financial Services
 Link Mortgage
 Loan Star Lenders
 LSI/Lender Services Inc.
 Mainland Home Loans
 Marder and Associates
 MBI Mortgage
 McAfee Mortgage
 McKeever Ent. Inc. DBSA American
 MCO Mortgage
 MDA Lending Solutions
 Meir Mortgage
 Merrill Lynch
 Monument Financial Services
 Mortgage Services
 Mortgages Direct
 Navy Federal Credit Union
 National Credit Home Equity Services
 Nations Banc Mortgage Corp.
 Title
 Navy Federal Credit Union
 Nexstar Financial Services
 Mortgage
 Novastar Home Mortgage
 Olympic Funding/Process
 Option One Mortgage
 Pacific Guarantee Mortgage
 PCV Murcor
 Premier Nationwide Lending
 Primera Mortgage
 Mortgage
 Mortgage
 Quotemearate.com
 R.T. Minor Mortgage
 Realink

Home Help Center, L.L.C. / Real
 Homebound Mortgage
 Homefocus L.L.C.
 Homeside Lending-Dallas, TX
 Hope Mortgage
 Houston City Mortgage
 Independent Financial

 Inter National Bank
 Interplex Mortgage Co.
 Iway Loan
 JBL Enterprises
 Key Mortgage
 Land America Default Services Landsafe Appraisal
 Laredo National Bank
 Lehman Brothers
 Liberty Mortgage Co.
 Loanstream Corporate
 Lone Star National Bank
 M.C.O. Mortgage
 Mainsource Mortgage
 Matchmaker Mortgage
 MBNA America
 McAllen Mortgage
 MCO Construction
 Med Mortgage
 Megamerica DBA America Premier
 Memorial Park Mortgage
 Mid America Mortgage
 Mortgage Select Co.
 Mortgage Shoppers Corporation
 My Mortgage Option
 National City Mortgage
 National Mortgage Lenders
 Nations Valuation Services Nationwide Appraisals and
 Nationwide Family Mortgage
 New Century Mortgage
 Non Profit Resource Housing Group North America
 Norwest Mortgage
 NTFN, Inc.
 Omega Mortgage
 Orion Mortgage
 Pan Am Construction
 Precision Mortgage Group
 Prime Lending
 Principal Residential Mortgage Profolio Home
 Quality Assurance Review Co. Prudential Home
 QARC
 Quantix
 Remax International Relocation
 Reliable Mortgage

REM
Real Estate Review
Riverway Mortgage Company
San Benito Bank & Trust Co.
SARMA
Sebring Capital Corporation
Select Funding, Inc.
Sib Mortgage Corp.
Southern Lending Corporation
Spinner Mortgage
Success Investments
Sunset Mortgage Co. L.P.
Texas Bank & Trust
Texas First Choice Mortgage
Texas State Home Loans, Inc.
Texas Veterans Land Board
The Money Outlet
The Mortgage Market
The Mortgage Warehouse
Texas Department of Transportation
Town and Country Mortgage
U.S. Bank
U.S. Marshal Service
U.S. Property & Appraisal
UAMC
United Security Mortgage
Upland Mortgage
USA Mortgage
Valley Federal Credit Union
Vision Bookkeeping
Washington Mutual Finance
Weichert Financial Services-Wayne
Wells Fargo Home Mortgage
Dr. David A. Woolweaver, D.D.S., M.S.D.

Residential Mortgage Corp. Residential
Rio Grande Mortgage, Inc.
RTM Funding
Sante Fe Financial Services, LLC
Seal Construction
Secure Mortgage
Settle Appraisal Services, Inc.
Signature Lending Corp.
Southwestern Mortgage Company Southwest
State Farm
Summit Mortgage
Tena Companies
Texas Community Mortgage
Texas State Bank
Texas Tropical Center MHMR
The Accu Prime Group
The Mortgage Line
The Mortgage Outlet
Texas Military Forces, Austin
TIB Mortgage Company The
T.J. Wingatge, Attorney
U.S. Department of Social Security
U.S. Home Exchange
U.S. Real Estate Services, Inc.
United Lending Group
U.S. Department of Agriculture
USA Home Lending Corp.
USDA – RECD
Valley Home Equity
Wall Street Mortgage
Waterfield Financial
Wells Fargo Financial
Weyerhaeuser Mortgage Co.



You may wish to laminate the pocket identification card to preserve it.

ADELAIDO GONZALES JR
602 E GRIMES ST
HARLINGEN, TX 78550

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax: (512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

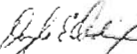
Number: TX 1325670 G

Issued: 12/02/2015

Expires: 11/30/2017

Appraiser: ADELAIDO GONZALES JR

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

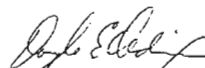
Number: TX 1325670 G

Issued: 12/02/2015

Expires: 11/30/2017

Appraiser: ADELAIDO GONZALES JR

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

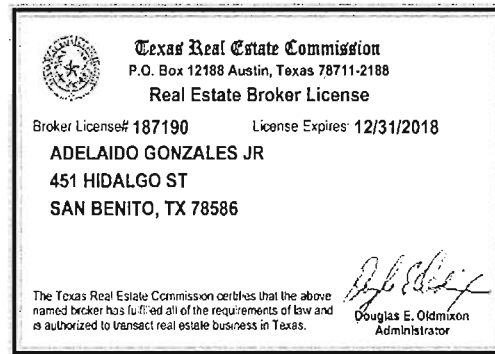

Douglas E. Oldmixon
Commissioner

You may wish to laminate the pocket identification card to preserve it.

Inquiry as to the status of this license may be made to:

ADELAIDO GONZALES JR
P O BOX 121
SAN BENITO, TX 78586

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
www.trec.texas.gov
(512) 936-3000
Fax: (512) 936-3864





General Star National Insurance Company
P O Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA301162C

Renewal of Number: NJA301162B

1. **NAMED INSURED:** Adelaido G Gonzales

STREET ADDRESS:

602 East Grimes
Harlingen, TX 78550

2. **POLICY PERIOD:** Inception Date: 09/28/2016 Expiration Date: 09/28/2017
Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMITS OF LIABILITY:**

Each Claim: \$1,000,000

Aggregate: \$2,000,000

Claim Expenses have a separate Limit of Liability:

Each Claim: \$1,000,000

Aggregate: \$2,000,000

4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0

5. **RETROACTIVE DATE:** 09/28/2009

If a date is indicated, this policy will not provide coverage for any Claim arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** \$805.00

TOTAL Premium and Taxes/Surcharge : \$805.00

7. **ENDORSEMENTS:**

This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 04 0003 (07/14), AP 04 0004 (07/14), AP 21 0002 (06/11),
AP 27 0004 (06/11), SGN 90 0001 (07/10), AP 01 0038TX (06/11),
AP 08 0044TX (06/11).

8. **PRODUCER NAME:** Mercer Consumer

STREET ADDRESS: P. O. Box 8146

Des Moines, IA 50306-8146

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 09/13/2016

AP 10 0001 06 11

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Page 1 of 1

REF. YTD
ATTENTION CH**TEXAS MILITARY FORCES**

Joint Force Headquarters
Adjutant General's Department
Post Office Box 5218
Austin, Texas 78763-5218
512-782-5001

April 27, 2011

Southwest Realty Appraisals
602 E. Grimes
Harlingen, Texas 78550

Dear Mr. Gonzales:

Thank you for submitting your qualifications for RPQ No. 11-04. Your firm has been selected for our pool of appraisers in Region IV. Selected firms may be tasked with performing needed services for the current known locations in the region in which they operate, for a period of up to 24 months. Upon such time that services are needed, you will be contacted with further information.

If you should have any questions, you may contact Cindy White at (512) 782-5861 or by e-mail at cindy.t.white@us.army.mil, or Katie Walters at (512) 782-5733 or by e-mail at katherine.walters2@us.army.mil.

Sincerely,

Cindy White
Real Property Manager I

Attachment

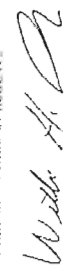
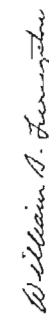


THE UNIVERSITY OF TEXAS AT AUSTIN

has conferred on
Adelaido Gonzales Gonzales, Jr.
the degree of
Master of Business Administration

and all the rights and privileges thereto appertaining.
In Witness Whereof, this diploma duly signed has
been issued and the seal of the University affixed.

Issued by the Board of Regents upon Recommendation of the Faculty
AWARDED ON THIS FIFTEENTH DAY OF AUGUST, 1994

 CHAIRMAN, BOARD OF REGENTS	 PRESIDENT
 CHANCELLOR	 DEAN

The University of Texas at Austin

has conferred on

Raido Gonzales II

the degree of

Bachelor of Business Administration

and all the rights and privileges thereunto appertaining.
In Witness Whereof, this diploma duly signed has
been issued and the seal of the University affixed.

Issued by the Board of Regents upon Recommendation of the Faculty
on this twenty-first day of August, A.D. 1975.

William Shivers
Chairman, Board of Regents

Charles A. LeMaistre
Chancellor



Louise L. Rogers
President

George Kohnen
Dean

3rd Annual RGV State Certified Real Estate Appraiser's Conference



Left: Mr. Douglas Oldmixon, Administrator – Texas Real Estate Commission

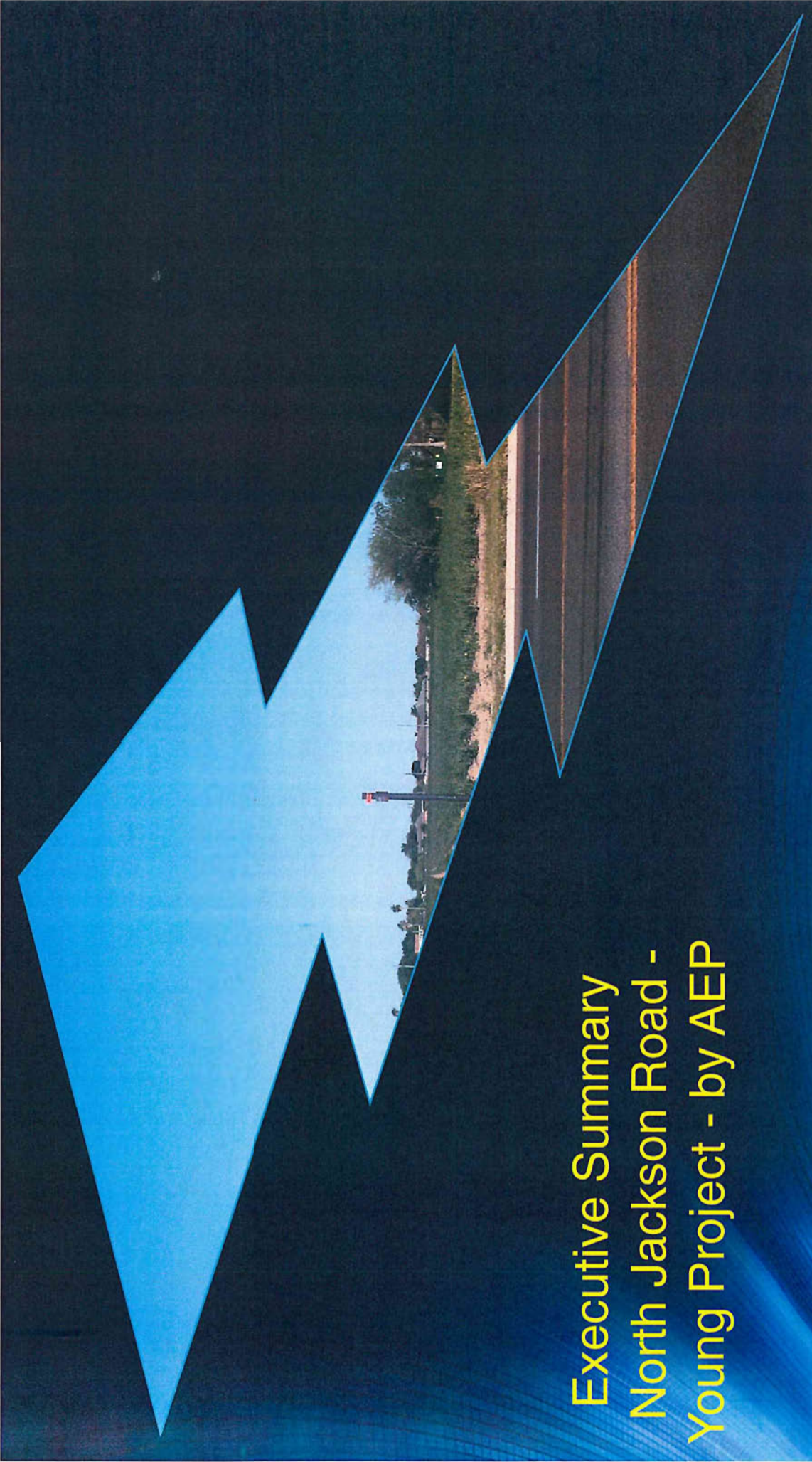
Center: Mr. Adelaido (Lido) Gonzales, MBA – Texas State General Certified Appraiser and Texas State Licensed Real Estate Broker – Receiving recognition

Right: Mr. Luis F. De La Garza, Chairman – Texas Appraisal Licensing and Certification Board



3rd Annual RGV State Certified Real Estate Appraiser's Conference

Executive Summary North Jackson Road - Young Project - by AEP



Aerial View



<https://www.google.com/maps/@26.218627,-98.2063317,833a,35y,95.12h,44.7t/data=!3m1!1e3>

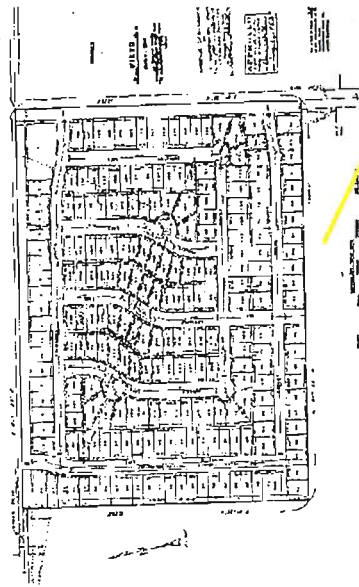
Imagery © 2017 Google, Map data © 2017 Google

200 ft

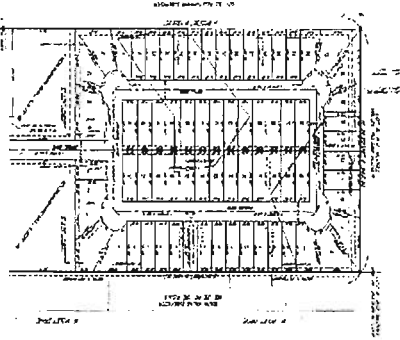
Detailed Aerial View



Photos of Improvements Surrounding Proposed Substation



SUGAR MANOR SUBDIVISION



Street view of proposed Subject site.



Names of Improvements surrounding Proposed Substation



Partial Survey of Proposed Substation

LOT 6

REMAINING PORTION OF
33.01 ACRES
DOCUMENT 2007-1720637
O.R.H.C.

14.74 ACRES
DOCUMENT 2717538
O.R.H.C.

SOUTH 1/2 OF THE SOUTH 1/2
OF LOT 6, BLOCK 5
DOCUMENT 841921
O.R.H.C.

11.095 ACRES

F.M. HIGHWAY 3362
(NORTH JACKSON ROAD)
(100' WIDE RIGHT-OF-WAY)

TRANSMISSION LINE

SEWER LINE

PROPOSED
SUBSTATION
LAYOUT

PROPOSED ACCESS ROAD

GRAVEL ROAD

VOL. 1695, PG. 64
D.A.H.C.

38.633 ACRES
DOCUMENT 2006-1573137
O.R.H.C.

LOT 5

24" R.C.P.

POINSETTIA LN.

WOODEN FENCE

CHAIN LINK FENCE

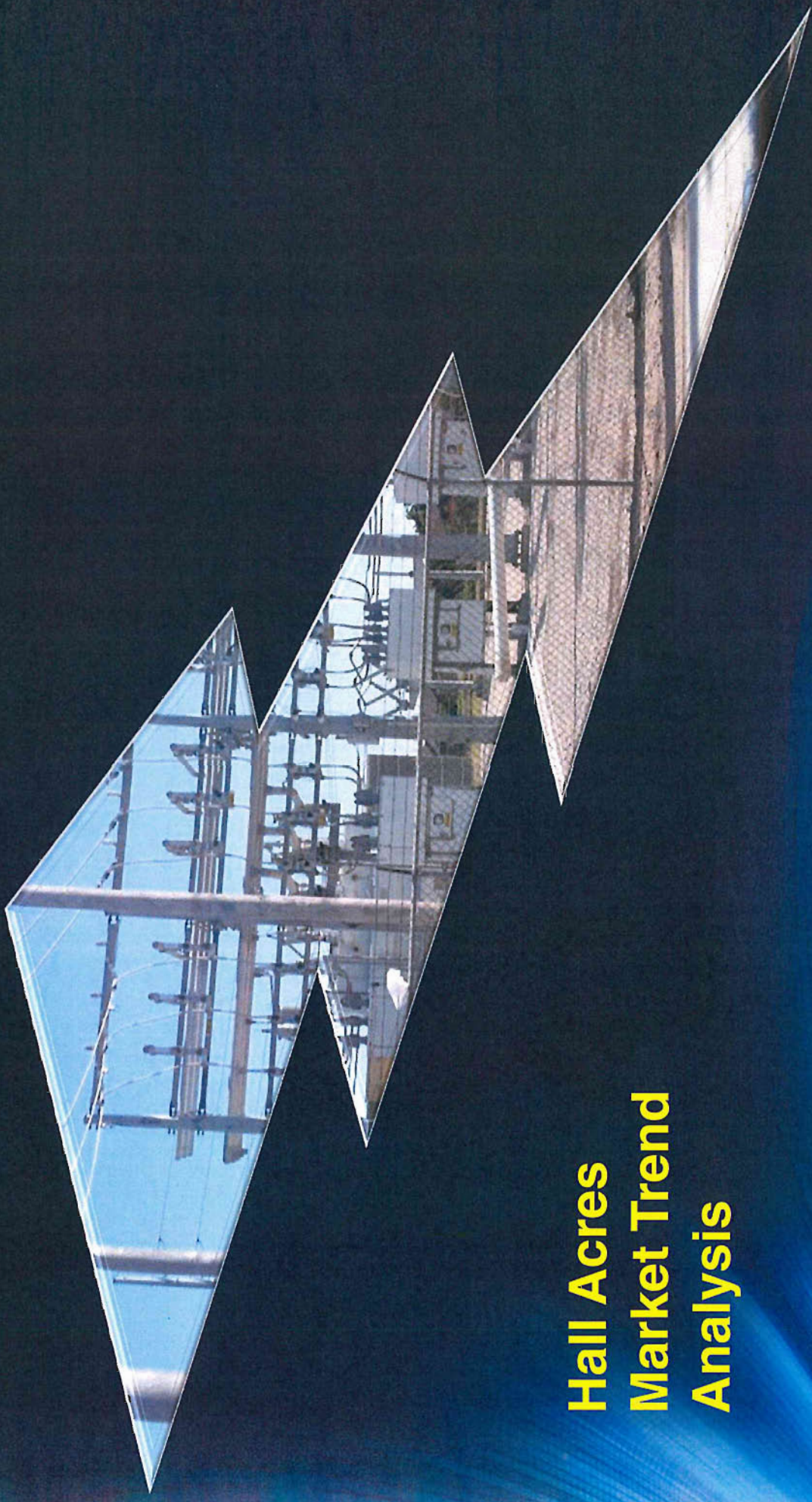
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VOL. 1

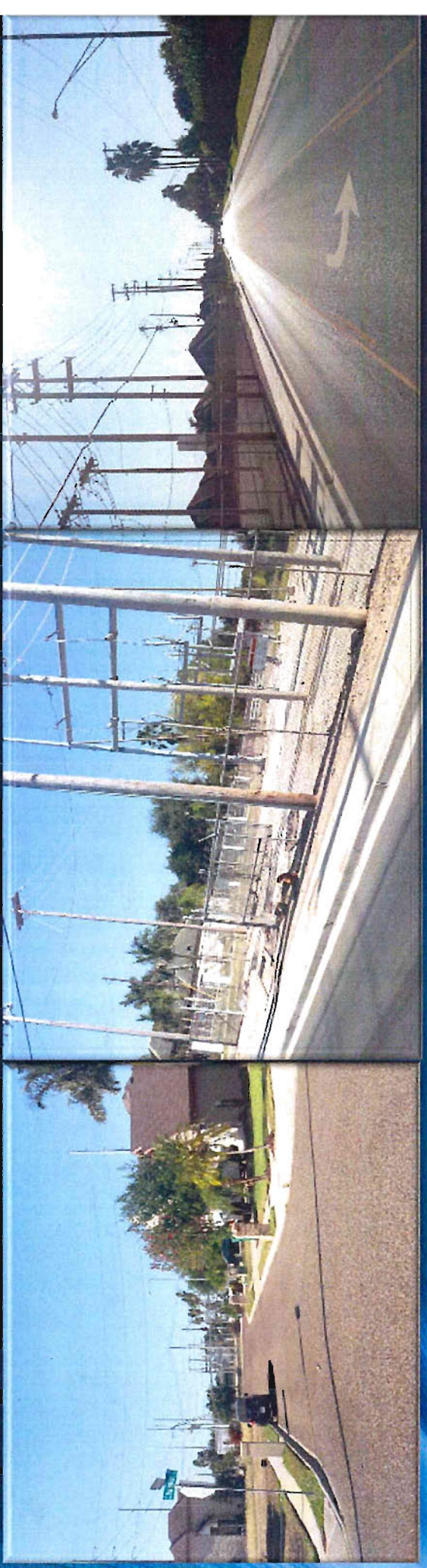
SUG.
SU
VOL. 1

YOUNG

- - SANITARY SEWER MANHOLE
- - TRANSMISSION LINE STRUCTURE

Hall Acres Market Trend Analysis





House adjacent to transmission substation.



House adjacent to transmission substation.



New construction close to transmission substation.



1995

AEP

AMERICAN
ELECTRIC
POWER

BOUNDLESS ENERGY™

Google Earth

Imagery Date: 1/14/1995 - 26/09/2017 - 08:12:14.515 W. elev. 103 ft. Eye alt. 3439 ft.

January 2017

AEP

AMERICAN
ELECTRIC
POWER

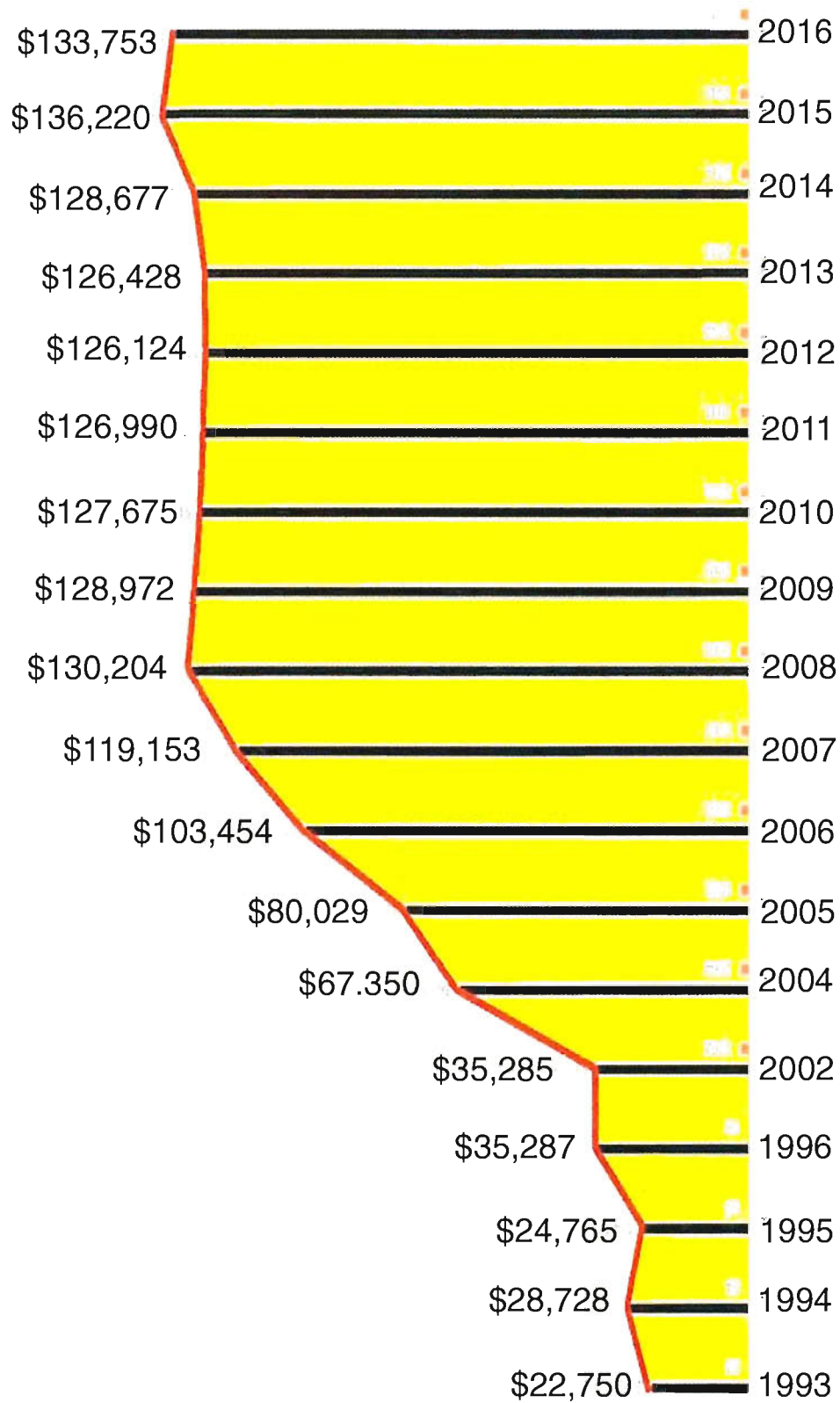
BOUNDLESS ENERGY™

Google Earth

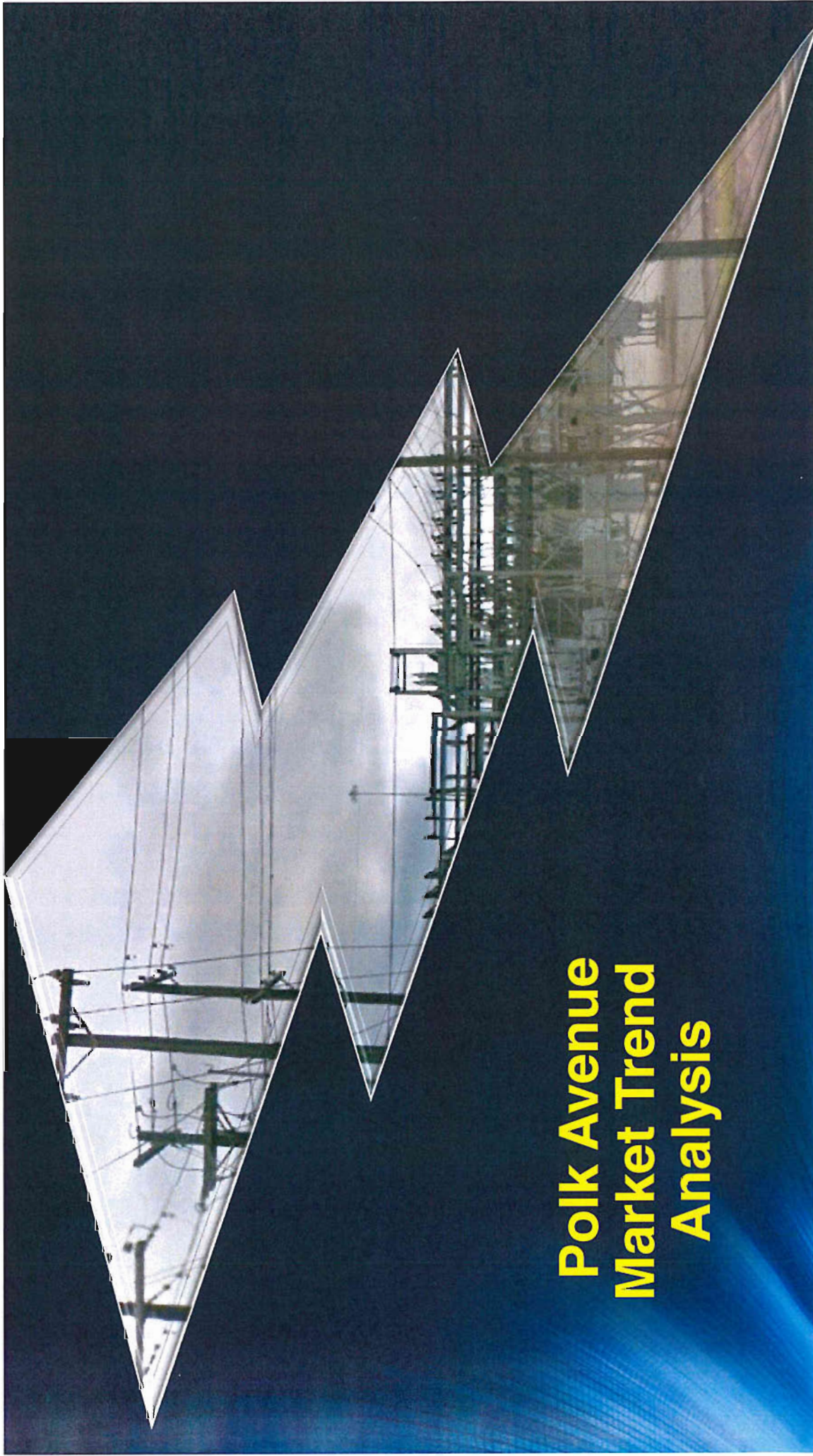
Imagery Date: 1/21/2017 26°10'09.73" N 98°12'10.71" W elev 102 ft eye alt 3439 ft

© Tour Guide

Hall Acres Market Trend Analysis



Polk Avenue Market Trend Analysis

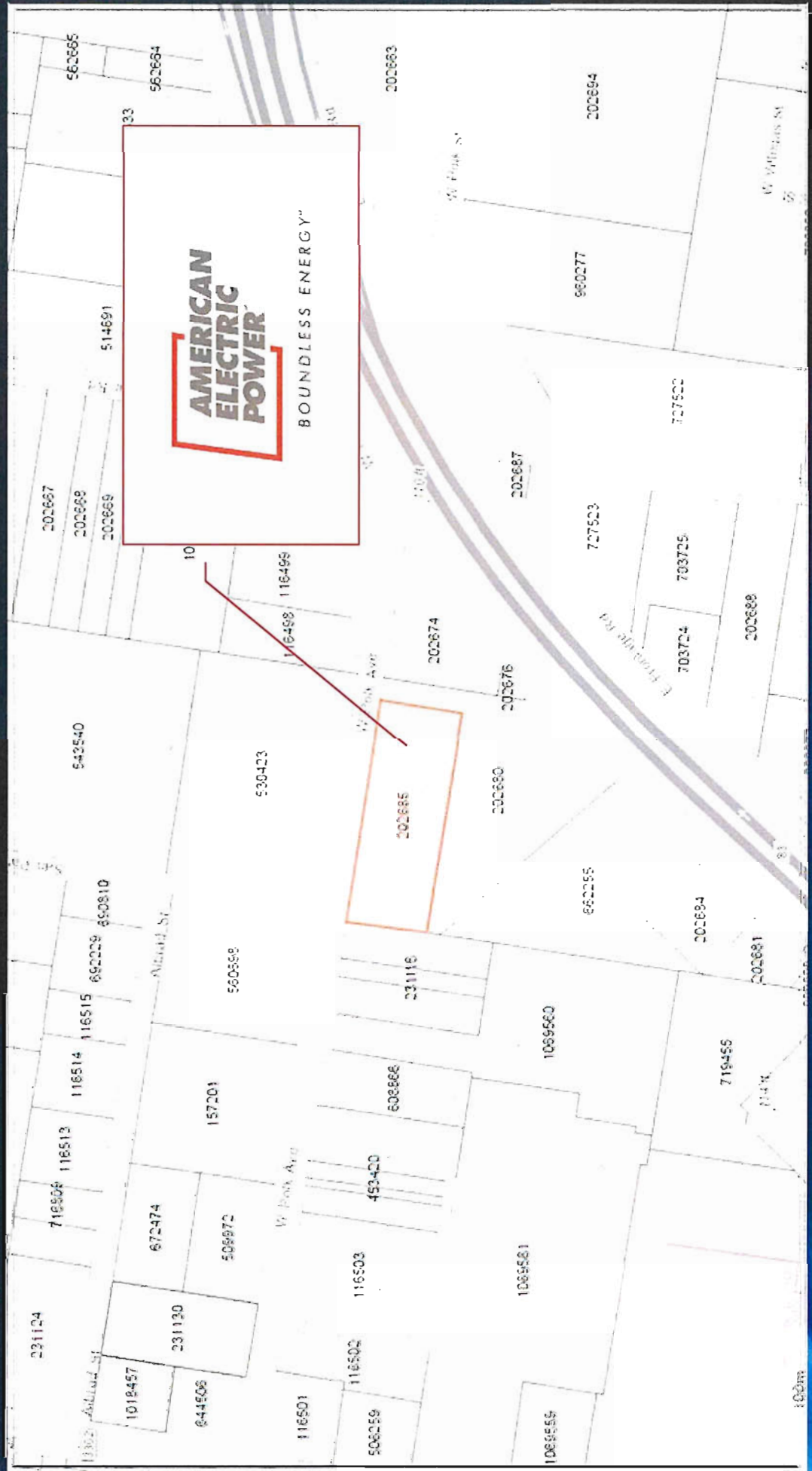




Business adjacent to transmission substation.







**AMERICAN
ELECTRIC
POWER**

BOUNDLESS ENERGY

10

202685

231124

716506 116513

116514 116515 692229 690810

1018457

231130

644506

672474

506972

157201

560569

530423

116501

506259

116502

116503

453420

608666

231116

202685

202674

202680

202676

202687

960277

662255

727523

1069561

1069560

719455

202681

202684

703724

703725

727522

202688

W. 10th St.

100m



**AMERICAN
ELECTRIC
POWER**
BOUNDLESS ENERGY™

AEP

1/2017
January 2017





Lacks distribution center.

Stilletos

Furniture Row USA

Bedroom Expressions

Denver Mattress

Sofa Mart

Chesapeake Media I LLC - KGBT TV Channel 4

Pappadeaux Restaurant

El Centro Mall

Magana Development

DESTINY THROUGH CHRIST
MINISTRIES INC

DIAZ FLOORS & INTERIORS

Cinemark Theatre

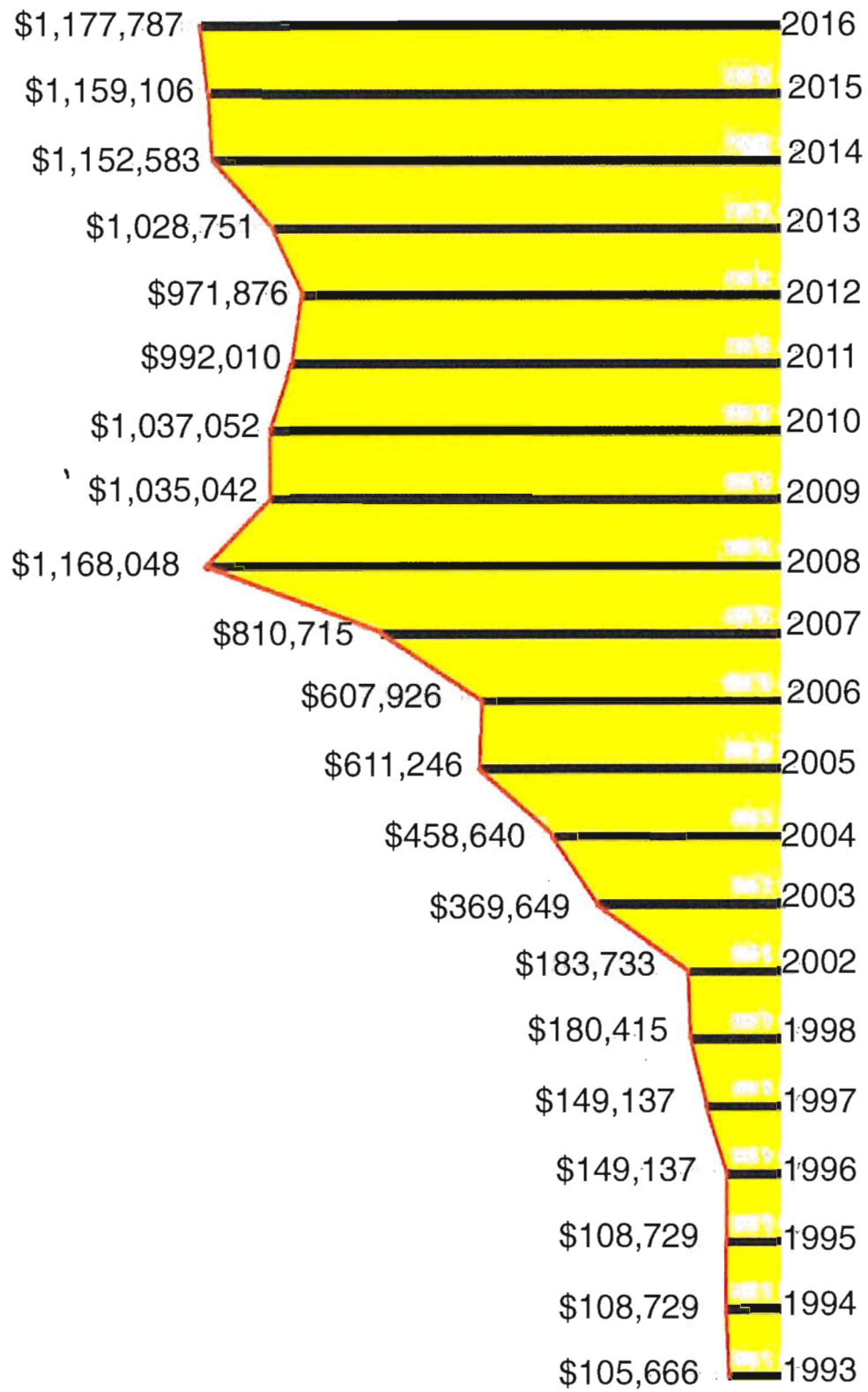
AEP



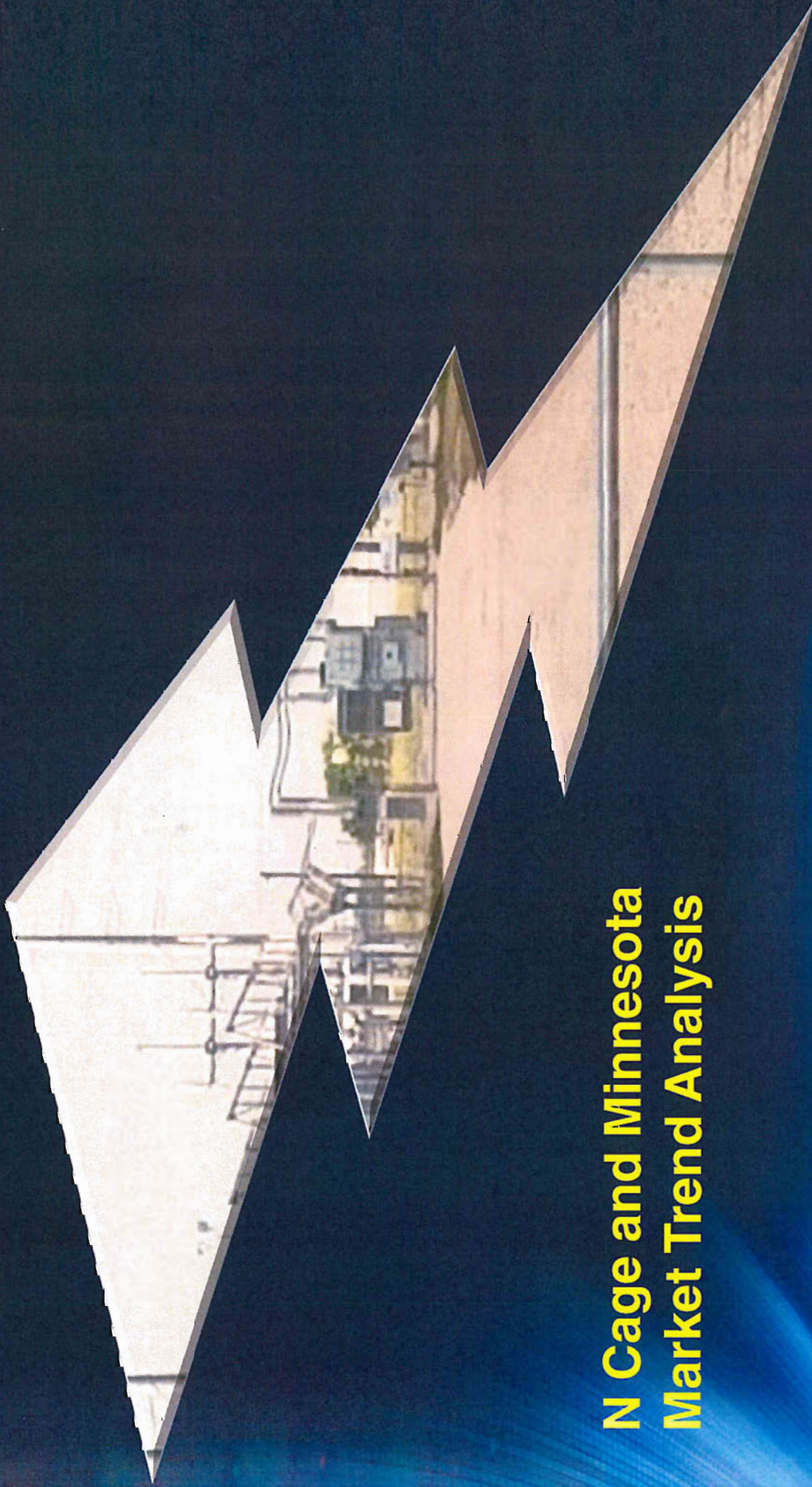


AEP





N Cage and Minnesota Market Trend Analysis

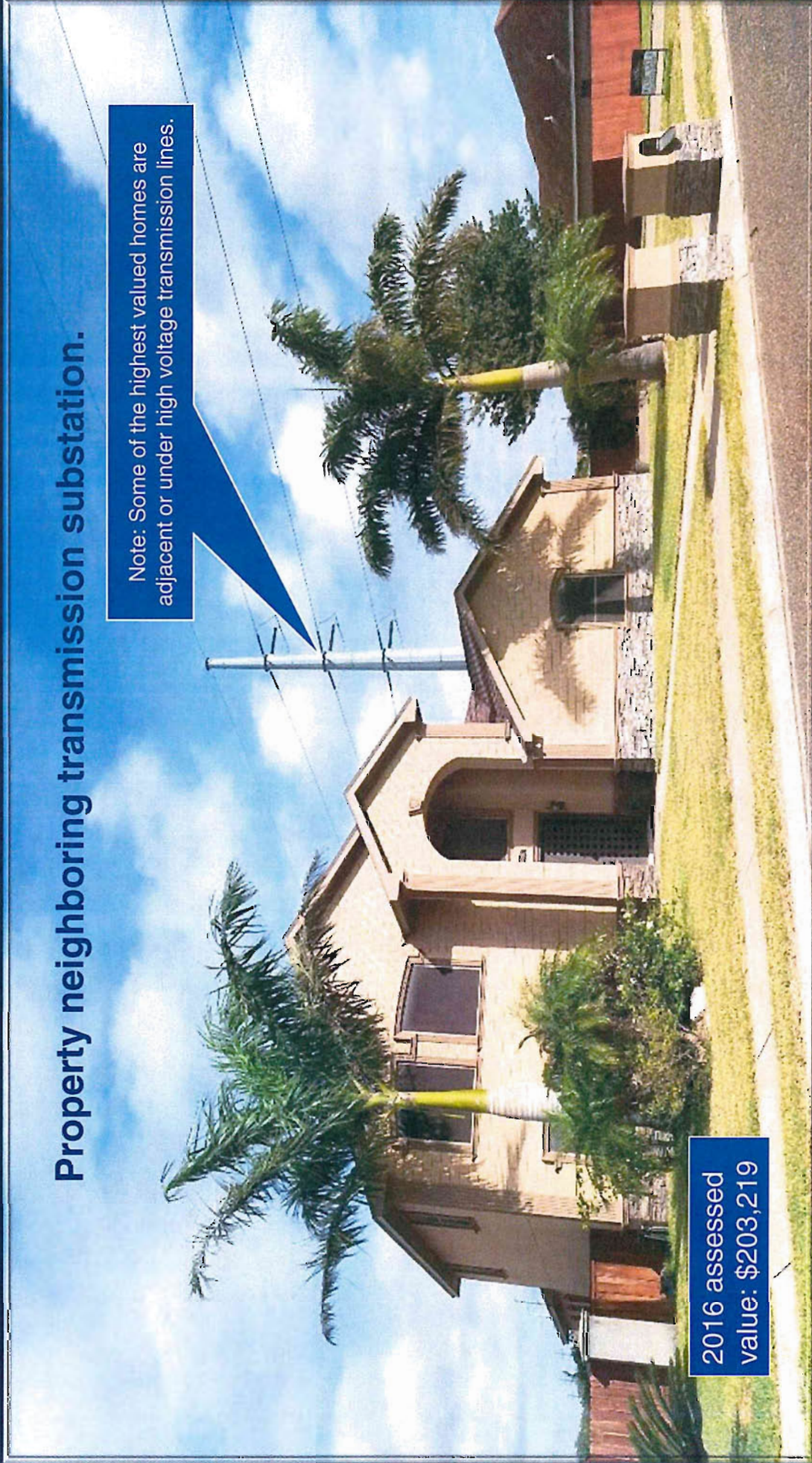




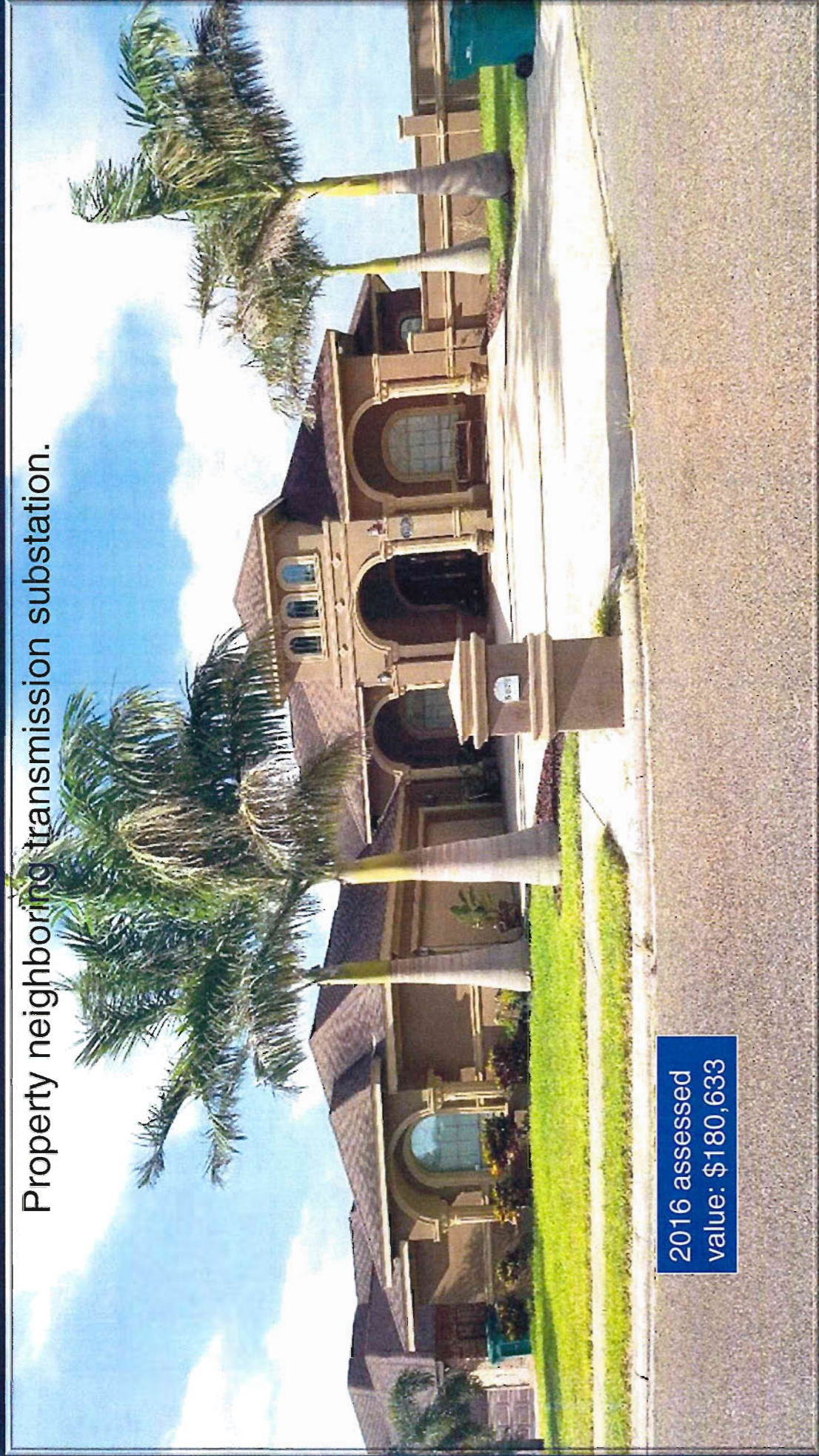
Property neighboring transmission substation.

Note: Some of the highest valued homes are adjacent or under high voltage transmission lines.

2016 assessed
value: \$203,219



Property neighboring transmission substation.



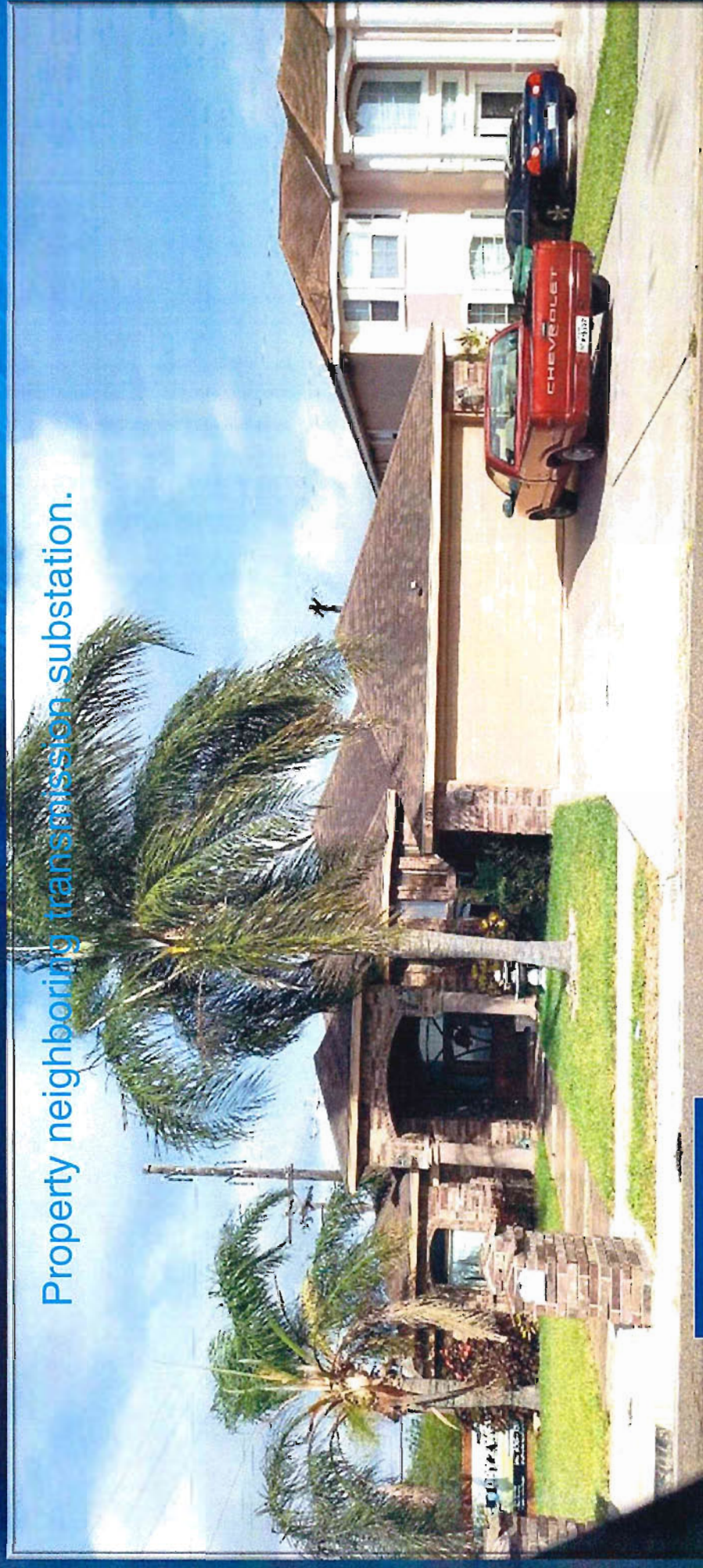
2016 assessed
value: \$180,633

Property neighboring transmission substation.



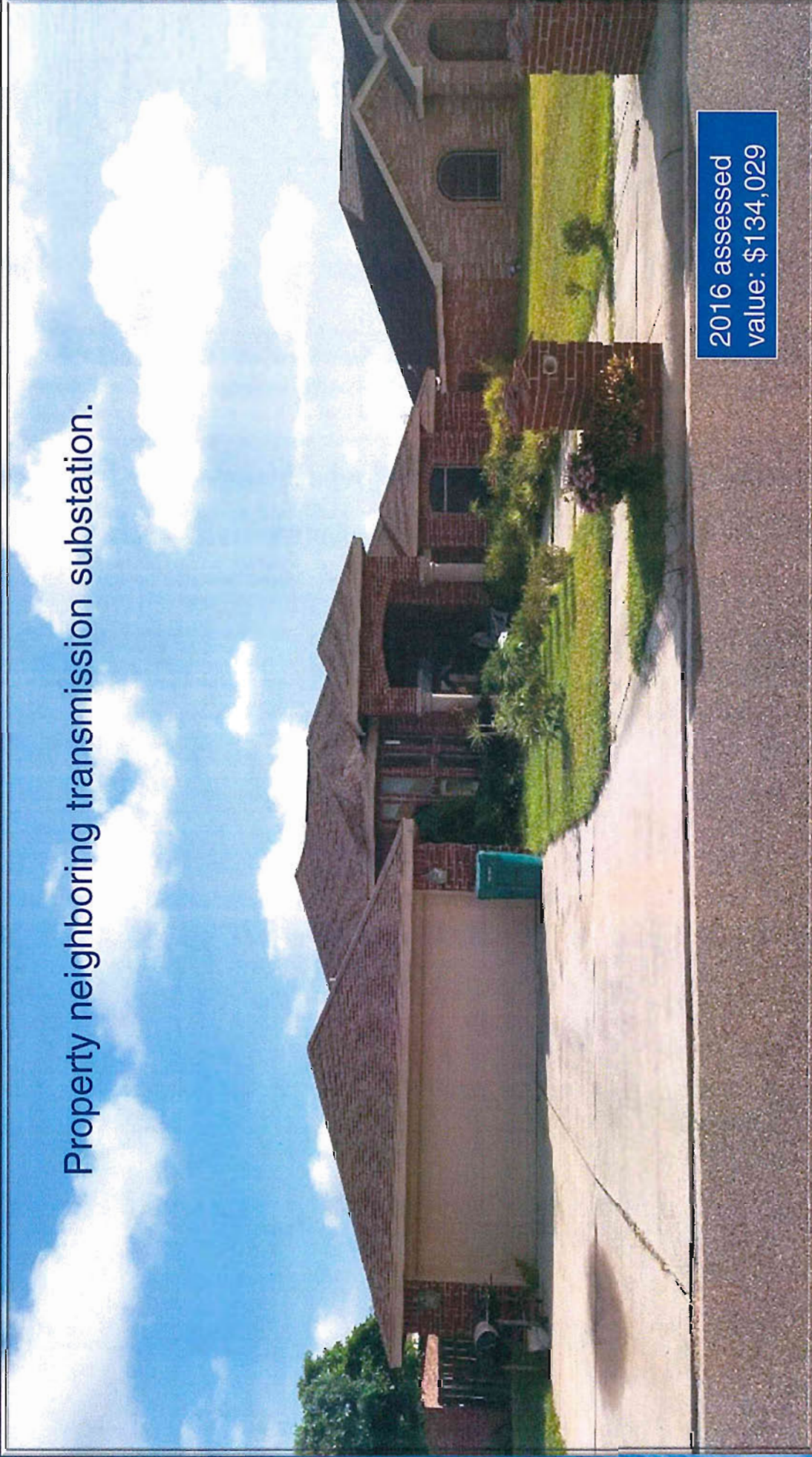
2016 assessed
value: \$154,074

Property neighboring transmission substation.



2016 assessed
value: \$129,008

Property neighboring transmission substation.

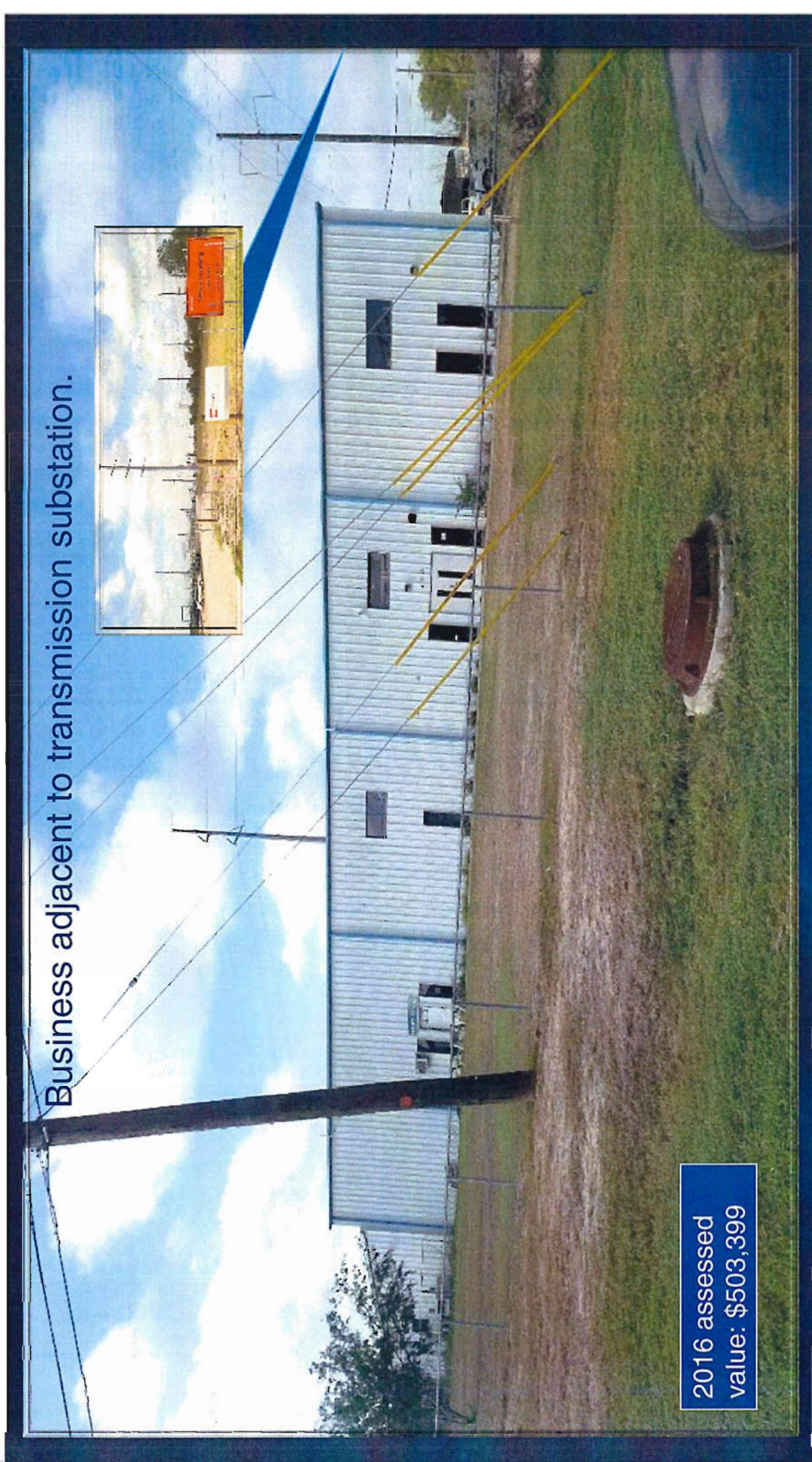


2016 assessed
value: \$134,029

Business adjacent to transmission substation.

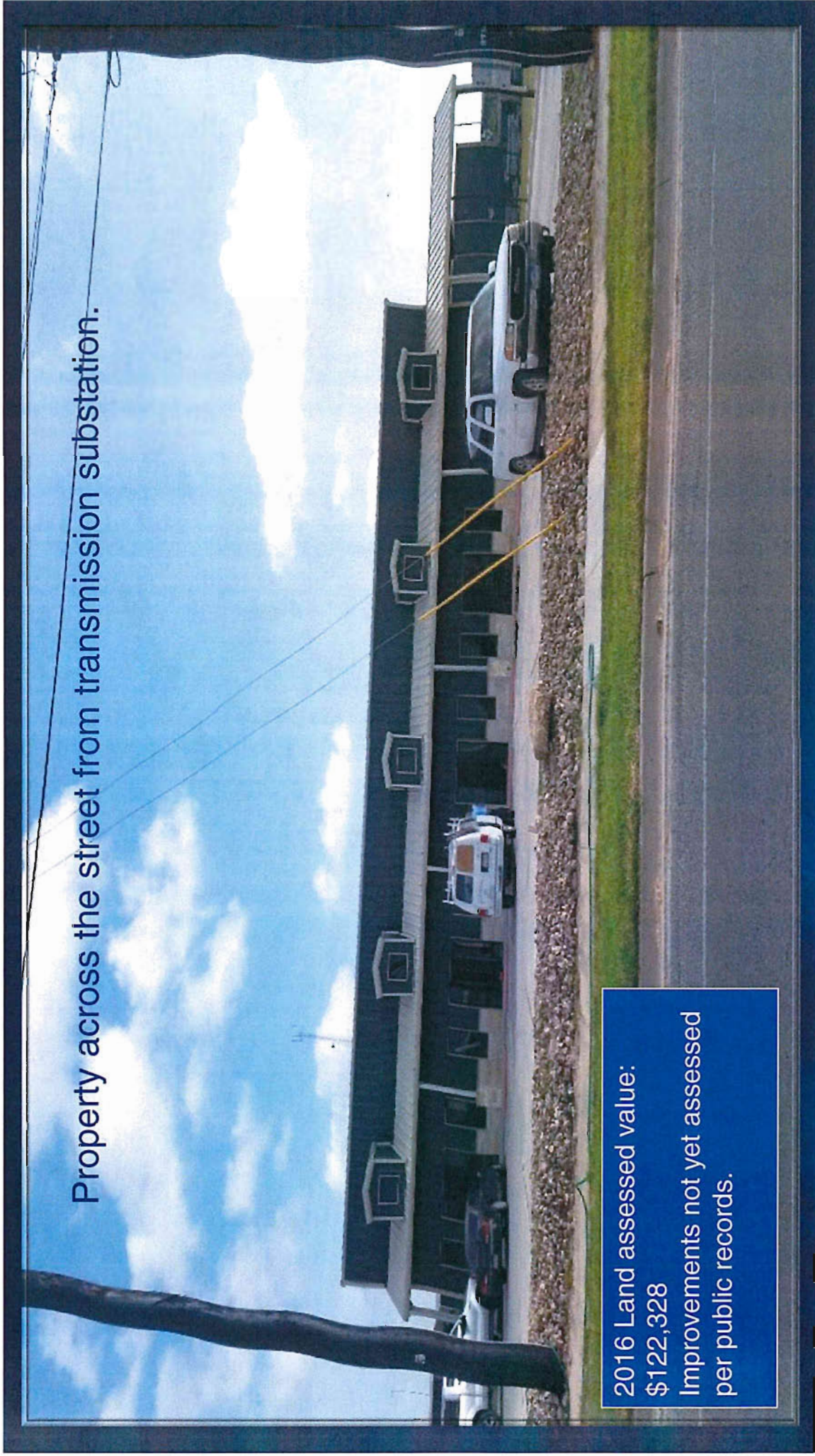


2016 assessed
value: \$503,399



Property across the street from transmission substation.

2016 Land assessed value:
\$122,328
Improvements not yet assessed
per public records.



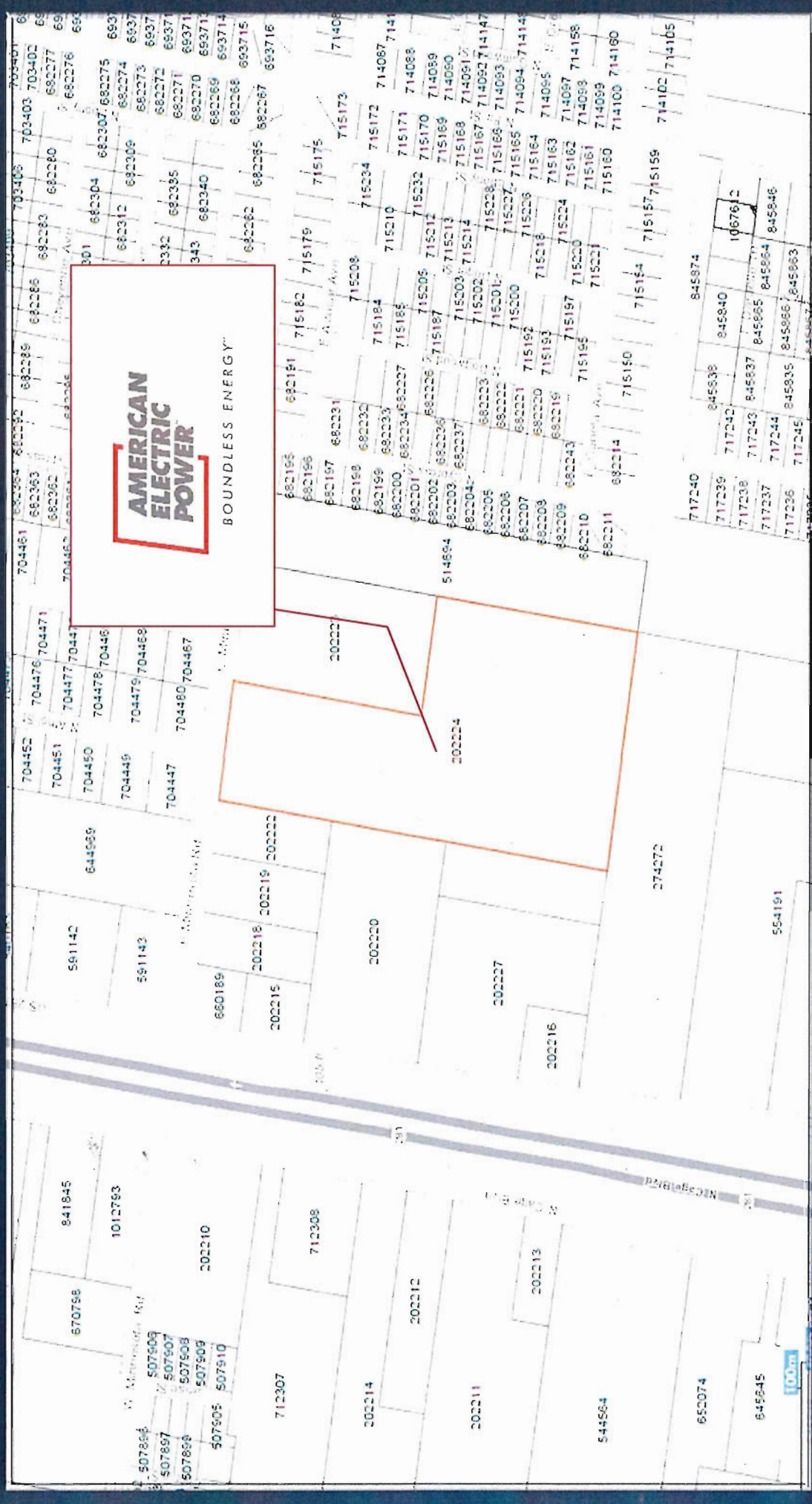
Business neighboring transmission substation



2016 assessed
value: \$321,920

**AMERICAN
ELECTRIC
POWER**

BOUNDLESS ENERGY™



11995 Cheyenne Ave

January 1995

W Arapaho Ave

W Minnesota Rd

Corbett St

N Cage Blvd

281

N Cage Blvd & Minnesota Rd

N Alhambra St

E Cheyenne Ave

N Humboldt St

N Humboldt St

N Gumwood St

N Elm St

N Ebony St

N Dodge St

N Dogwood St

E Azucar Ave

E Gancie Ave

Mcypress St

Image U.S. Geological Survey

Google Earth

AMERICAN
ELECTRIC
POWER

BOUNDLESS ENERGY

AEP

W. Chicago Ave

February 2002

W. Chicago Ave

W. Minnesota Rd

Conner St

N. Eagle Blvd

N. 1st St

N. Eagle Blvd & Minnesota Rd

AEP

AMERICAN
ELECTRIC
POWER

BOUNDLESS ENERGY

E. Azucar Ave

N. Dogwood St

N. Dodge St

N. Ebony St

N. Elm St

N. Gumwood St

N. Hulsbach St

E. Canby Ave

N. Cypress St

Image U.S. Geological Survey

Google Earth



January 2017

**AMERICAN
ELECTRIC
POWER**

BOUNDLESS ENERGY

AEP

Google Earth

©2017 Google
©2017 INEGI



Young Property

P&Z Committee Meeting



Sites Evaluation Criteria

Numerous sites were considered.

Willing sale versus non-willing sale.

Cost to construct transmission line into the substation.

Other properties impacted for Transmission Line ROW.

Potential relocation of facilities in conflict for new transmission line.

Regulatory approval requirements.

Property cost.

Construction and future maintenance access.

Security.

Reliability improvement.

Strategic Load Growth Location.

Best Site Determination – Jackson Rd

Willing Landowner and reasonable cost.

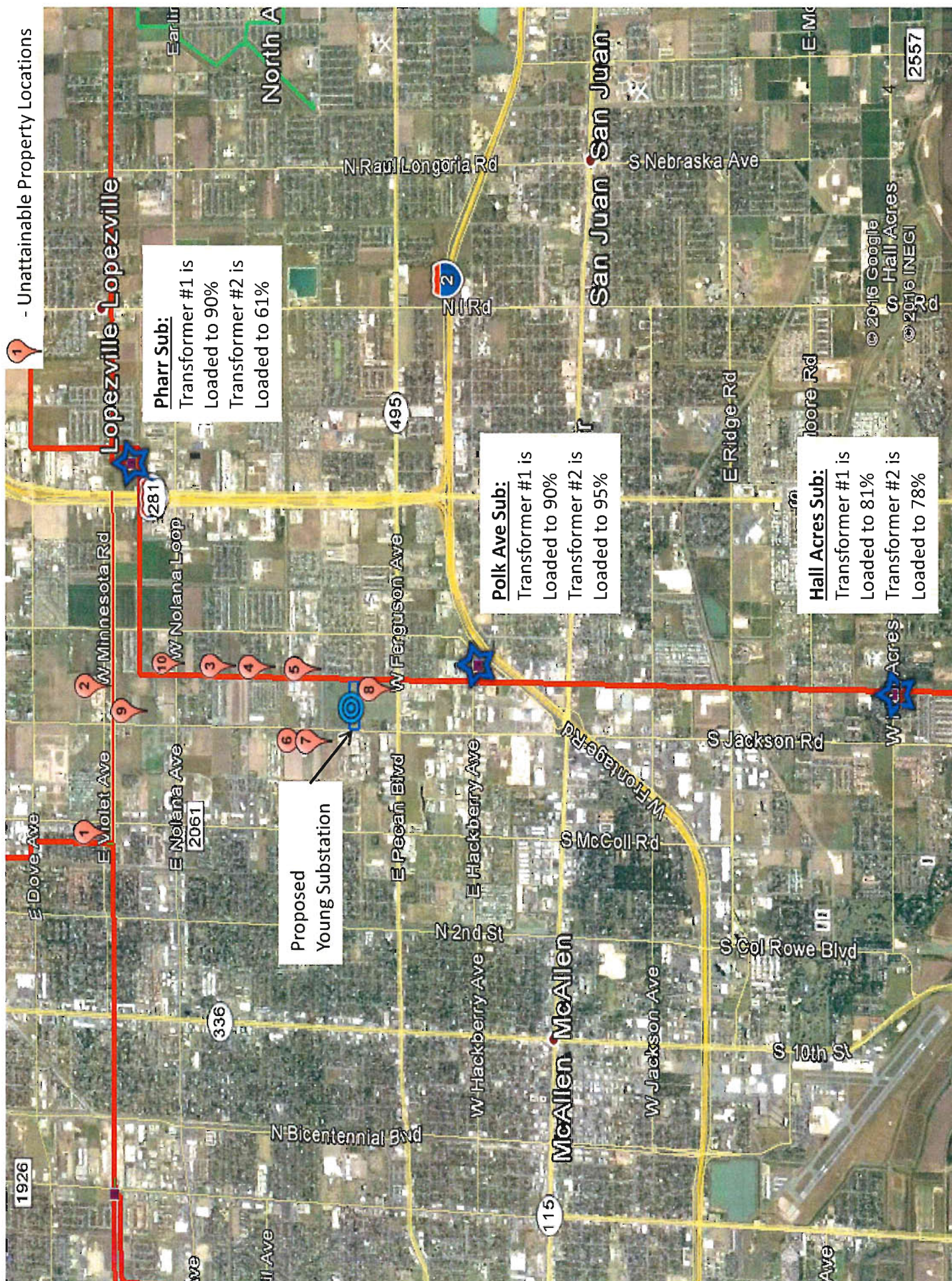
Road Access for Construction and Maintenance. Security is improved along a traveled road. Less impact to residential and commercial areas that are already built out.

Transmission Line with capacity available next to land that would not require impact to other landowners for cut-in.

No regulatory approval for cut-in.

Location is the best to address future anticipated load growth for the Pharr area.

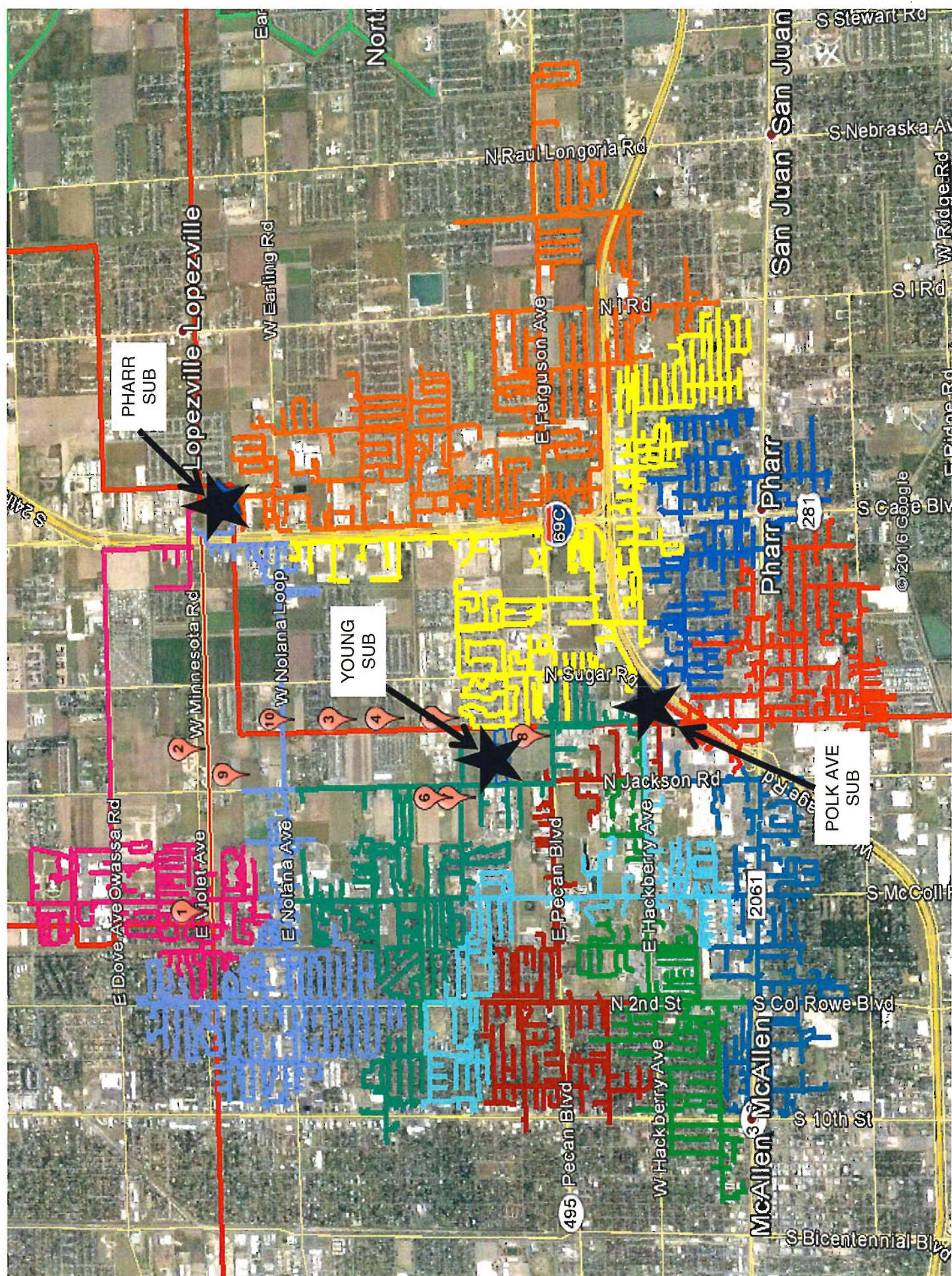
Location is the best to improve reliability to the existing distribution infrastructure in Pharr.



Reasons Other Sites Not Chosen

Information below corresponds with numbers on previous slide:

- 1) Property footprint was too small and price per square foot was too expensive.
- 2) At the time the T-line was dead and line in the middle of property and now the cemetery bought land and cannot place substation on property.
- 3) Landowner was not willing to sell.
- 4) Conflict with Church located to the north of the property.
- 5) Landowner was unwilling to sell.
- 6) Landowner wanted high cost for property.
- 7) Landowner wanted high cost and for AEP to tear down houses.
- 8) Landowner wanted to give property off road, in the back lot, inability to bring out feeders
- 9) Cannot get a T-Line to location, will be crossing cemetery.
- 10) Due to concerns with the City of Pharr, a more suitable property was chosen for AEP to pursue.



2018 Summer Loading

Polk Avenue Substation – 100% Capacity

Pharr Substation – 94% Capacity

Hall Acres Substation – 87% Capacity

Transformer Loading after Substation Installed

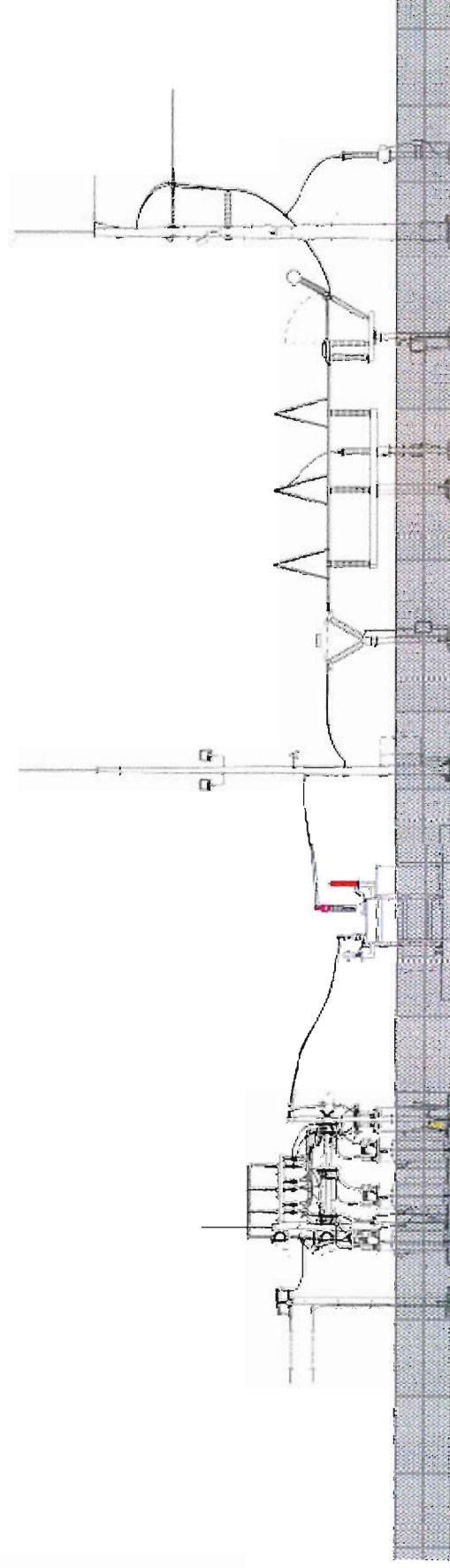
Polk Avenue Substation – Transformers loaded to average of 58%.

Pharr Substation – Transformers loaded to average of 53%.

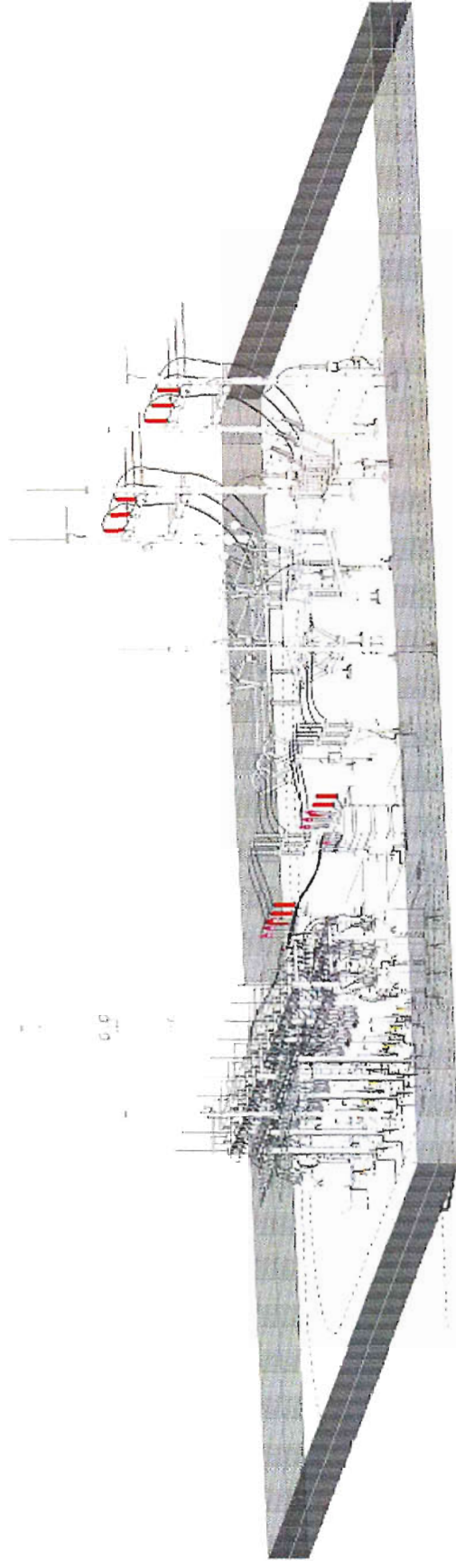
Hall Acres Substation – Transformers loaded to average of 71%.

Young Substation – Transformers loaded to average of 52%.

Street View of Young Substation



Aerial View of Young Substation



12067430





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.3.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: The City of Pharr, d/b/a Boggus Ford Events Center, has filed a request for 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 being Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3000 North Cage Boulevard.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr, d/b/a Boggus Ford Events Center, has filed a request for 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 being Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3000 North Cage Boulevard.

Financial Consideration: N/A

Staff Recommendation: Development Services Staff is recommending approval of the request for 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).

Alternatives: N/A

ROUTING:

Janie Benedict

Roland Gomez

Melanie Cano

City Management Office

Created/Initiated - 07/12/2017

Approved - 07/13/2017

Approved - 07/13/2017

Final Approval - 07/13/2017

MEMORANDUM

DATE: MONDAY, JULY 17, 2017
TO: MAYOR AND CITY COMMISSION
THROUGH: JUAN GUERRA, CITY MANAGER
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT RENEWAL FOR ABC – FILE NO. CUP#160627 (CITY OF PHARR, D/B/A BOGGUS FORD EVENTS CENTER)

GENERAL INFORMATION:

APPLICANT: The City of Pharr, d/b/a Boggus Ford Events Center, has filed a request for 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 being Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3000 North Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Agricultural Open-Space District (A-O) to the North, Limited Industrial District (L-I) to the South, Mobile-Home Residential District (R-MH) to the East and General Business District (C) and Limited Industrial District (L-I) to the West. 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)
------------------	-------------------------	--

COMMENTS:	FIRE MARSHAL:	Recommends approval of the Conditional Use Permit.
------------------	----------------------	--

COMMENTS:

POLICE CHIEF:

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

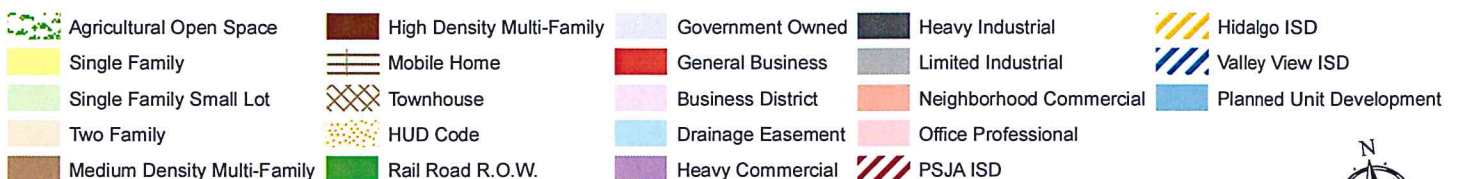
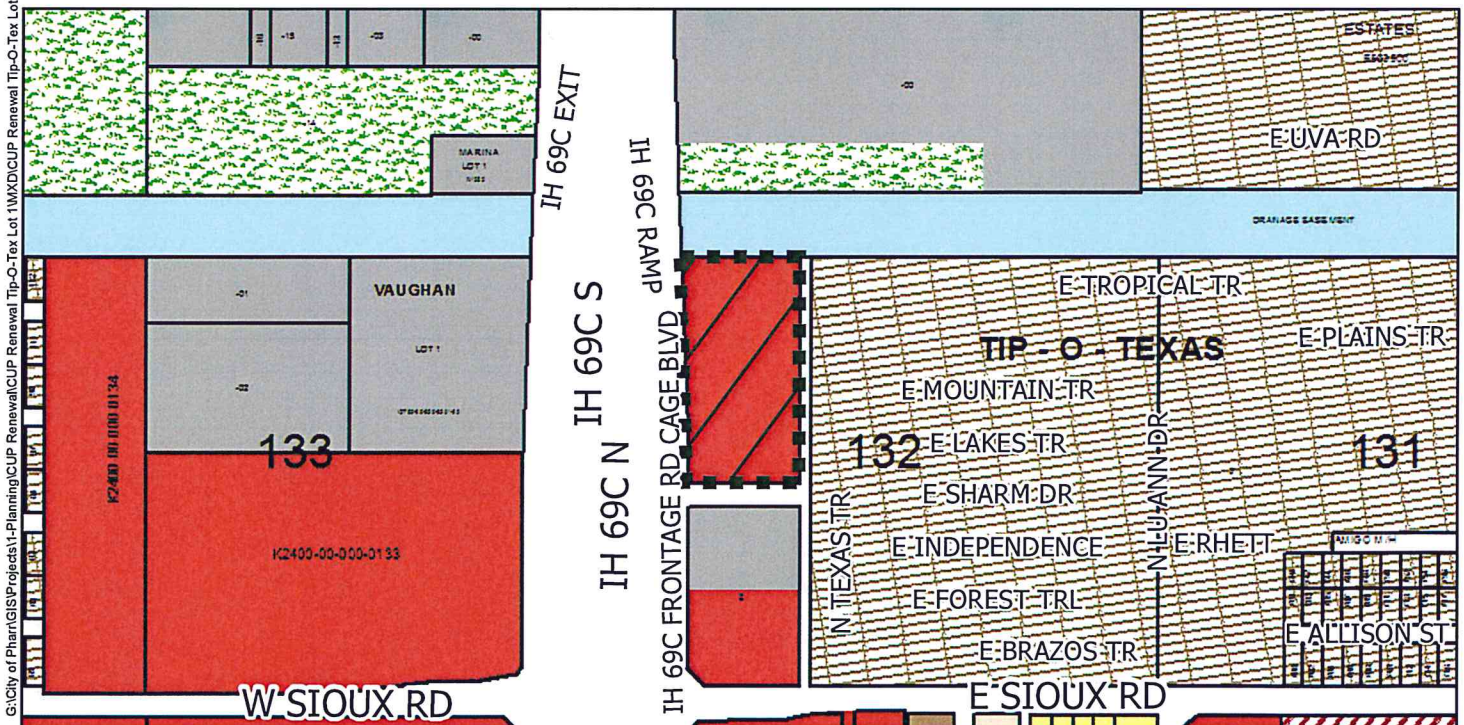
COMMENTS:

PLANNING:

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

**DEVELOPMENT
SERVICES STAFF
RECOMMENDATION:**

Development Services Staff is recommending **approval** of the request for 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 being in compliance with all City Ordinances and City Department requirements.



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

Company Name or Business Entity: Boggs Fold Event Center Type of Business: Assembly
Applicant: City of Pharr Phone No.: (956) 225-6394
(First) (Middle) (Last) (956) 462-4500
Mailing Address: 5000 N. Cage 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)	☒	☒ N/A	☐	Not posted M.B. did post sign
3. NUMBER OF EXITS	☒	☐	☐	9 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:

Miguel Bazaldua 6/30/17 G. R. R. Jr. 6/30/17
(INSPECTOR / OFFICER) (Date) (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

June 30, 2017

PHARR EVENTS CENTER
3000 N CAGE
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 30, 2017 revealed no violations.

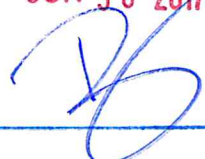
Inspection Note AT TIME OF CUP INSPECTION BUILDING WAS FOUND TO BE IN REASONABLE COMPLIANCE.

8108 MARTIN TORRES
Inspector

GARY RODRIGUEZ

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 30 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: 06/08/2017

Re: Conditional Use Permit & Late Hours Permit for ABC – File No. CUP#160627 (Boggus Ford Event's Center)

The City of Pharr, Boggus Ford Event Center, 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 more fully described as follows:

- **Legal Description:** Lot 1, Tip-O-Tex Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 3000 N. Cage Blvd.
- **Contact Number:** 956-402-4500

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 blue ink signature of Joel Robles, written over a horizontal line.

Joel Robles

Office: 956-402-4739

Mobile: 956-878-3233

joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 22 2017

BY: _____



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.4.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Rudy's Texas Bar-B-Q, L.L.C. / Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Rudy's Texas Bar-B-Q, L.L.C. / Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop.

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 Limited Industrial District (L-I) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

ROUTING:

Janie Benedict

Roland Gomez

Melanie Cano

City Management Office

Created/Initiated - 07/12/2017

Approved - 07/13/2017

Approved - 07/13/2017

Final Approval - 07/13/2017



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

July 17, 2017

Conditional Use Permit **Renewal** for ABC –

Rudy's Country Store Bar-B-Q
CUP#040644

Background:

Rudy's Texas Bar-B-Q / Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 13th renewal for Rudy's Country Store Bar-B-Q.

The property is located at 209 West Nolana Loop. It is zoned Limited Industrial District (L-I) 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\MY FILES\CUPs\ABC\ABC_RUDY'S TEXAS BAR-B-Q LLC dba RUDY'S COUNTRY STORE BAR-B-Q_2004

MEMORANDUM

DATE: MONDAY, JULY 17, 2017

TO: MAYOR AND CITY COMMISSION

THROUGH: JUAN GUERRA, CITY MANAGER

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#040644** (RUDY'S COUNTRY STORE BAR-B-Q)

GENERAL INFORMATION:

APPLICANT: Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 209 West Nolana Loop.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent property is zoned General Business District (C) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the 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)

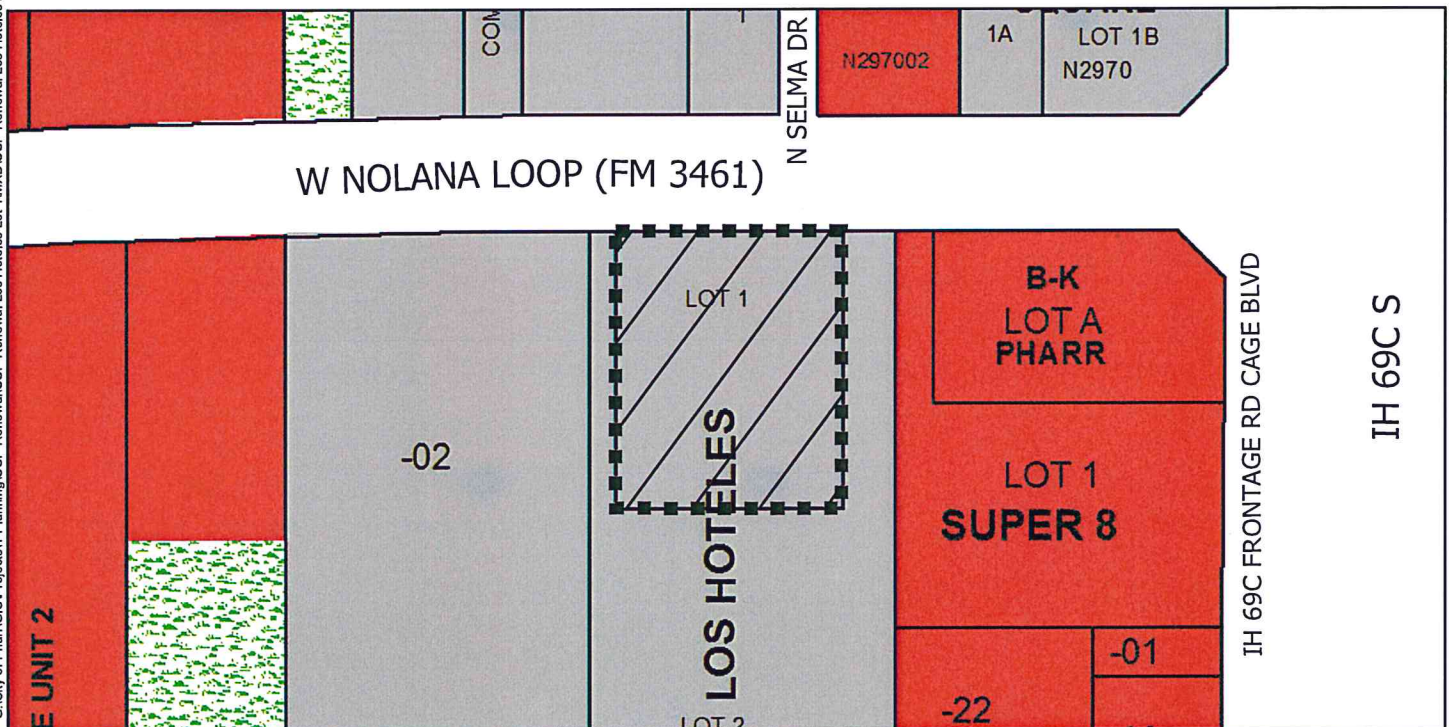
PLANNING DEPARTMENT:

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 Limited Industrial District (L-I) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 | |



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

Company Name or Business Entity: Rudy's Country Store Bk Type of Business: Restaurant
Applicant: Carlos Torres Phone No.: (956) 781-8888
(First) (Middle) (Last)
Mailing Address: 209 W. Nolana 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>Fire Dept</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:

E. Alvarez 06-23-2017 Francisco Figueroa 6/23/17
(INSPECTOR / OFFICER) (Date) (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

June 6, 2017

RUDY'S B-B-Q
209 W NOLANA
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 6, 2017 revealed no violations.

2960 EDUARDO LUGO
Inspector

Ryan SCHEELE

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 06 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: 06/08/2017
Re: Conditional use Permit Renewal for ABC – File No. CUP#040644 (Rudy's Country Store Bar-B-Q)

Carlos Torres ~~(956) 522-7301~~, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-1). The Property is more fully described as follows:

- **Legal Description:** Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas
- **Physical Address:** 209 W. Nolana
- **Contact Number:** 956-781-8888

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

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 22 2017

EVE



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 4.H.5.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Halff & Associates, Inc., representing South Texas College, a Political Subdivision / Shirley A. Reed, M.B.A., Ed. D. President, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a General Business District (C). The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Boulevard.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Halff & Associates, Inc., representing South Texas College, a Political Subdivision / Shirley A. Reed, M.B.A., Ed. D. President, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) to a General Business District (C). The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Boulevard.

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.

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

- Alternatives:** 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.

ROUTING:

Janie Benedict	Created/Initiated - 07/12/2017
Roland Gomez	Approved - 07/13/2017
Melanie Cano	Approved - 07/13/2017
City Management Office	Final Approval - 07/13/2017



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 17, 2017

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ:#170634

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: June 05, 2017

9. **Applicant:** Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D. President.

10. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).

11. **Nature / Intent of Request:** In order to subdivide the property and use for institutional use.

12. **Routing to Staff:**

K. Melanie Cano, Director



6/24/2017

☒ Approval ☐ Denial

Initials

Date

L. Planning Staff
Recommendations



6/24/2017

☒ Approval ☐ Denial

Initials

Date

M. Planning and Zoning
Commission



7/10/2017

☒ Approval ☐ Denial

Initials

Date

N. City Attorney

Initials

Date

☐ Approval ☐ Denial

O. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JULY 17, 2017

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 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:

Half & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D. President, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The subject site is located on the East side of South Cage Boulevard and is physically located within the 3900 Block of South Cage Boulevard. The property is legally described as being the West 330' of Lot 255, and a tract of land containing 62.38 acres, more or less, out of Lots 258, 259 and 260, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of four (4) tracts of land with the frontage of approximately 1,050 feet along South Cage Boulevard and has a depth of approximately 3,910 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 west, General Business District (C) to the west, Planned Unit Development to the north and City of Pharr limits lie to the south and east of the property. The property is generally designated for single-family residential use, commercial use and public/semi-public use in the Land Use Plan.

The property to the north was annexed in the city September 14, 1982 and was rezoned to Planned Unit Development (PUD) on December 21, 1982. The properties to the west were rezoned to General Business District (C) on November 01, 2007 and November 19, 2002. 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 General Business District (C) in order to subdivide the property and to use for institutional use.

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.

Twenty-four (24) 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.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone 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

I. Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D.

APPLICANT

Being the 3900 Block of South Cage Boulevard

ADDRESS

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

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

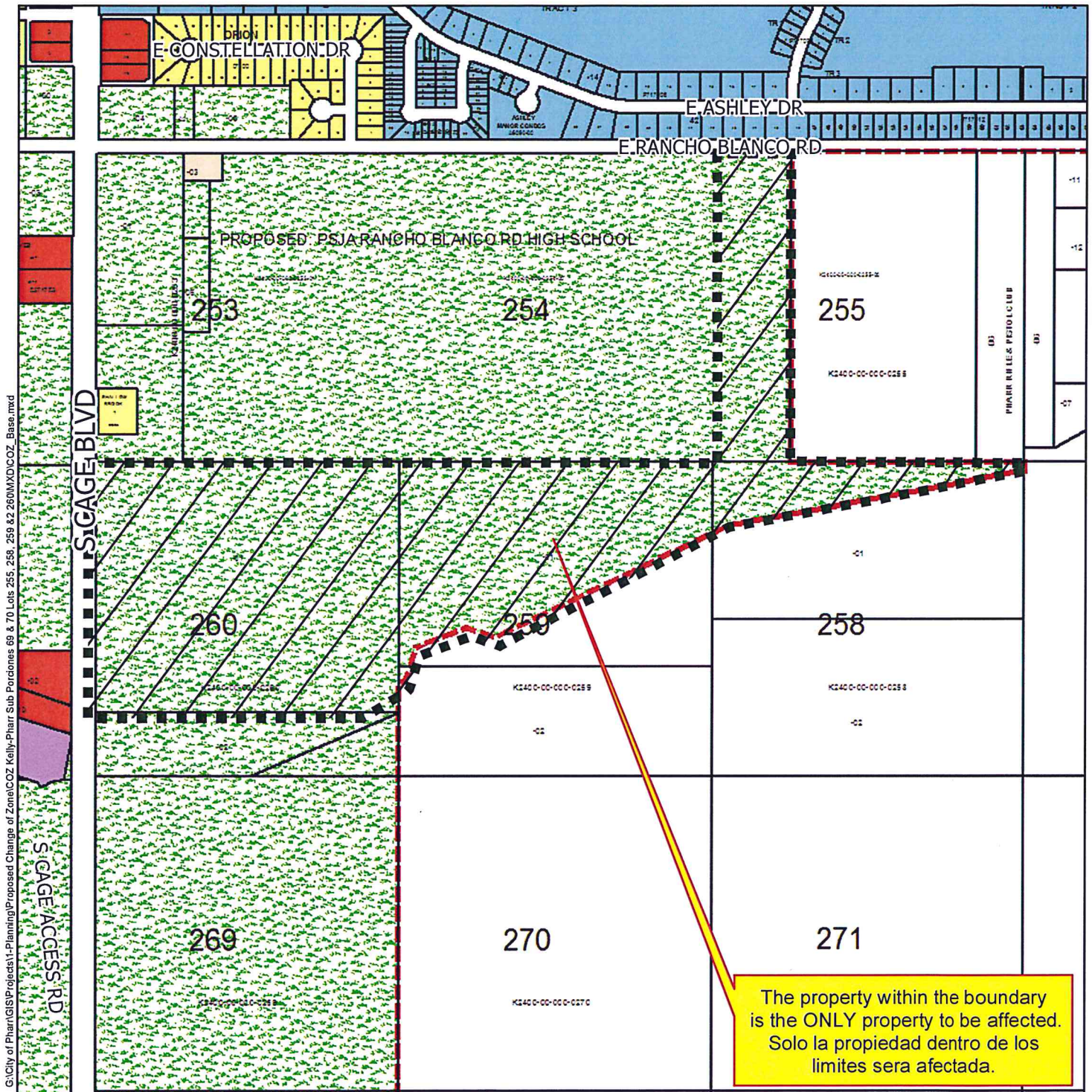
Della Robles

PREPARED BY

06.20.2017

DATE

Proposed Change of Zone
Kelly-Pharr Subdivision of Porciones 69 & 70 Lots
255, 258, 259 & 260
Miles Bullion/South Texas College



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 | |

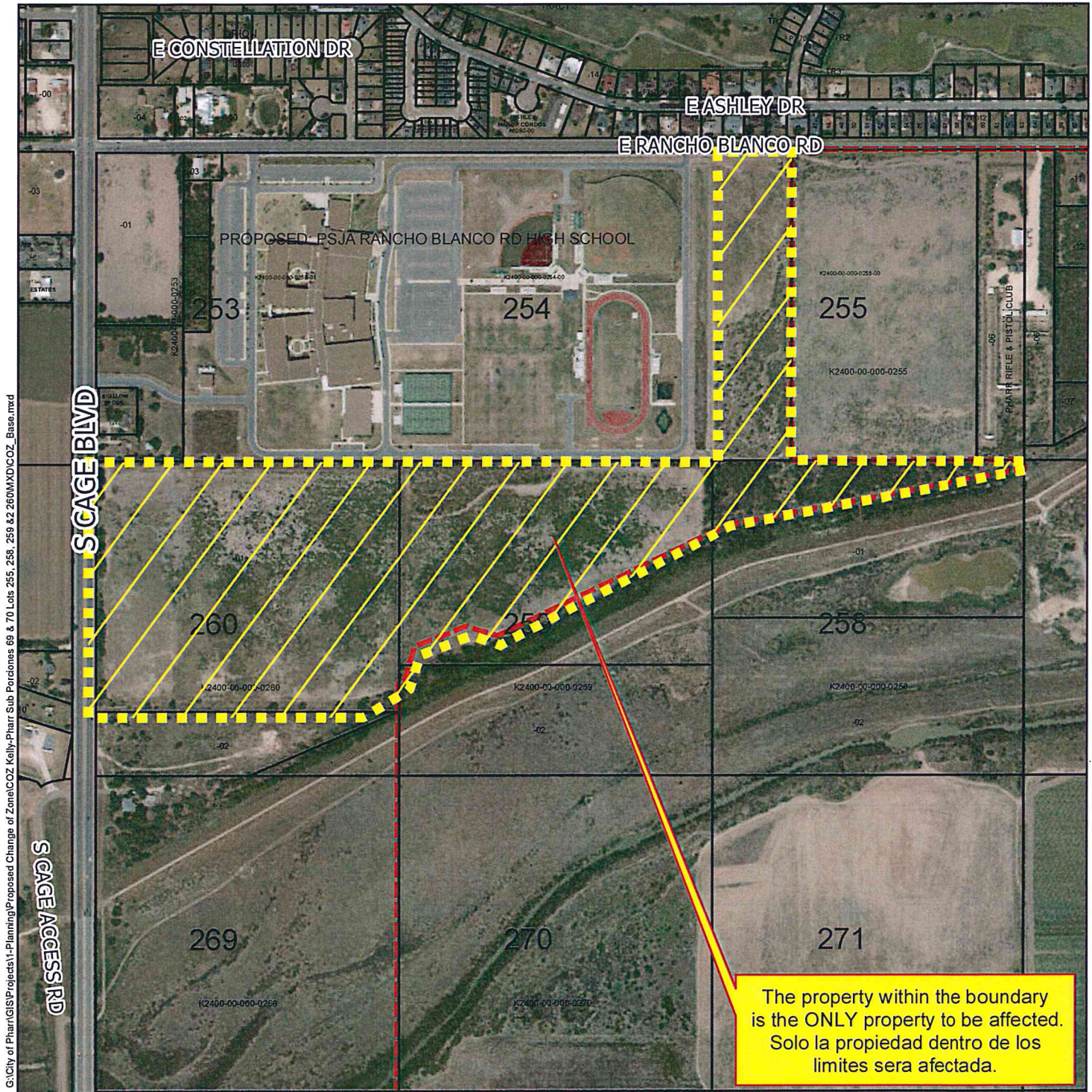
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 600 feet



Date: 6/8/2017

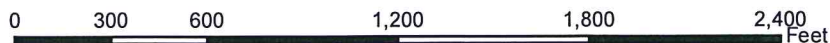
Proposed Change of Zone
 Kelly-Pharr Subdivision of Porciones 69 & 70 Lots
 255, 258, 259 & 260
 Miles Bullion/South Texas College



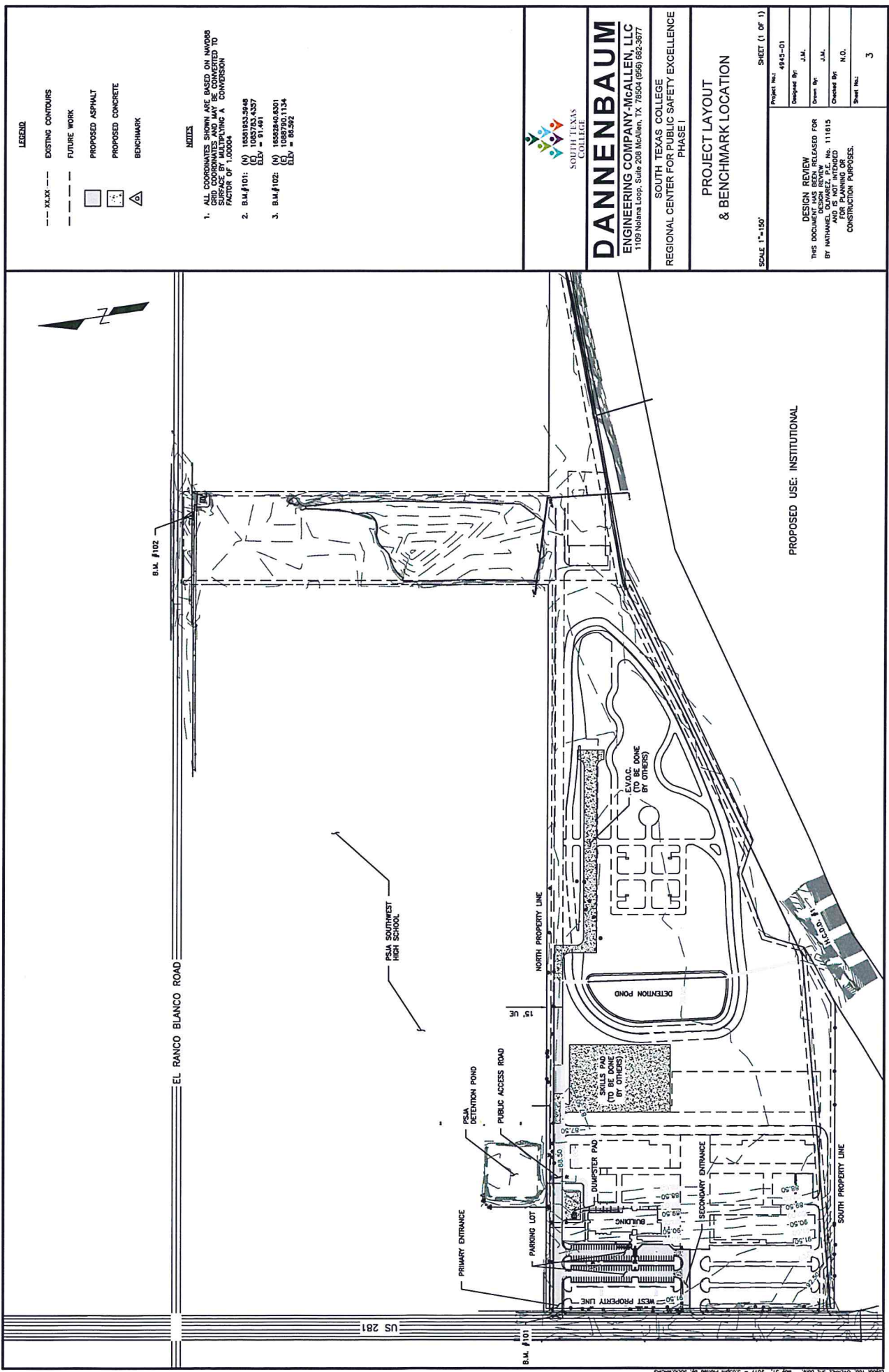
	Agricultural Open Space		High Density Multi-Family		Government Owned		Heavy Industrial		Hidalgo ISD
	Single Family		Mobile Home		General Business		Limited Industrial		Valley View ISD
	Single Family Small Lot		Townhouse		Business District		Neighborhood Commercial		Planned Unit Development
	Two Family		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 = 600 feet



Date: 6/8/2017



LEGEND

- XX.XX --- EXISTING CONTOURS
- FUTURE WORK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- BENCHMARK

NOTES

1. ALL COORDINATES SHOWN ARE BASED ON NAVD83 GRID COORDINATES AND MAY BE CONVERTED TO STATE PLANE COORDINATES USING A CONVERSION FACTOR OF 1.00004.
2. B.M. #101: (N) 1081833.5648
(E) 1082783.4357
ELEV = 91.481
3. B.M. #102: (N) 10832840.5301
(E) 1083790.1134
ELEV = 88.592



DANNENBAUM
ENGINEERING COMPANY-MCALLEEN, LLC
1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 662-3677

SOUTH TEXAS COLLEGE
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
PHASE I

PROJECT LAYOUT
& BENCHMARK LOCATION

SCALE 1"=150'

SHEET (1 OF 1)

Project No:	4915-01
Designed By:	J.M.
Drawn By:	J.M.
Checked By:	N.D.
Sheet No:	3

DESIGN REVIEW
THIS DOCUMENT HAS BEEN REVIEWED FOR
BY MATHEMATICAL ENGINEERING FOR
DESIGN REVIEW
AND IS NOT INTENDED
FOR PLANNING OR
CONSTRUCTION PURPOSES.

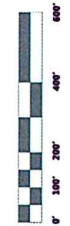
South Veterans Blvs.



1. 21K+ Education Building
2. JAG Express Drop Off
3. 160+ Parking Spaces
4. Future Phase Campus Boulevard
5. Future 50,000sf Educational Buildings
6. Future 25,000sf Student Services Buildings
7. Future 15,000sf Student Services Buildings
8. Future 15,000sf Physical Plant
9. Skills/Skid Pad Driving Area
10. EVOC Driving Track
11. Cityscape with Simulation Building
12. Multi Story Fire Training Structure
13. Two Story Residential Fire Training Structure
14. Confined Space/ Trench Rescue Training
15. Flashover Training
16. Flammable Liquid and Gas (F.L.A.G) Training Pad
17. Firearm Training Classroom
18. Covered Shooting Range



South Texas College
Regional Center for Public Safety Excellence
01/31/2017



20 Year Master Plan



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance O-2015-54 (fee ordinance), providing for repealing of conflicting ordinance(s) clause, and providing for an effective date.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Ordinance amending Ordinance O-2015-54 (fee ordinance), providing for repealing of conflicting ordinance(s) clause, and providing for an effective date.

Financial Consideration: N/A

Staff Recommendation:

Alternatives:

ROUTING:

Janie Benedict

Created/Initiated - 07/12/2017

Roland Gomez

Approved - 07/12/2017

Melanie Cano

Approved - 07/12/2017

Patricia Rigney

Approved - 07/12/2017

City Management Office

Final Approval - 07/13/2017

ORDINANCE NO. O-2017-_____

AN ORDINANCE AMENDING O-2015-54, PROVIDING FOR REPEALING OF CONFLICTING ORDINANCE(S) CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1: Ordinance No. O-2015-54 is hereby amended.

SECTION 2: FEES.

A. Zoning Permits and Application Fees

1. Change of Zone Application(s)

Commercial or Industrial Zones – (O-P), (N-C), (C), (C-2), (H-C), (L-I), (H-I)	Amount Per Acre
Less than one (1) acre	\$200.00
1.0 acre to 4.99 acres	\$300.00
5.0 acres and over	\$400.00 plus \$50.00 per acre over the first 5 acres

PUD – (Planned Unit Development)	Amount Per Acre
5.0 acres and over	\$650.00 + \$75.00 per acre over 5 acres

Residential Zones – (R-1), (R-2), (R-3), (R-4), (R-HCMH)	Amount Per Acre
Less than one (1) acre	\$150.00
1.0 acre to 4.99 acres	\$200.00
5.0 acres and over	\$250.00 plus \$25.00 per acre over the first 5 acres

2. Conditional Use Permit Application(s)

Type of Conditional Use Permit	Amount
Alcohol Beverage Permit	Alcohol as an accessory use: \$350.00 application fee + \$200.00 per year renewal fee Alcohol as a principle use: \$1,000.00 application fee + \$500.00 per year renewal fee
Cellular Towers/Co-locators	\$1,000.00 Life of the use
Life of the Use Permits (all other)	\$250.00
All other Conditional Use Permits	\$150.00 + \$50.00 per year renewal fee
Special Use Permit	\$150.00 + \$50.00 per year renewal fee
New Cell Towers	\$1,000.00 application fee
New Owner Existing Tower	\$1,000.00 application fee
Co-Location	\$1,000.00 application fee

Section 6409(a)	\$1,000.00 application fee + \$750.00 yearly renewal fee
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B. Board of Adjustment Request

Type of Board of Adjustment Request	Amount
Variance	\$750.00 per case
Special Exception	\$750.00 per case

C. Building & Standards Commission Appeals

Type of Building & Standards Commission Appeal	Amount
Per Appeal	\$150.00

D. Copies of City Ordinance(s)

Type of City Ordinance(s)	Amount
Zoning Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Subdivision Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Sign Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Landscape Ordinance	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)
Standards Manual (Const. and Dev. Guide)	\$50.00 per ordinance (hard copy) or \$25.00 (digital copy)

E. Maps and GIS Document Fee(s)

Description	Sq. Ft.	B & W	Color
Letter	.6	\$2.00	\$2.00
Legal	.8	\$2.00	\$3.00
Tabloid	1.3	\$4.00	\$5.00
Wall Maps	Price per Sq. Ft.	\$2.80 sq. ft.	\$4.00 sq. ft.

F. Subdivision Fee(s)

Type of Subdivision Fee(s)	Amount
Commercial Subdivision Plat Application	\$325.00 + \$15.00 per acre
Industrial Subdivision Plat Application	\$325.00 + \$15.00 per acre
Residential Subdivision Plat Application:	
• Up to 1 acre	\$275.00
• 1 acre to 4.99 acres	\$300.00
• 5 or more acres	\$60.00 per acre
Subdivision Inspection Fees	Three (3%) Percent of the total of public improvements cost or \$300.00 minimum
Water System Subdivision Fee	\$100.00 per acre
Sewer System Subdivision Fee	\$75.00 per acre

Right-of-Way Testing Fee	Three (3%) Percent of the total of public improvements cost. Excess to be refunded to payee
Street Sign Materials Fee	\$175.00 per street or stop sign
Fire Hydrant and Fire Ring Fee	\$50.00 for both
Parkland Dedication Fee: • Single Family Residential • All other residential zones	\$1,250.00 per acre \$250.00 per dwelling unit
Additional Final Inspection(s) Fee	\$300.00 per request for Final Inspection

G. Building Safety Fee(s)

1. Certificate of Occupancy Fee(s)

Type of Certificate of Occupancy	Amount
Commercial Buildings	\$50.00
Residential Homes	\$25.00
Duplicate Certificates	\$15.00
Certificate of Occupancy Inspection	\$25.00

2. Mobile Food Vendor Fee

Mobile Food Vendor Fee (Mobile Truck, Concession Trailer, Ice Cream Truck)
\$150.00 + \$100.00 per year renewal fee

3. Accessory Residential Structures Building Fee(s)

Accessory Residential Structure Building Fee	Amount
Up to 120 sq. ft.	\$15.00
After 120 sq. ft.	\$15.00 + \$0.12 per sq. ft. of building area

4. BYOB (Bring Your Own Bottle) Fee(s)

Type of BYOB Permit Fee(s)	Amount
Event	\$250.00
Venue	\$750.00

5. Demolition Permit Fee(s)

Demolition Permit Fee	Amount
Building of 500 sq. ft. or less	\$50.00
Building of 501 sq. ft. or more	\$50.00 + \$0.10 per sq. ft.

6. Inspections outside City Limits Fee(s)

Inspection outside City Limit Fee:
\$100.00 + \$0.55 per mile of travel round trip from City Hall (non-refundable)

7. Building Permit Extension Fee

Building Permit Extension Fee:

25% of the original permit fee for up to 6 months (permit must be requested prior to lapsing of original permit, limit two total)

8. Plan Review Fee

Type of Plan Review Fee:

One-half (1/2) the building permit fee

Subsequent reviews are twenty-five (25%) percent of the building permit fee for each review

9. Request to refund permit, if no work has been done

Request to refund permit, if no work has been done	Amount
Assessment Fee	Less 10% of permit fee (if no plan review was done)

10. Curb-Cut and Driveway Permit

Curb-Cut and Driveway Permit	\$8.00 per square foot
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11. Sign Permit Fee

Value	Fee	Fee if Electrified
\$0.00 - \$100.00	\$15.00	\$50.00
\$101.00 - \$500.00	\$30.00	\$60.00
\$501.00 - \$1,000.00	\$50.00	\$90.00
Over \$1,000.00	\$50.00 plus \$5.00 for each additional \$1,000.00 valuation or portion thereof	Add \$70.00

12. Credit Access Businesses

Credit Access Business Registration Certificate	\$50.00
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13. Existing Off-Premise Billboard Sign Fee

Size of Sign	Amount
Small (0 to 72 Sq. Ft.)	\$100.00 Per Year
Medium (73 to 300 Sq. Ft.)	\$150.00 Per Year
Large (301 to 672 Sq. Ft.)	\$200.00 Per Year
Small Digital (0 to 382 Sq. Ft.)	\$300.00 Per Year
Large Digital (383 to 672 Sq. Ft.)	\$500.00 Per Year

H. Administrative Fees

Type of Administrative Fees	Amount
Easement Vacation	\$300.00 Processing Fee
Right-of-Way Abandonment or Closure	\$300.00 Processing Fee + \$100.00 (nominal value of land, unless increased by City Commission or justified by appraisal)
Zoning Verification Letters	\$75.00 Processing Fee
Governmental Related Agreements	\$500.00 Processing Fee
Use of City Easement Property by Private Parties	\$500.00 Administrative Fee
Fiber Optic Licenses	\$3,500.00 Each Fiber Optic
Petrochemical Pipelines on City Property	\$5,000.00 Processing Fee
Wireless Communication Towers on City-Owned Property	\$3,500.00 Per Wireless Communication Tower
Sale of Surplus Real Property	\$815.00 Processing Fee
Granting and Releasing Easements	\$150.00 Processing Fee
Right of Entry	Up to \$300.00

SECTION 3: REPEALING CLAUSE.

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

SECTION 4: SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 5: EFFECTIVE DATE; PUBLICATION.

The Ordinance shall take effect and be in force from 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 6: 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 AND FINAL 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 #: 5.B.

DATE SUBMITTED: July 14, 2017

MEETING DATE: July 17, 2017

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Moya

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-15 for budget amendments to the Fiscal Year 2016-2017 Budget.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Due to unforeseen expenditures needed for City Operations and to properly reflect revenues collected by City, a Budget Amendment is needed to comply with Budget Local Government Code.

Financial Consideration:

Staff Recommendation: Staff recommends approval

Alternatives:

ROUTING:

Karla Moya
City Management Office

Created/Initiated - 07/14/2017
New -

ORDINANCE NO: O-2017-__

AN ORDINANCE AMENDING ORDINANCES O-2017-15 AND O-2016-36; ADOPTING AND APPROVING AN AMENDMENT TO THE BUDGET FOR THE CITY OF PHARR, TEXAS FOR YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, REAPPROPRIATING FUNDS, AND DECLARING AN EMERGENCY AS MAY BE NECESSARY; AND EFFECTIVE DATE

WHEREAS, the Board of City Commissioners has adopted a budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017, and has filed same with the City Clerk, and complied with all procedures required by law; and

WHEREAS, state law requires that the governing body adopt an Ordinance, and the City charter requires that any amendment be approved by $\frac{3}{4}$ vote of the members of the Board.

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

SECTION 1: That the budget of the revenues of the City of Pharr, and the expenditures for the conducting of the affairs thereof for the fiscal year beginning October 1, 2016 and ending September 30, 2017, as presented to the Board of Commissioners of the City of Pharr, Texas, by the City Manager of said City, be and the same is in all respects in need of amendment for said fiscal year.

SECTION 2: That the net sum of \$1,119,700 expenditures is hereby appropriated out of expenditures and \$-980,700- revenues of the general fund with a net effect of \$169,600 of available resources. The purpose is included in the attached documents.

SECTION 3: That the net sum of -0- expenditures is hereby appropriated out of expenditures and \$1,449,500 revenues of the General CIP fund. The purpose is included in the attached documents.

SECTION 4: That the net sum of -0- expenditures is hereby appropriated out of expenditures and \$-0- revenues of the Utility fund. The purpose is included in the attached documents.

SECTION 5: That the net sum of -2,097,500- expenditures is hereby appropriated out of expenditures and \$-1,097,500- revenues of the Bridge fund with a net effect of \$1,000,000 of available resources. The purpose is included in the attached documents.

SECTION 6: That the net sum of -40,000- expenditures is hereby appropriated out of expenditures and \$-40,000- revenues of the Golf fund. The purpose is included in the attached documents.

SECTION 7: That the net sum of -0- expenditures is hereby appropriated out of expenditures and \$-0- revenues of the Debt Service Fund. The purpose is included in the attached documents.

SECTION 8: That the net sum of -350,000- expenditures is hereby appropriated out of expenditures and \$-0- revenues of the TIRZ fund with net effect of \$350,000 with available resources. The purpose is included in the attached documents.

SECTION 9: That the net sum of -\$11,561,800- expenditures is hereby appropriated out of expenditures and \$-11,233,200- revenues of the PEDC fund with a net effect of \$328,600 of available resources. The purpose is included in the attached documents

SECTION 10: The fact that an approved and adopted budget is necessary for the preservation of order, health, safety and general welfare of the public creates an emergency. The requirement that this Ordinance is to be read on three (3) separate meetings is hereby waived and dispensed with and this Ordinance shall take effect and be in full force immediately after approval and passage.

SECTION 11: Repealing Clause

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

SECTION 12: Severability Clause

The invalidity of any section, clause, sentence or provision of this ordinance shall not effect the validity of any other part thereof.

SECTION 13: Publication Effective Date

This ordinance shall be published after its passage and approval and shall take effect and be enforced from and after ten (10) days following such publication in the official newspaper.

APPROVED AND PASSED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 17 of July, 2017.

CITY OF PHARR

Ambrosio Hernandez

ATTEST:

Hilda Pedraza, City Clerk

CITY OF PHARR, TEXAS					
BUDGET YEAR 16/17- BUDGET AMENDMENT #2					
DETAILED AMENDMENT ACTIVITY					
JULY 2017					
FUND	DEPT	ACCOUNT	ACCOUNT NAME		Description
GENERAL FUND					
REVENUES:					
01	4	4113	Sales Taxes	\$ 500,000	To Amend/Reflect a change in Budgeted Sales Taxes based on Projected ending balance for FY 2016.2017
01	4	4441	Municipal Court	\$ (180,500)	To Reflect Increase in Municipal Court Fees this FY 16.17
01	4	4664	Miscellaneous	\$ (15,000)	To Cover for Miscellaneous Expenses for Recycling Program
01	4	4664-12	Miscellaneous	\$ (17,200)	To Amend Under budgeted Overtime
01	4	4445	Court Service Fees	\$ (31,000)	To Cover Contract Services paid with Technology Fees
01	4	4689	Bebo Distributing	\$ (69,500)	To Reflect money received from as per 380 Agreement
01	4	4883-70	Transfer in-BRIDGE	\$ (1,087,500)	To Reflect excess revenue collected from Bridge
01	4	4776-01	Grant-Flood Study	\$ 300,000	To reduce Budgeted Grant for Flood Study that did not take place
01	4	4883-84	Transfer in-TIRZ	\$ (350,000)	To Transfer cash available to reduce debt for Series 2012
			Total Revenues (Increase)/Decrease	\$ (950,700)	
EXPENDITURES:					
Non-Departmental:					
01	512	1106	Police-Hospital Insurance	\$ (200,000)	To Amend savings on Health Insurance compared to Original Budgeted amounts for FY 2016.2017
01	512	2208	Other Operating Supplies	\$ 17,200	To Cover for Other Operating Supplies for Blue Santa Party for Police with Available Funds
01	512	1104	Police-Overtime/Holiday Pay	\$ 500,000	To Amend Under budgeted Overtime
01	514	3301	Building	\$ 7,000	To Cover Door Security at Court paid with Court Building Fees
01	514	5530	Contractual Services	\$ 24,000	To Cover Contract Services paid with Technology Fees
01	515	1106	Fire-Hospital Insurance	\$ (200,000)	To Amend savings on Health Insurance compared to Original Budgeted amounts for FY 2016.2017
01	517	1106	PW-Hospital Insurance	\$ (100,000)	To Amend savings on Health Insurance compared to Original Budgeted amounts for FY 2016.2017
01	517	5509	Street Material	\$ 76,000	To Cover for the hauling of unsuitable material at both Hall Acres old recycling center and at Public Works Site
01	517	2208	Other Operating Supplies	\$ 15,000	To Cover for Other Operating Supplies with Recycling Funds
01	518	8804	Other Equipment	\$ 63,000	To Purchase File Data Storage Replacement needed due to age of current equipment
01	522	1106	Parks-Hospital Insurance	\$ (100,000)	To Amend savings on Health Insurance compared to Original Budgeted amounts for FY 2016.2018
01	522	5530	Contractual Services	\$ 19,000	Contractual services for Parks Master Plan budgeted Last FY 2015.2016 and carried forward
01	530	9960	City-Wide Marketing	\$ (80,500)	To Move funds to cover for street material requested by Public Works
01	530	9908-02	Employee Annual Leave Payout	\$ 170,000	To Reflect One-Time Updated Human Resources Policy for all employees
01	530	9980-50	Transfer Out Debt Service	\$ 350,000	To Transfer cash available to reduce debt for Series 2012 with TIRZ available cash
01	530	9980-75	Transfer Out-Golf	\$ 40,000	To pay for Construction of new wood retaining wall on #16 Hole for Golf Course
01	530	9980-86	Transfer Out-PEDC	\$ 750,000	To Increase amount transferred to PHFC now to be transferred to PEDC
01	530	9980-86	Transfer Out-PEDC	\$ 69,500	To Reflect money received from as per 380 Agreement
01	530	9980-40	Transfer Out-CIP	\$ 449,500	To Transfer excess toll collections received from Bridge to cover for CIP projects.
01	530	9980-83	Transfer Out-PHFC	\$ (750,000)	To Reduce amount transferred to PHFC now to be transferred to PEDC
			Total Expenditures Increase/(Decrease)	\$ 1,119,700	
			NET EFFECT ON GENERAL FUND:	\$ 169,000	←Cash Available in Bank Account
GENERAL CIP					
REVENUES:					
40	4	4883-70	Transfer In-Bridge	\$ (1,000,000)	To Transfer excess cash to cover for CIP Projects
40	4	4883-01	Transfer In-General Fund	\$ (449,500)	To Transfer excess toll collections received from Bridge to cover for CIP projects.
			Total Revenues (Increase)/Decrease	\$ (1,449,500)	
EXPENSES:					
			Total Expenditures Increase/(Decrease)	\$ -	
			NET EFFECT ON GENERAL CIP:	\$ (1,449,500)	
UTILITY FUND					
REVENUES:					
60	4	4XXX			
			Total Revenues (Increase)/Decrease	\$ -	
EXPENSES:					
60	581	1106	Health Insurance	\$ (7,600)	To Reflect Savings on Health Insurance to cover for Employee Annual Payout
60	581	9908-02	Employee Annual Leave Payout	\$ 7,600	To Reflect Updated Human Resources Policy for all employees
60	584	1106	Health Insurance	\$ (19,000)	To Reflect Savings on Health Insurance to cover for Employee Annual Payout
60	584	9908-02	Employee Annual Leave Payout	\$ 19,000	To Reflect Updated Human Resources Policy for all employees
			Total Expenditures Increase/(Decrease)	\$ -	
			NET EFFECT ON UTILITY FUND:	\$ -	

BRIDGE FUND					
REVENUES:					
70	4	4677	TOLL FEES	\$ (1,087,500)	To reflect increase in collections compared to original budget
70	4	4670	PESO INCOME EXCHANGE	\$ (10,000)	To reflect increase in collections compared to original budget
			Total Revenues (Increase)/Decrease	\$ (1,097,500)	
EXPENSES:					
70	510	1106	Health Insurance	\$ (27,000)	To Reflect Savings on Health Insurance to cover for Employee Annual Payout
70	510	9980-01	Transfer Out-Gen	\$ 1,087,500	To Amend Transfers to General Fund with Bridge Excess Toll Revenue Collected for FY 16.17
70	510	9980-40	Transfer Out-Gen CIP	\$ 1,000,000	To Transfer excess cash to cover for CIP Projects
70	510	9908-02	Employee Annual Leave Payout	\$ 37,000	To Reflect Updated Human Resources Policy for all employees
			Total Expenditures Increase/(Decrease)	\$ 2,097,500	
			NET EFFECT ON BRIDGE FUND:	\$ 1,000,000	<---Cash Available in Bank Account
GOLF FUND					
REVENUES:					
75	4	4883-01	Transfer in-General Fund	\$ (40,000)	To pay for Construction of new wood retaining wall on #16 Hole for Golf Course
			Total Revenues (Increase)/Decrease	\$ (40,000)	
EXPENSES:					
75	510	8806	Site Improvements	\$ 40,000	To pay for Construction of new wood retaining wall on #16 Hole for Golf Course
			Total Expenditures Increase/(Decrease)	\$ 40,000	
			NET EFFECT ON GOLF FUND:	\$ -	
DEBT SERVICE					
REVENUES:					
50	4	4883-86	Transfer IN-PEDC	\$ 350,000	To Transfer cash available to reduce debt for Series 2012
50	4	4883-01	Transfer In-General Fund	\$ (350,000)	To Reduce contribution from PEDC for Series 2012
			Total Revenues (Increase)/Decrease	\$ -	
EXPENSES:					
				\$ -	
			Total Expenditures Increase/(Decrease)	\$ -	
			NET EFFECT ON DEBT SERVICE FU	\$ -	
TIRZ # 1					
REVENUES:					
			Total Revenues (Increase)/Decrease	\$ -	
EXPENSES:					
84	530	9980-01		\$ 350,000	
			Total Expenditures Increase/(Decrease)	\$ 350,000	
			NET EFFECT ON TIRZ # 1 FUND:	\$ 350,000	<---Cash Available in Bank Account
PEDC No. 1					
REVENUES:					
86	4	4883-83	Transfer IN-PHFC	\$ (500,000)	To transfer amount of principal paid from PHFC for refinancing of Loan under PEDC for Jackson Development
86	4	4883-01	Transfer IN-General Fund	\$ (750,000)	To transfer amount of principal paid from General Fund to pay debt service of Loan refinanced for Jackson Development
86	4	4880	Loan Proceeds	\$ (9,983,200)	To proceeds for Jackson Development related debt now under PEDC
			Total Revenues (Increase)/Decrease	\$ (11,233,200)	
EXPENSES:					
86	510	7720	Jackson Development Loan Principal	\$ 1,000,000	To reflect principal payment for Jackson Development related debt now under PEDC
86	510	7711	LSNB Loan	\$ 928,600	To pay off outstanding loan related to Produce Parks with sale proceeds
86	510	7101	Bank Closing Cost	\$ 83,200	To reflect bank closing cost for refinancing Jackson Development Debt
86	510	9980-50	Transfer Out Debt Service	\$ (350,000)	To Reduce contribution from PEDC for Series 2012 due to TIRZ contribution
86	510	9980-83	Transfer Out-PHFC	\$ 9,900,000	To reflect pay off for Jackson Development related debt now under PEDC
			Total Expenditures Increase/(Decrease)	\$ 11,561,800	
			NET EFFECT ON TIRZ # 1 FUND:	\$ 328,600	<---Cash available through Land Proceeds Sales

CITY OF PHARR			
SUMMARY OF EFFECT OF BUDGET AMENDMENTS			
FY 2016-2017			
	FY 2016-2017		
	ORIGINAL BUDGET	BUDGET ADJUSTMENTS	
GENERAL FUND			
General Tax Revenue	\$ 28,925,000		\$ -
Gross Receipts	2,515,000		-
Revenue Producing Facilities	4,574,000		-
Fines and Fees	1,483,000		-
Licenses and Permits	779,000		-
Charges for Current Services	1,111,000		-
Lease Proceeds	1,150,500		-
Transfers/Others	9,295,600		-
Total Revenues	49,833,100		-
City Manager's Office	1,238,800		50,000
Finance Department	737,700		(49,400)
Police Department	14,484,200		(38,000)
Municipal Court	487,500		3,000
Fire Protection	7,200,400		(10,000)
PAL	427,800		29,000
Street Maintenance	5,433,700		73,000
Information Technology	1,409,700		66,800
Media	256,800		-
Municipal Library	1,211,900		3,000
Parks & Recreation	2,928,500		44,400
Communications	314,700		-
Human Resources	475,500		2,500
Planning & Community Development	1,309,600		(18,800)
Engineering	521,400		4,000
Non-Departmental	11,894,900		(59,500)
Total Expenditures	50,333,100		100,000
Net Revenues Over /(Under) Expenditures	\$ (500,000)		\$ (100,000)

		<u>FY 2016-2017</u>	<u>PROPOSED</u>		<u>FY 2016-2017</u>	
<u>AMENDMENT No. 1</u>		<u>CURRENT BUDGET</u>	<u>AMENDMENT No. 2</u>		<u>AMENDED BUDGET</u>	
\$ -		\$ 28,925,000	\$ (500,000)		\$ 28,425,000	
-		2,515,000	-		2,515,000	
-		4,574,000	-		4,574,000	
-		1,483,000	180,500		1,663,500	
-		779,000	-		779,000	
-		1,111,000	63,200		1,174,200	
-		1,150,500	-		1,150,500	
100,000		9,395,600	1,207,000		10,702,600	
100,000		49,933,100	950,700		50,983,800	
-		1,288,800	-		1,288,800	
-		688,300	-		688,300	
-		14,446,200	317,200		14,763,400	
-		490,500	31,000		521,500	
-		7,190,400	(200,000)		6,990,400	
-		456,800	-		456,800	
-		5,506,700	(9,000)		5,497,700	
-		1,476,500	63,000		1,539,500	
-		256,800	-		256,800	
-		1,214,900	-		1,214,900	
-		2,972,900	(81,000)		2,891,900	
-		314,700	-		314,700	
-		478,000	-		478,000	
-		1,290,800	-		1,290,800	
-		525,400	-		525,400	
100,000		11,835,400	929,000		12,864,400	
100,000		50,433,100	1,050,200		51,583,300	
\$ -		\$ (500,000)	\$ (99,500)	\$ -	\$ (599,500)	



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 5.C.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Consideration and action, if any, on Ordinance abandoning a portion of West Caffery Avenue and a portion of a 20 foot dedicated alley lying west of S. Casa Road and between portions or all of Lots 2, 3, 4, 5, and 6 of McAllen-Pharr Storage Rentals Subdivision, Pharr, Hidalgo County, Texas, recorded April 24, 1978.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Ordinance abandoning a portion of West Caffery Street and a portion of a 20 foot dedicated alley lying west of S. Casa Road and between portions or all of Lots 2, 3, 4, 5, and 6 of McAllen-Pharr Storage Rentals Subdivision, Pharr, Hidalgo County, Texas, recorded April 24, 1978.

Financial Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

ROUTING:

Janie Benedict

Created/Initiated - 07/12/2017

Roland Gomez

Approved - 07/12/2017

Melanie Cano

Approved - 07/12/2017

Patricia Rigney

Approved - 07/12/2017

City Management Office

Final Approval - 07/13/2017

ORDINANCE NO. O-2017-_____

AN ORDINANCE OF THE CITY OF PHARR, TEXAS DIRECTING THE CITY MANAGER AND DESIGNATED PERSONNEL TO VACATE, ABANDON AND CLOSE A PORTION OF DEDICATED ALLEY DESCRIBED AS BEING A 0.112 ACRE TRACT OF LAND OUT OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, LYING WEST OF S. CASA ROAD AND BETWEEN PORTIONS OF LOTS 2, 3, 4, 5, AND 6 OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION AND A PORTION OF A 50 FOOT DEDICATED STREET RIGHT OF WAY (W. CAFFERY AVE.) DESCRIBED AS BEING A 0.289 ACRE TRACT OF LAND OUT OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, LYING WEST OF S. CASA ROAD AND SOUTH OF LOTS 3, 4, 5, AND 6 OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, RECORDED APRIL 24, 1978; FINDING THAT SAID ALLEY AND RIGHT-OF-WAY IS NO LONGER NEEDED; RATIFICATION OF PRIOR ACTS; DECLARING AN EMERGENCY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Pharr has determined that it is in the public's best interest that the City vacate, abandon and close a portion of dedicated alley described as being a 0.112 acre tract of land out of McAllen-Pharr Storage Rentals Subdivision, lying west of S. Casa Road and between portions of Lots 2, 3, 4, 5 and 6 of McAllen-Pharr Storage Rentals Subdivision and a portion of a 50 foot dedicated street right-of-way (W. Caffery Ave.) described as being a 0.289 acre tract of land out of McAllen-Pharr Storage Rentals Subdivision, lying west of S. Casa Road and south of Lots 3, 4, 5, and 6 of McAllen-Pharr Storage Rentals Subdivision; and

WHEREAS, the legal description and map of the property to be vacated, abandoned and closed is set out in Exhibit "A", Exhibit "B", and Exhibit "C" attached hereto; and

WHEREAS, the above described alley and street Right-of-Way will not be used, opened or improved by the City of Pharr for use by the general public.

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

SECTION 1: That a portion of dedicated alley described as being a 0.112 acre tract of land out of McAllen-Pharr Storage Rentals Subdivision, lying west of S. Casa Road and between portions of Lots 2, 3, 4, 5 and 6 of McAllen-Pharr Storage Rentals Subdivision, Pharr, Hidalgo County, Texas recorded April 24, 1978 and a portion of a 50 foot dedicated street right-of-way (W. Caffery Ave.) described as being a 0.289 acre tract of land out of McAllen-Pharr Storage Rentals Subdivision, lying west of S. Casa Road and south of Lots 3, 4, 5, and 6 of McAllen-Pharr Storage Rentals Subdivision, more fully described in Exhibit "A", Exhibit "B" and Exhibit "C" is hereby vacated, and closed as a dedicated alley and a public Right-of-Way, and abandoned as such. All acts related to this transaction are hereby ratified.

SECTION 2: **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 3: **SEVERABILITY CLAUSE.**

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local, and other guidelines as directed.

SECTION 4: EFFECTIVE DATE; PUBLICATION.

The Ordinance shall take effect and be in force from 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: 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 AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2014.

CITY OF PHARR

LEOPOLDO "POLO" PALACIOS, JR.
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

Exhibit A

METES AND BOUNDS
A 0.112 ACRE TRACT OF LAND
OUT OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 20, PAGE 97, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEING A 0.112 ACRE TRACT OF LAND OUT OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 20, PAGE 97, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, MCALLEN-PHARR STORAGE RENTALS SUBDIVISION;

THENCE, SOUTH 8 DEGREES 25 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 596.4 FEET TO THE SOUTHWEST CORNER OF LOT 2, MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, FOR THE NORTHWEST CORNER HEREOF AND POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 243.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 8 DEGREES 25 MINUTES WEST, A DISTANCE OF 20.0 FEET TO THE NORTHEAST CORNER OF LOT 6, MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, NORTH 81 DEGREES 35 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 243.0 FEET TO THE NORTHWEST CORNER OF Lot 3, MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, NORTH 8 DEGREES 25 MINUTES EAST, A DISTANCE OF 20.0 FEET TO THE SOUTHWEST CORNER OF LOT 2, MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, FOR THE NORTHWEST CORNER HEREOF AND POINT OF BEGINNING; CONTAINING 0. 112 ACRES, MORE OR LESS.

Exhibit B

METES AND BOUNDS
A 0.289 ACRE TRACT OF LAND
OUT OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 20, PAGE 97, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEING A 0.289 ACRE TRACT OF LAND OUT OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 20, PAGE 97, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION;

THENCE, NORTH 8 DEGREES 25 MINUTES EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER HEREOF;

THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 93.0 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, MCALLEN-PHARR STORAGE RENTALS SUBDIVISION;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 14 DEGREES 14 MINUTES 16 SECONDS, A RADIUS OF 109.78 FEET, AND A CHORD THAT BEARS SOUTH 88 DEGREES 42 MINUTES 9 SECONDS EAST A DISTANCE OF 27.21 FEET TO THE SOUTH EAST CORNER OF LOT 4;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 19 DEGREES 34 MINUTES 26 SECONDS, A RADIUS OF 109.78 FEET, AND A CHORD THAT BEARS NORTH 74 DEGREES 23 MINUTES 31 SECONDS EAST A DISTANCE OF 37.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 5;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10 DEGREES 35 MINUTES 23 SECONDS, A RADIUS OF 159.78 FEET, AND A CHORD THAT BEARS NORTH 69 DEGREES 54 MINUTES 1 SECONDS EAST A DISTANCE OF 29.49 FEET TO THE SOUTHEAST CORNER OF LOT 5;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 23 DEGREES 13 MINUTES 19 SECONDS, A RADIUS OF 159.78 FEET, AND A CHORD THAT BEARS NORTH 86 DEGREES 48 MINUTES 20 SECONDS EAST A DISTANCE OF 64.32 FEET TO THE SOUTHEAST CORNER OF LOT 6, FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 8 DEGREES 25 MINUTES WEST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 33 DEGREES 48 MINUTES 42 SECONDS, A RADIUS OF 109.78 FEET, AND A CHORD THAT BEARS SOUTH 81 DEGREES 30 MINUTES 38 SECONDS WEST A DISTANCE OF 63.85 FEET;

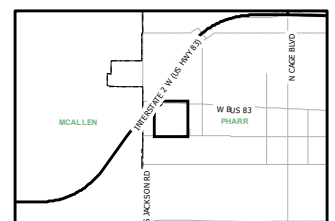
THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 33 DEGREES 48 MINUTES 42 SECONDS, A RADIUS OF 159.78 FEET, AND A CHORD THAT SOUTH 81 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 92.93 FEET, TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION;

THENCE, NORTH 81 DEGREES 35 MINUTES WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 93.0 FEET TO THE SOUTHWEST CORNER OF MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, FOR THE SOUTHWEST CORNER HEREOF AND POINT OF BEGINNING; CONTAINING 0.289 ACRES, MORE OR LESS.



Published DataView MXD of Engineering (Aerial) .mxd

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 5.D.

DATE SUBMITTED: July 10, 2017

MEETING DATE: July 17, 2017

FROM: Elva Edmundson, Administrative Assistant

DEPARTMENT: Parks/PAL

DIRECTOR:

Agenda Item: Consideration and action, if any, on Resolution approving the City of Pharr 2017 Parks, Recreation, and Open Space Master Plan.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: The Parks and Recreation department is requesting approval of the resolution for the Parks, Recreation, and Open Space Plan to define and guide our parks and recreation facilities and programs in identifying the overarching goals and priorities to continue to provide outstanding park facilities and recreation programs for the citizens of Pharr.

Financial Consideration: N/A

Staff Recommendation: City Commission approve this item.

Alternatives: N/A

ROUTING:

Elva Edmundson
Sergio Alanis
City Management Office

Created/Initiated - 07/10/2017
Approved - 07/14/2017
Final Approval - 07/14/2017

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF PHARR §

RESOLUTION

NO. R-2017-_____

WHEREAS, *City of Pharr 2017 Parks, Recreation, and Open Space Plan* is to define and guide its parks and recreation facilities and programs in identifying the overarching goals and priorities to continue to provide outstanding park facilities and recreational programs for the citizens of Pharr.

WHEREAS, the City of Pharr first adopted a *Parks, Recreation, and Open Space Plan in 2000*, followed by an update in 2008; and

WHEREAS, those plans were used to successfully secure matching grants for Jones Box Park, the Pharr Birding Center and other grants; and

WHEREAS, the City Commission recognized the need for an updated Parks, Recreation, and Open Space Master Plan in 2016; and

WHEREAS, on June 22, 2016, the City entered into a professional services contract with Bagley Associates LLC, Dallas, Texas for general oversight and preparation of the *Parks, Recreation, and Open Space Plan* in close cooperation with the staff of the Parks and Recreation Department: and

WHEREAS, in accordance with Texas Parks and Recreation Department guidelines for a parks master plan, the Plan. provides goals and actions, inventory of facilities and programs, needs assessments, park standards, recommended priorities for implementation over a ten to fifteen year period to continue provide and continually improve park and recreational facilities, and

WHEREAS, public input was solicited through an ongoing Survey and at a Community Meeting held on April 3, 2017; and

WHEREAS, the Parks and Recreation Advisory Committee, consisting of engaged citizens representing various community interests oversaw the development of the Plan and recommends adoption of the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT the 2017 City of Pharr Parks, Recreation, and Open Space Plan, is adopted to guide the development and maintenance of the City's park and recreation system.

READ, PASSED AND APPROVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2017.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



2017



PARKS, RECREATION, AND OPEN SPACE MASTER PLAN CITY OF PHARR, TEXAS

Identifying the overarching vision and priorities to continue to provide outstanding park facilities and recreational programs for the citizens of Pharr





July 10, 2017

Mr. Sergio Alanis, Director
Pharr Parks and Recreation Department
City of Pharr
412 East Clark
Pharr, Texas 78577

RE: *2017 City of Pharr Parks, Recreation, and Open Space Master Plan*

Dear Mr. Alanis,

Bagley Associates LLC is pleased to submit to you the completed *City of Pharr 2017 Parks, Recreation, and Open Space Plan*. I enjoyed working with you, your staff, and the Parks and Recreation Committee on this important effort to direct the continued progress of your department in providing outstanding parks and recreation facilities and programs for the citizens of Pharr.

In this plan, developed using the guidelines from the Texas Parks and Recreation Department, you now have new goals and priorities based on the needs assessment and standards to further improve and expand the successful facilities and programs you have in place as well as guidance for new and improved parks.

As in the past, I am grateful to have had the opportunity to work with the City of Pharr again. If I can be of further assistance, please let me know

Sincerely,

Ann Cooke Bagley, FAICP

Ann Cooke Bagley, FAICP



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RESOLUTION

[Insert resolution text here]



ACKNOWLEDGEMENTS

The following citizens, elected officials, and City of Pharr staff all contributed to the development of this new plan to guide the future of the Parks and Recreation system.

PARKS AND RECREATION ADVISORY COMMITTEE

Johnny Ramos, Chairman

Frank Nuñez, Vice Chairman

Oralia Rodriguez

Rebecca Lizcano

Allen Williams

Mari Caballero

Eduardo Mata

MAYOR AND MEMBERS OF THE CITY COMMISSION

Dr. Ambrosio “Amos” Hernandez, Mayor

Eleazar Guajardo, Commissioner Place 1

Roberto “Bobby” Carrillo, Commissioner Place 2

Dr. Ramiro Caballero, Commissioner Place 3

Daniel Chavez, Commissioner Place 4

Ricardo Medina, Commissioner Place 5

Mario A. Bracamontes, Commissioner Place 6

CITY MANAGER

Juan Guerra, City Manager

Ed Wylie, Assistant City Manager

PARKS AND RECREATION DEPARTMENT

Sergio Alanis, Director

Roel Garza, Assistant Director
(PAL and Golf Course)

Elva Edmundson,
Administrative Assistant/Secretary, Parks and
Recreation Committee

Isaac Escobedo, Recreation Division Head

Sara Guerra, Recreation Supervisor

Virginia Rodriguez, Aquatic Supervisor

Carlos Bracamontes, PAL Division Head

Frank Arroyo, Building Supervisor

Jennifer Martinez, Athletic Supervisor

J. V. Treviño, Athletic Supervisor

Roberto Hernandez, Parks Foreman

Maps, Photographs, and Concept Plans

City of Pharr Engineering Department

Parks and Recreation Department

Sergio Alanis, Director

PLAN PREPARATION

Ann Cooke Bagley, FAICP, Bagley Associates LLC



I. INTRODUCTION

For the City of Pharr, an outstanding quality of life for residents and visitors is a primary concern. The City identified its parks and recreation facilities and programs as a major contributor to the lifestyle and health of the community in its *Comprehensive Plan Update* adopted in April 2016. Over the past 15 years, Pharr has made substantial gains in providing new and improved parks and recreational facilities, with the continuing realization that these facilities are a very necessary and integral part of everyday life. For Pharr to be a healthy community, a well-planned, adequately funded, and efficiently operated parks and recreation system will serve to attract desired growth, enhance the quality of life of all citizens, and protect the character of the built and natural environment.

PURPOSE

The purpose of this *City of Pharr 2017 Parks, Recreation, and Open Space Plan* is to define and guide its parks and recreation facilities and programs for the next 10 or more years. The *Plan* identifies the overarching vision and priorities to continue to provide outstanding park facilities and recreational programs for the citizens of Pharr.

ROLE OF THE CITY IN PROVIDING PARKS AND RECREATION

In Texas, the role of cities in the provision of parks and recreational facilities varies considerably from centralized control and management to almost no City involvement. For many years, Pharr has had a citywide Parks and Recreation Department that has been successful in creating a useful, well-maintained system of parks supplemented by numerous recreation programs. Currently, the Department operates and maintains 10 parks, the Aquatic Center in partnership with the Pharr San Juan Alamo Independent School District (PSJA), and the Tierra Del Sol Golf Course. Serving as the liaison between the citizens and the City Commission, the Parks and Recreation Committee provides oversight, recommendations, and support for selected parks and recreation issues.

The need to meet the growing recreation desires of the residents of Pharr is ongoing. As always, consideration must be given to the location and size of recreation land. Also, the City must address the means by which to acquire park and open space, trails, and other linkages through public and private partnerships, gifts and donations, subdivision-required parkland dedication, money in lieu of land, leases, and land acquisition. Land acquisition should be targeted in areas where recreation facilities are lacking. The City will continue to encourage direct volunteer and non-profit groups' efforts to initiate and develop both long- and short-term projects that have significant and visible results. In addition to continuing to work with PSJA, there can be joint-use or lease agreements established with other governmental entities, private individuals, civic groups, sports associations, school districts, state and federal agencies, and special districts in expanding the recreational use of land.

In defining the future role of the City of Pharr, this new *Plan* defines goals and recommendations to effectively and efficiently accomplish the desired results. It establishes the basis for the care and development of parks and recreation facilities and programs. The *Plan* identifies the current and future population and the need to maintain a jurisdiction-wide parks and recreation system.

As with the *2000 Comprehensive Parks Master Plan* and the *2008 Update*, community-wide efforts to encourage the development of specific parks and recreation initiatives have been, and must continue to be, pursued. Although originally conceived as an update, this *2017 Plan* is a new plan with new goals and priorities. Within the framework of the *Plan*, the City shall continue to encourage public input so



I. INTRODUCTION

that a coordinated system of programs and facilities can be managed, planned, designed, and constructed. New and expanded opportunities for improvements to the parks and recreation system and facilities must remain an ongoing effort that will promote Pharr as a healthy community.

HISTORY

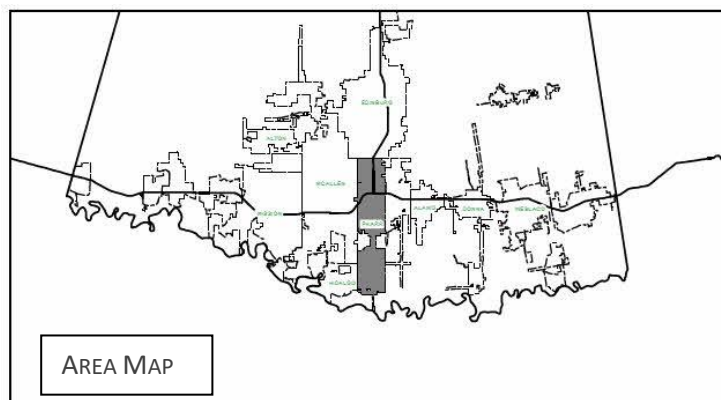
John C. Kelly and Henry N. Pharr arrived in the Rio Grande Valley in 1909 to grow a new crop, sugar cane. Following the formation of the Louisiana-Rio Grande Sugar Cane Company, they began construction of the Pharr Canal System for irrigation. Expanding beyond their agricultural interests, they began to build residential developments between the Rio Grande and what is now I-2/US 83. The area began to grow rapidly as families moved into the areas, and in 1916 the City of Pharr was incorporated.

Over the next 100 years, the town grew as an agricultural center in the Valley. Residential development expanded both north and south of Business US 83, with commercial development along the major streets. With the railroad, the river, and major highways, the City became known as a transportation hub, a role it continues to fill even today. Encompassing 20.8 square miles, the City continues to be a center for the vegetable and citrus industries. With its subtropical climate and hospitable environment, the City is home to many "Winter Texans." Pharr also serves as one of the points of entry to and from Mexico in Hidalgo County.

GEOGRAPHIC LOCATION

Located in the southern part of Hidalgo County, Pharr is bordered by the cities of McAllen on the west, San Juan on the east, and Edinburg to the north, with the Rio Grande on the south. Pharr continues to be the "Hub City" of the Valley with excellent access through two major highways, US 281 and I-2/US 83. The City forms a major link between the Valley and Mexico through the Pharr/Reynosa International Bridge. The area of the City encompasses 27.32 square miles within the city limits and another 27.86 square miles in its extraterritorial jurisdiction.

Pharr is in the southernmost part of Hidalgo County, in the Lower Rio Grande Region commonly known as the "Valley," on the international border between the United States and Mexico. On the eastern end of the Valley is the Gulf of Mexico and on the southern border is the Rio Grande. According to the U.S. Census Bureau, the population of the Valley in 2010 was well over 1,000,000 persons, with the largest percentage of the population living in Hidalgo County. It is estimated that a similar number of people live on the other side of the Rio Grande. Pharr is an ideal location to take advantage of the continuing trend of ecotourism with its future nature park and the Santa Ana Refuge. Birding and other wildlife viewing opportunities will continue to attract visitors to the City.





CLIMATE

Pharr's humid subtropical climate, even with the high summer temperatures, means that residents and visitors have many days in which to enjoy both passive and active recreation pursuits. On average, there are 228 sunny days per year in Pharr, Texas. The July high is around 97 degrees. The January low is 49 degrees. Average yearly rainfall is 21 inches.

POPULATION

Important to developing the current and future parks and recreation needs, is an understanding of the population. The City's recently adopted *Comprehensive Plan Update* provides recent data that reveals the makeup of the population. It should be noted that the U.S. Census considers Hispanics an ethnic, cultural, and language group, not a race. The population is further described in the following tables,

Table 1.1 - Race and Ethnicity 2015 and **Table 1.2 – Hispanic Demographics**.

TABLE 1.1 – RACE AND ETHNICITY 2015		
Race	Pharr	Texas
White	85.1	70.4
Black	0.6	11.9
Asian	0.5	3.8
Native American	0.5	0.7
Hawaiian/Pacific Islander	0.0	0.1
Two or More Races	1.7	2.7
Other Race	11.7	10.5

SOURCE: *Pharr Comprehensive Plan Update 2016-2025 from Sites on Texas Report, Detailed Demographics for Texas and Pharr, 2015*

TABLE 1.2 – HISPANIC DEMOGRAPHICS		
Hispanic/Not Hispanic	Pharr	Texas
Hispanic	93.0	70.4
Non Hispanic	7.0	11.9

SOURCE: *United States Census, Demographic and Housing Estimates 2011-2015, American Community Survey, 5-year Estimates*

Table 1.3 – Age Distribution on the next page displays the different age categories in the City. It shows that over one-third (37.8%) of the population is under the age of 20. A further breakdown of the 20-to-64 category will most likely show that a large portion (35.5%) is under 40 years of age—further indication that there are active users of the parks and recreation facilities. At 11 percent, the older population must also be considered in the needs for walking trails and senior programming. The chart below may not fully reflect the use of the parks by Winter Texas.

**TABLE 1.3 – AGE DISTRIBUTION**

Age Range	Pharr %
Under 5 years	10.4
5–9	9.9
10–14	9.7
15–19	7.8
20–24	8.0
25–34	14.1
35–44	13.4
45–54	8.8
55–59	4.1
60–64	3.2
65–74	5.4
75–84	4.0
85 and older	1.2

SOURCE: *United States Census, Demographic and Housing Estimates 2011-2015, American Community Survey, 5-year Estimates*

Pharr, the Rio Grande Valley, and the State of Texas have seen phenomenal growth over the past 17 years, and this growth is expected to continue. Since 1999/2000, the population has increased by 17,402—29.04 percent. This increase is attributed to the more accurate censuses following the annexations of south Pharr, new residential and commercial development, and general in-migration from inside and outside the Valley. It is estimated that growth will continue and another 6,000+ residents could live in Pharr by 2020. The numbers in **Table 1.4 – Population by Year** below and **Table 1.5 – Population Growth** on the next page are from the *United States Census, Population Division, Annual Estimates of Resident Population: April 1, 2000 to July 1, 2016*.

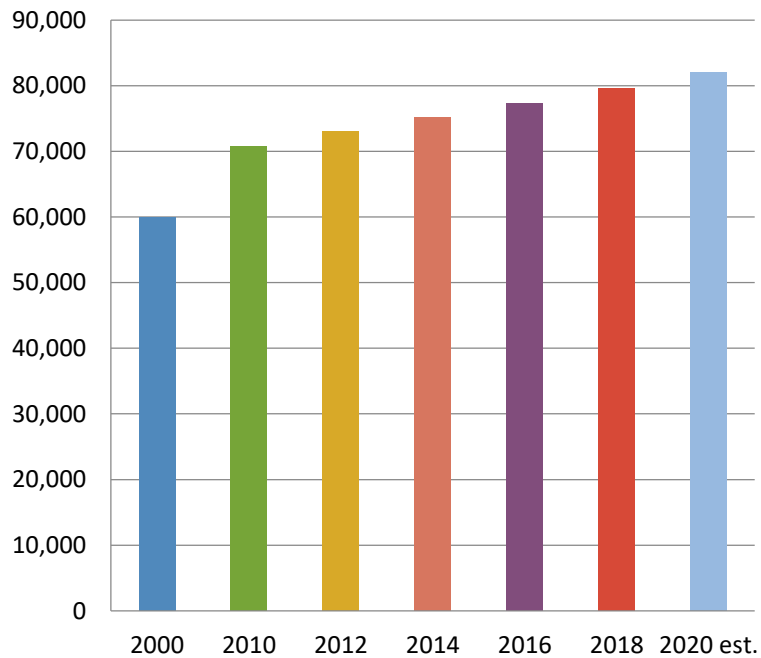
TABLE 1.4 – POPULATION BY YEAR

Year	Population
2000	59,918
2010	70,752
2012	73,094
2014	75,188
2016	77,320
2020 est.	82,065

SOURCE: *U.S. Census, Population Division, Annual Estimates of Resident Population: April 1, 2010 to July 1, 2016*



TABLE 1.5 – POPULATION GROWTH



SOURCE: U.S.

Census, Population Division, Annual Estimates of Resident Population:
April 1, 2010 to July 1, 2016

ECONOMIC INDICATORS

According to the Pharr Economic Development Corporation (PEDC), the City is continuing to exceed expectations in population and business growth, particularly in providing the environment for both domestic and foreign investment and development in all business ventures. The City of Pharr has the 13th fastest growing economy in the United States, and with the Pharr International Bridge, is a key point of entry for trade, providing air, sea, and land connectivity. There is easy access in all directions from Pharr via I-2/US 83, I-69C/US 281 to Valley International Airport in Harlingen, Miller International Airport in McAllen, Port of Brownsville, and Brownsville International Airport. The Pharr population is comprised of a majority bilingual, young, educated workforce with a median age of 29 years.

It should be noted that the population along each side of the international border with Mexico may be in excess of 2.5 million, a large consumer base that benefits border cities like Pharr. Pharr is home to large employers, as well as local and international businesses, shown in the following tables, **Table 1.6 – Major Industry by Sector** and **Table 1.7 – Major Employers**.

**TABLE 1.6 – MAJOR INDUSTRY BY SECTOR**

Industry	Total Establishments	Percent of Total
Agriculture, Forestry, Fishing, and Hunting	2	0.2%
Mining, Quarrying, and Oil and Gas Extraction	5	0.5%
Utilities	1	0.1%
Construction	48	4.4%
Manufacturing	24	2.2%
Wholesale Trade	154	14.0%
Retail Trade	173	15.7%
Transportation & Warehousing	106	9.6%
Information	8	0.7%
Finance, Insurance	88	8.0%
Real Estate, Rental, Leasing	42	3.8%
Professional, Scientific and Technical	62	5.6%
Management of Businesses and Enterprises	6	0.5%
Administration, Support, Waste Management, Remediation	38	3.5%
Educational Services	16	1.5%
Health Care, Social Assistance	149	13.5%
Arts, Entertainment, Recreation	13	1.2%
Accommodation and Food Services	82	7.4%
Other except Public		0.0%
Administration	82	7.4%
Unclassified	2	0.2%
Total	1101	100.0%

SOURCE: United State Census, 2014 Zip Code Business Patterns (NAICS) for Zip Code 78577, Pharr, Texas

TABLE 1.7 – MAJOR EMPLOYERS

Principal Employers, Pharr 2016	# Employees
Pharr-San Juan-Alamo ISD	4230
Valley View ISD	785
City of Pharr	725
Ticketmaster	475
VPD Healthcare	375
Lack's Valley Store Ltd	350
Atento Contract US Teleservices	320
Royal Freight	305
HEB	300
Costco	180

SOURCE: EMSI, 12/2014 Workforce Solutions Lower RGV, Courtesy of Pharr Economic Development Corporation



PREVIOUS PLANS AND ACCOMPLISHMENTS

In 2000, as an outcome of the work on the *2000 City of Pharr Comprehensive Plan*, a comprehensive parks master plan was developed. Staff and the consulting firm of Wilbur Smith Associates, in conjunction with the Parks and Recreation Advisory Committee, developed the *Pharr Parks and Recreation Comprehensive Master Plan*. This plan followed the criteria and guidelines provided by the Texas Parks and Wildlife Department. The sections of the plan included the Introduction with the history, geography, demographic and economic indicators, needs analyses, goals and objectives, and operations and maintenance guidelines. The outcome of one of the goals was the successful grant application for the development of Jones Box Park. The Trails Master Plan followed in 2004.

The 2008 update of the *Pharr Comprehensive Parks Master Plan* supported the development of a new swimming facility and intergovernmental partnerships. A major outcome was the development of the Pharr Aquatic Center, a partnership between the City and the Pharr-San Juan-Alamo Independent School District in 2012-2013. This plan also supported the matching grant received from Texas Parks and Wildlife Grant program in the Fall of 2016 for the development of the Nature Park.

The Plans have also supported other recreation grants. In 2017, Pharr was named a KaBoom! Playful City USA community. The recognition is for cities that work to ensure that kids in their communities, particularly kids from low-income families, get the balanced and active play they need to thrive. A grant was received a Valley Legacy Foundation to resurface the basketball and multi-purpose courts at the parks.

The City and the Parks and Recreation Department will continue to recognize the needs and opportunities to provide the facilities and programs that are requisite to the City's quality of life. This *Plan* will be the foundation and guide for the overall park system now and into the future. It is divided into sections that follow the guidelines of the Texas Parks and Wildlife Department, Grants-In-Aid Division for the preparation of park master plans.



II. PLAN DEVELOPMENT PROCESS

The City of Pharr has proactively built a better parks system over the past 17 years since the *2000 Comprehensive Parks Master Plan* and the subsequent *2008 Plan Update* were developed and implemented. Using the goals and objectives in both plans prepared by Wilbur Smith Associates as a logical extension of the City's long range comprehensive plan, *Pharr into the Future*, there is now a more extensive provision of park facilities and recreational programs. Two successful grant applications have and will continue to enhance the recreational experiences of the citizens of Pharr.

With the City's new comprehensive plan, *Pharr into the Future, Your Vision! Pharr 2025* in place, it was time to do another update. The Pharr Parks and Recreation Department, in conjunction with the City Engineer's office, requested proposals to update the *2008 Plan* in the Spring of 2016. They selected Ann Cooke Bagley, Bagley Associates, to prepare the new update. Mrs. Bagley is a former Wilbur Smith Associates planning consultant who worked with Pharr on the *1998 Comprehensive Plan*, the *2000 Parks Master Plan*, the *Trails Master Plan*, the beginning stages of the *2008 Update*, and the successful Jones Box Park grant. Work on this plan began in earnest in September 2016. New parks, new goals, and new priorities called for a new plan, the *City of Pharr 2017 Parks, Recreation, and Open Space Plan* completed in July 2017.

PARKS AND RECREATION COMMITTEE

Participation of the Parks and Recreation Committee was vital to the plan development process. This committee was updated monthly by staff and the consultant. Each section of the Plan was discussed, often in extensive detail. Part of the research involved each member visiting a park, reporting back on its condition, and making recommendations for changes and improvements.

Each committee member also filled out a survey as an interested citizen. Several provided additional contacts for input into the plan. The Parks and Recreation Committee also participated in a community meeting, which is detailed below.

SURVEY

As with previous plans, the City prepared and distributed a survey between the Summer of 2015 and the Fall of 2016. Over 1,500 surveys were distributed at City sports and recreational events and banquets, as well as community festivals and gatherings. The survey was distributed by the Parks and Recreation Department and the Parks and Recreation Committee. Citizens completed and returned 639 valid surveys. The full survey is in the Appendix of this plan update. The Survey was also available online on the Parks and Recreation section of the City's website at <http://pharr-tx.gov/departments/parks-recreation/>.

Questions were designed to assess what parks were used and how frequently, what programs were used and desired, and the age group of the respondents. The questions are as follows:

1. How often do you go to a City of Pharr park? Check one.
2. Which Pharr parks do you go to? Please check all the parks you go to.
3. What Pharr recreation facilities do you use? Please check all the spaces you use.
4. What programs or classes at the do you go to at the Pharr Parks and Recreation Department? Please check all that you go to.
5. On the list below, please check your top five (5) choices for public recreational facility needs in the city parks.



6. What new programs you would like to see that are not listed above?
7. What neighboring cities' parks do you go to?
8. Please check the age groups that are park users in your family. Please check all the appropriate spaces.

A sample of the survey is in the Appendix, and discussion of the survey results is in the Needs Assessment section of this *Plan*.

COMMUNITY MEETING

A community meeting was held on Thursday, April 6, 2017 at Lorenzo “Lore” Garcia Park at 6:30 p.m. It was advertised Facebook). Flyers were distributed at City facilities, schools, and sports events inviting citizens to the meeting. The announcements were styled as a “Q&A.” A copy is in the Appendix.

The site was selected because there are many different activities in the park in the late afternoon and early evening. There were basketball players, children’s soccer practices, playground use, and walkers on the sidewalk. A tent was set up with tables and chairs, and light refreshments were provided. Large banners of proposed new parks and parks improvements were prominently displayed. Members of the Parks and Recreation Committee spread out around the park and engaged park users to understand the recreation needs they wanted city-wide and at this particular park. They encouraged people, young and old, to come to look at the banners.

Approximately 100 residents, including children, were in the park during the two-hour meeting timeframe. There were approximately 50 direct contacts with residents in the park. Comments received are noted in the Needs Assessment section of the *Plan*. Specific comments include the need for benches and trees or shade structures, facilities for girls’ volleyball, more parks, and programs.





II. PLAN DEVELOPMENT PROCESS

RECOMMENDATION BY THE PARKS AND RECREATION COMMITTEE

When the plan with all the sections was essentially complete, it was presented to the Parks and Recreation Committee for their review and additional input. After comments were received and the plan adjusted accordingly, the plan update was recommended to the City Commission for adoption on July 3, 2017.

CITY COMMISSION ACTION

On _____, 2017, the City Commission of the City of Pharr held a public hearing and moved to approve adoption of the *Parks, Recreation, and Open Space Master Plan 2017*. The resolution appears at the beginning of the adopted document.



III. GOALS AND ACTIONS

The goals of the *Parks, Recreation, and Open Space Master Plan* provide the underlying framework for decision making for the City of Pharr's parks and recreation system. They should reflect the purpose, needs, and desires expressed by the citizens, with implementation possible within the next 10 to 15 years. Each goal has detailed actions necessary to move forward in improving and expanding the existing and future park system. Based on the survey and discussions within the Parks and Recreation Committee, the following goals and actions are to guide the future of Pharr's park system.

Goal 1: Provide a balanced, well-maintained, attractive parks system for the citizens of all ages.

- 1.1: Continue to work to develop neighborhood and community parks to serve all six park zone areas, particularly in underserved areas.
- 1.2: Revisit park dedication requirements to ensure that there are adequate park spaces in new residential areas.
- 1.3: Consider providing regional or citywide parks in currently undeveloped areas.

Goal 2: Assure that the current projects that are underway are completed.

- 2.1: Complete the City Hall Plaza Park.
- 2.2: Move forward with the construction of the Nature Park and Amphitheater in accordance with the recently awarded grant.
- 2.3: Move forward with the expansion of Dr. Long Park, Phase Two.
- 2.4: Move forward with the development of Arnold and Chavez City/School Parks in partnership with PSJA ISD.
- 2.5: Move forward with the redevelopment and future expansion of Jones Box Park.

Goal 3: Considering the climate in Pharr, expand the use of native trees, water-wise plants, and environmentally friendly building materials and techniques.

- 3.1: Plant native or adapted trees to provide shade at parks and recreation facilities. Assure that the necessary irrigation is provided.
- 3.2: Assure that landscaping is in accordance with CPTED (Crime Prevention through Environmental Design) guidelines to provide safe, visible areas.
- 3.3: If trees are not feasible, design and install creative shade structures.
- 3.4: Use environmentally sustainable designs and construction in parks to minimize negative environmental impacts and create better public spaces.

Goal 4: Continue to work with Pharr-San Juan-Alamo Independent School District and other governmental entities on joint projects to serve mutual interests for the citizens and youth.

- 4.1: Look for new opportunities to develop new school parks.
- 4.2: Partner with Hidalgo County for support and development of parks and trails.



III. GOALS AND ACTIONS

Goal 5: Maintain and expand recreation and sports programs to meet needs for population growth.

- 5.1: Create new classes and recreation programs identified in the park survey responses.
- 5.2: Continue working with the Police Athletic League (PAL) in providing sports programs.

Goal 6: Develop new and creative types of parks and open spaces that encourage healthy activities.

- 6.1: Develop a skate park at Victor Garcia Park to provide a new and in demand facility.
- 6.2: Install exercise stations on walking trails in parks.
- 6.3: Develop a dog park in an appropriate location. Provide rules for use.
- 6.4: Develop indoor facilities for sports exercise for individuals and groups.

Goal 7: Connect the parks with trails, paths, sidewalks, and bike lanes for safety and accessibility.

- 7.1: Update the Trails Master Plan.
- 7.2: Develop the walking/exercise loop in South Pharr.
- 7.3: Work with adjacent cities and Hidalgo County to connect parks and public spaces regionally.

Goal 8: Enhance operations and maintenance at the parks.

- 8.1: Incorporate environmentally sensitive approaches to mowing, planting, chemical use and other maintenance tasks.
- 8.2: Revitalize the “adopt a park” program for groups to assist in the overall appearance and safety of parks.

Goal 9: Expand aquatic and swim opportunities for all ages

- 9.1: Consider developing another indoor/outdoor aquatic facility to provide more space and facilities to reduce crowding at current facility.
- 9.2: Partner with other jurisdictions on a new Aquatic Center, possibly in the north and/or southern park zones in the City.

Achieving the goals will take time and funds, but if Pharr is to continue to provide parks and recreation facilities and opportunities for its citizens and visitors, these goals and associated actions provide the guidance to move forward for the betterment of the entire community.



IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

A variety of sizes and types of parks and recreation facilities are recommended to satisfy diverse individual interests, ensure adequate and equal opportunity, and ultimately encourage use by all population groups in a blend of facilities. One way to look at standards for parks, recreation areas, and open space is to identify the community's parks and recreation needs based upon its population.

Using a standard population unit of 1,000 persons allows simple quantification of park area needs. The current population determines the current level of provision in the existing parks and recreation areas and facilities; however, the development of parks and recreation areas is largely dependent upon local population characteristics. For example, a community with a substantial portion of its population in younger age groups will require standards much different from a community with a more mature population. Young adults and youth typically require facilities for active recreation whereas mature adults may be more interested in leisure activities and passive recreation. A well-designed parks and recreation system should account for the needs of all users. The standards adopted should reflect the uniqueness of the population and represent the interests and desires of the park users. For Pharr, parks are vital as gathering places for families and friends.

The City of Pharr currently has 120 acres of park and recreational facilities—across 11 parks, a golf course, and a planned nature park—for the estimated population of 76,329 persons in 2015 (*Comprehensive Plan Update*). Two new City/School parks in cooperation with the PSJA school district are in the planning and development stages, with more opportunities to come. Other parks are being expanded and/or refreshed with new equipment and landscaping that will provide a better park experience.

National guidelines indicate that the number of people per park rises as the population served by the agency increases. At parks and recreation departments for a city the size of Pharr, the ratio is one park for every 2,396 residents in jurisdictions with 50,000 to 99,999 persons.

How does Pharr compare the national standards? For Pharr's population of 70,400, there are 12 parks. That is one park for 5,833 persons, about half the national standard. Fortunately, this ratio is slated to change for the better. With the new parks and expansions of Jones Box and Dr. Long parks, the acreage will increase as these are constructed. However, compared with the neighboring cities, Pharr actually has more park land per resident than even the ones with extensive park systems.

Pharr's residential growth will depend greatly on current and future land uses and the ability to have new residential neighborhoods. What appears currently as vacant land is actually in industrial and agricultural areas that are important for the economic future of the City. That does not preclude parks, particularly ballfields and short term uses, from being located in those areas.



IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

PARKS AND RECREATION PLANNING PRINCIPLES

In a Parks Master Plan, there are common principles that should be considered to ensure balance between the public and private sectors; indoor and outdoor opportunities; and the integration of space, services, and facilities. Principles for the parks and recreation planning process include:

- All people should have equal access to recreational areas, activities, services, and facilities regardless of personal interest, age, gender, income, cultural background, housing environment, or ability;
- Public recreation should be highly coordinated among public institutions and private entities to avoid duplication and encourage cooperation;
- Public recreation should incorporate public services such as education, health and fitness, transportation, and leisure;
- Facilities should be well planned and coordinated to ensure adequate adaptability to future needs and requirements;
- The availability of financial resources should be considered in all phases of planning, acquisition, development, operation, and maintenance of spaces and facilities;
- Public participation is critical to the eventual success of the parks and recreation system and should, therefore, be included in all stages of the process;
- The process should offer continuous opportunities for incremental evaluation and review;
- Other existing plans that affect the area should be integrated into the final recommendations and ultimately in implementation;
- There should be established procedures for acquiring land for future park and recreation areas and facilities; and,
- The design of spaces and facilities should encourage the most efficient utilization of land and consider the needs, desires, and opinions of the intended users.

PARK CLASSIFICATION SYSTEM AND DEVELOPMENT STANDARDS

Parks and recreation facilities and programs are integral to Pharr's continued investment in its citizens' quality of life. The following system and development standards will guide the City Commission, Parks and Recreation Committee, citizens, and staff in the development and programs of parks and recreation, now and in the future.

A variety of sizes and types of parks and recreation facilities and activities are recommended to satisfy diverse individual interests, ensure adequate and equal opportunity, and ultimately encourage use by all population groups. An adequate blend of facilities may include the following types.

POCKET PARKS

A pocket park is the smallest park classification and should be used to address specific needs: neighborhood space, civic space, even a multiple family complex or adjacency to a shopping center. There are no specific criteria for pocket parks, but they should have recreation facilities and park improvements to meet the individual location and user need. Input from adjacent properties and potential users should be a primary consideration for developing and maintaining pocket parks.

Facilities and improvements may include:

- | | |
|-------------------------------------|--|
| • Sidewalks | • Park benches |
| • Street and park directional signs | • On-street parking |
| • Landscaping | • Trash receptacles |
| • Drinking fountains | • Picnic tables with covers (optional) |
| • Security lighting | • Irrigation system |
| • Playground equipment (optional) | • Curb cuts and pedestrian crossings |



NEIGHBORHOOD PARKS

Neighborhood parks should have facilities and improvements to accommodate use by more than one neighborhood. Ease of access from surrounding neighborhoods, central location, and pedestrian linkages are key concerns when developing a neighborhood park. The site should be able to accommodate both active and passive recreation uses in an aesthetically pleasing environment. Neighborhood parks should accommodate the needs of all ages making it important to have a blend of facilities. Neighborhood involvement ensures the park is compatible with the neighborhood, the desires of its users, and its maintenance. Recommended facilities and improvements include:

- Open space
- Street and park directional signs
- Park benches
- Picnic tables with shelters
- Sidewalks
- Landscaping
- Irrigation
- Drinking fountains
- Security lighting
- Playground equipment
- On-street parking
- Trash receptacles
- Curb cuts and pedestrian crossings

COMMUNITY PARKS

The facilities and improvements in community parks should be planned and designed for heavy use by persons of all ages and from all areas of the community. Community parks have physical characteristics that allow for both active and passive recreation use with suitable soils and a variety of vegetation. Where feasible, it should be located adjacent to a trail or greenway, which can provide an off-street linear linkage from other areas of the community. Neighborhood and community input will ensure that the park is appropriate for the community park. Recommended facilities and improvements include:

- Street and park directional signs
- Street signs, including "Children at play"
- Park benches
- Tennis courts (36' x 78')
- Softball and little league fields
- Soccer field(s)
- Swimming pool
- Sidewalks and walking/jogging paths with exercise stations
- Picnic area(s) with tables, shelters, and grills
- Covered pavilion (50' x 90')
- Landscaping and nature areas
- Irrigation
- Restrooms
- Drinking fountains
- Security lighting
- Fencing for ball fields, athletic courts, and secured areas
- Playground equipment
- Concrete surface for general play area
- Trash receptacles
- Off-street parking
- Curb cuts and pedestrian crossings
- Field house
- Volleyball court
- Other unique features (as applicable)

IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

REGIONAL PARKS

Although Pharr does not currently have a regional park, it may someday. A regional park is typically an area of natural quality for nature-oriented outdoor recreation, such as viewing and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping, and trail uses. Regional parks typically include active play, such as sports fields. Recommended facilities and improvements include:

- Park signs
- Street and directional signs for park
- Park benches
- Tennis courts (36' x 78')
- Softball and little league fields
- Soccer field(s)
- Swimming pool
- Sidewalks and walking/jogging paths with exercise stations
- Picnic area(s) with tables, shelters and grills
- Covered pavilion (50' x 90')
- Landscaping and nature areas
- Irrigation
- Restrooms
- Drinking fountains
- Security lighting
- Fencing for ball fields, athletic courts and secured areas
- Playground equipment
- Concrete surface for general play area
- Trash receptacles
- Off-street parking
- Curb cuts and pedestrian crossings
- Field house
- Volleyball court
- Other unique features (as applicable)

It should be noted here that the **Santa Ana Wildlife Refuge**, a unit of the National Wildlife Refuge System, is a local regional park but not in the City's park system. The Refuge, a part of the Lower Rio Grande Valley ecosystem for birding and wildlife, attracts numerous visitors as well as residents.

TRAILS

The development of trails to link parks, and ultimately form an overall system, will provide for uninterrupted and safe pedestrian movement between parks and throughout the community. They provide outdoor recreational opportunities and experiences that reflect the requests of the citizens. The following are types of trails. More detailed and applicable discussion may be found in the *Comprehensive Trails Master Plan, 2004*, which is scheduled for review and update in 2017.

Park Trails

These trails are located in greenways, natural areas, and parks. They could also be located in drainage ways, along irrigation canals, on levees, abandoned railroads, utility easements, and scenic routes. Their purpose is to accommodate walkers, joggers, and bicyclists and to protect them from traffic. They allow movement within and between parks, activity centers, and natural resource areas with a minimum of interruptions, while emphasizing a strong connection with the natural environment. They should be a part of an overall park system.

Design should be in compliance with Texas Department of Transportation (TxDOT), American Association of State Highway and Traffic Officials (AASHTO), and Americans with Disabilities Act (ADA). These trails may also be used for bicycle commuting.

Connector Trails

These trails are developed to provide connections between parks, cities, and major activity centers. They can be within or adjacent to the street right-of-way. They can provide separate paths for pedestrians, bicyclists, and skaters. Connector trails can be used for bicycle commuting purposes. Like the Park trails, they must be designed to meet the necessary design standards.



Bikeways

Bikeways are paved segments of roadways that can be used to separate bicyclists safely from traffic. There are generally two types of bikeways: bike routes that are paved segments separate from the traffic, and bike lanes that are a part of the roadways designated for the use of bikes. These can be used for commuting as well as links to recreational activities and facilities. All-terrain and mountain bike trails are included in this classification.

SPORTS COMPLEX

A sports complex provides for athletic fields and associated facilities at one or more larger sites in the City. The facilities would be developed to meet the needs of the user groups and sports associations.

Complexes are developed for a variety of sports including:

- Baseball
- Softball (adult and youth, male and female)
- Soccer
- Tennis
- Basketball
- Football
- Volleyball
- Handball
- Racquetball
- Other

Additional sports complex facilities may include:

- Group picnic areas and shelters
- Bleachers
- Lighting
- Fencing

Support facilities should include:

- Restrooms
- Water fountains
- Multipurpose building
- Common open space
- Parking

Parking areas should be adequate to provide spaces for tournament activities. The location should be away from developed residential areas and direct access through these areas should be avoided. Trails can be included in the complex and link it to other recreational facilities.

Passive facilities may also be included to provide other activities in the park. The space needed for a sports complex should be a minimum of 40 acres with 150-300 acres being optimal. Consideration should be given to acquiring enough land and setting aside additional acreage for future expansion.

The population served by a sport complex would be the City as a whole. The ability to host tournaments will also provide additional tax revenues from visiting participants.



PARK CLASSIFICATION SYSTEM AND DEVELOPMENT STANDARDS

Pocket Park	Use: Serves a concentrated or limited population within an immediate proximity. Examples are a tot lot in or near an apartment complex, or a vacant lot developed as a passive park with sidewalks and benches.
	Service area: Immediate neighborhood
	Desirable size: .25 to 1 acre
	Acres/1,000 population: 0.25 to 0.50 acre
	Site characteristics: Close proximity to high density developments
Neighborhood Park	Use: For residents in neighborhoods within walking distance. Facilities are for active recreation and playground use, i.e. athletic courts, fields, playground equipment, as well as passive use such as walking trails, etc.
	Service area: .25- to .5-mile radius to serve up to 5,000 persons
	Desirable size: Minimum 5 acres, evenly distributed
	Acres/1,000 population: 1.0 to 2.0 acre(s)
	Site characteristics: Evenly distributed across city with easy, safe access for nearby residents. Joint school/park facilities are suitable.
City/School-Park	Use: Combining parks with school sites can fulfill the space requirements for neighborhood and community parks
	Service area: Same as neighborhood, depends on uses
	Desirable size: Variable, depends on function
	Acres/1,000 population: Variable, depends on function
	Site characteristics: Typically, well-distributed to serve neighborhoods throughout the community
Community Park	Use: Facilities for active and passive recreation and leisure, including athletic fields and courts, swimming pools, picnic areas, walking/jogging paths, open play areas, playgrounds, and exercise stations
	Service area: Primarily for residents within a 2-mile radius, but available to persons throughout the city
	Desirable size: Minimum 10 to 50 acres. Optimum 25 acres
	Acres/1,000 population: 5.0 to 8.0 acres
	Site characteristics: Located to provide full coverage of the city
Regional Park	Use: Serves regional parks and recreation needs with a broad range of facilities and activities. Typically includes areas of natural resources.
	Service area: 50-mile radius
	Desirable size: Minimum 150 acres
	Acres/1,000 population: 5.0 to 10.0 acres
	Site characteristics: Planned to accommodate large numbers of visitors, including regional special events such as fairs, concerts, exhibitions, etc.



IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

Linear Park	Use: Developed for bicycling, hiking, walking, and jogging and commonly used as a linkage between two or more park and recreation areas
	Service area: Citywide
	Desirable size: Sufficient size to accommodate expected use and provide adequate travel distance, typically a minimum of .5 mile
	Acres/1,000 population: No minimum standard
	Site characteristics: Typically follows a linear natural feature, such as an abandoned rail line, river, stream, or existing rights-of-way or easements.
Connector Trails	Use: Multiple purpose trails that emphasizes safe travel for pedestrians to and from parks and around the community
	Service area: City-wide. Designed to connect major attractions.
	Desirable size: Sufficient to provide adequate travel between parks, neighborhoods, and community facilities
	Acres/1,000 population: No minimum standard
	Characteristics: Type I: Separate/single purpose hard-surfaced trails for pedestrians, bicyclists, and in-line skaters located in exclusive right-of-way. Type II: Same as Type I, but located within existing road right-of-way.
On-Street Bikeways	Use: Paved segments of roadways that serve to safely separate bicyclists from vehicular traffic
	Service area: Citywide
	Desirable size: Sufficient to provide adequate travel between parks, neighborhoods, and community facilities
	Acres/1,000 population: No minimum standard
	Characteristics: Bike Route: Designated portions of roadway for the preferential use of bikes
All-Terrain Bike Trail	Use: Off-road trail for all-terrain (mountain) bikes
	Service area: Single-purpose loop trails usually located in larger parks and natural areas
	Desirable size: Variable
	Acres/1,000 population: No minimum standard
	Site characteristics: Designed to accommodate all-terrain bicyclists
Sports Complex	Use: Consolidates heavily programmed athletic fields and associated facilities in larger and fewer sites strategically located in the community
	Service area: Strategically located community-wide facilities.
	Desirable size: Determined by demand. Usually a minimum of 25 acres, with 40 to 80 acres being optimal.
	Acres/1,000 population: No minimum standard
	Site characteristics: Typically developed and designed for programmed athletics



IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

Skateboard Park	Use: A purpose-built recreational environment made for skateboarding, BMX, scooter, wheelchair, and aggressive inline skating
	Service area: City or Park Zone
	Desirable size: 1 acre with adequate design to include all ages
	Acres/1,000: No minimum standard
	Site characteristics: Fenced with ramps and other skateboard designs, posted with liability disclaimer
Dog Park	Use: A clearly defined location where owners can safely and legally take their dogs to exercise and socialize off-leash
	Service area: City or Park Zone
	Desirable size: 1 acre
	Acres/1,000: No minimum standard
	Site characteristics: Fenced area with waste disposal and available water
Special Use	Use: For specialized or single-purpose recreation activities, golf courses, etc.
	Service area: City-wide
	Desirable size: No minimum standard
	Acres/1,000 population: No minimum standard
	Site characteristics: Typically developed around a significant local historic physical feature and often operated by private enterprise

The next table, **Table 4.1 - Suggested Facilities Space Guidelines 2017**, provides guidelines for the area and locations of park and recreation facilities.



IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

TABLE 4.1
SUGGESTED FACILITIES SPACE GUIDELINES
2017

ACTIVITY/FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	#. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Basketball 1. Youth 2. High School 3. Collegiate	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	46'- 50' x 84' 50' x 84' 50' x 84'	Long axis north-south	1 per 5000	1/4-1/2 mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
Soccer	1.7-2.1 acres	195 to 225' x 330' to 360' with a minimum clearance of 10' on all sides	Fall season—long axis northwest to southeast. For longer periods, north to south.	Number of fields depends on popularity. currently should be same as baseball	Practice: 1-2 miles Tournament: 15-45 min.	
Tennis	Minimum of 7,200 sq. ft. single court. (2 acres for complex)	36' x 78'. 12' clearance on both sides; 21' clearance on both ends	Long axis north-south	1 court per 5000	1/4-1/2 mile	Best in tennis courts of 2-4. Located in neighborhood/community park or adjacent to school site.
Volleyball	Minimum 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides.	Long axis north-south	1 court per 5000	1/4-1/2 mile	Same as other court activities (e.g. badminton, basketball, etc.)
Football	Minimum 1.5 acres.	160' x 360' with a minimum of 6' clearance on all sides	Fall season—long axis northwest to southeast. For longer periods, north to south.	1 per 20,000	15-30 minutes travel time.	Usually part of baseball, football, soccer complex in community park or adjacent to high school
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with <i>primary</i> use is north-south	1 per 10,000	1-2 Miles	In neighborhood or community parks.
Open Space	Minimum of 5 acres undeveloped per park			5 acres per 1,000	30-minute travel time	Open Space
1/4 Mile Running Track	2 acres	Overall width—276' Length—600.02'. Track width for 8 - 4 lanes is 32'	Long axis in sector form north to south to northwest to southeast with finish line at northerly end	1 per 20,000	15-30 minutes travel time	Usually part of high school or in community park complex in combination with baseball, soccer, etc.



IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

TABLE 4.1 CONTINUED
SUGGESTED FACILITIES SPACE GUIDELINES
2017

ACTIVITY/FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	#. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Baseball 1. Official 2. Little League	3.0-3.85-acre minimum 1.2-acre minimum	Baselines—90' Pitching distance—60 1/2' Foul lines—min. 320' Center field—400'+ Baselines—60'	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east north-east.	1 per 5000 Lighted—1 per 30,000	1/4-1/2 mile	Part of neighborhood complex. Lighted fields part of community complex.
Softball	1.5-2.0 acres	Baselines—60' Pitching distance—46' min. 40'—women Fast pitch field radius from plate—225' between foul lines	Same as baseball	1 per 5,000 (if also used for youth baseball)	1/4-1/2 mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Skateboard and Roller blade	To be determined					
Trails	N/A	Well delineated head maximum of 10' width, maximum average grade 5% not to exceed 15%. Capacity rural trails—40 hikers/day/mile	N/A	1 system per region	N/A	
Golf Course 18-hole (standard)	Minimum 150 acres	Average length—6500 yards	Site specific	1 public course per 50,000	1/2 to 1 hour travel time	Course may be located in community, district park, but should not be over 20 miles from a population center.



IV. PARKS AND RECREATION CONCEPTS AND STANDARDS

TABLE 4.1 CONTINUED
SUGGESTED FACILITIES SPACE GUIDELINES
2017

ACTIVITY/FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	#. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Golf—Driving Range	13.5 acres for minimum of 25 tees	900' x 690' wide. Add 12' width for each additional tee.	Long axis southwest - northeast with golfer driving toward northeast	1 per 50,000	30 minutes travel time	Part of golf course complex or as separate unit. May be privately operated.
Archery Range	Minimum 0.65 acres	300' length x minimum 10' between targets. Roped, clear areas on side of range minimum 30', clear space behind targets minimum of 90' x 45' with bunker	Archer facing north ($\pm 45^\circ$)	1 per 50,000	30 minutes travel time	Part of a regional/ metro park complex
Handball (3-4 wall)	800 sq. ft. for 4-wall, 1000 sq. ft. for 3-wall	20' x 40' – Minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance.	Long axis north-south Front wall at north end.	1 per 20,000	15-30 minutes travel time	4-wall usually indoors as part of multi-purpose facility. 3-wall usually outdoors in park or school setting.
Badminton	1620 sq. ft.	Singles—17' X 44' Doubles - 20' X 44' With 5' unobstructed area on all sides	Long axis north-south	1 per 5000	1/4-1/2 mile	Usually in school, recreation center, or church facility. Safe walking or bike access
Field Hockey	Minimum 1.5 acres	180' x 300' with a minimum of 10' clearance on all sides	Fall season—long axis northwest to southeast. For longer periods, north to south.	1 per 20,000	15-30 minutes travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school
Ice Skating and Hockey	22,000 sq. ft. Including support area	Rink 85' x 200' (minimum 85' x 185") Additional 5000 sq. ft. support area	Long axis north-south if outdoors	Indoor-1 per 1000,000 Outdoor depends on climate	1/2-1-hour travel time	Depends on community interest and professional sports need for facilities

Source: Recreation, Park and Open Space Standards and Guidelines (1990) and Park, Recreation, Open Space and Greenway Guidelines (1996) adapted for the City of Pharr, Texas (2017)



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

The Parks and Recreation Department has come a long way since it was created in 1972. Currently, there are 79 acres of park land across 11 parks and facilities, with expansion plans that will increase the park land to 120 acres. With an improving border economy, the City has invested time and money in developing and improving the number of parks and recreational programs it provides. More than 10,000 residents, from very small children to senior citizens, participate annually in programs provided by the Parks and Recreation Department. Even more residents and visitors take advantage of the playgrounds at the parks, swim and play at the Aquatic Center, walk on the paths and trails at the parks, play on the sports fields and tennis courts, and generally enjoy the park and recreation environment.

In previous plans, the City was divided into three park zones: 1, 2, and 3. For this new plan, and to better identify where parks are currently serving neighbors and where parks are missing, each larger zone was divided into two smaller zones, labeled A and B. Cage Boulevard/US 281 was the logical north/south dividing line for the new zones. The smaller zones provide a clearer picture of the park system.

The inventory of parks is found on the following pages. Information for each existing park is provided, including location/address, type of park, size, park zone, and for whom the park is named. The golf course is identified but not included in the acreage count above.

Also included are new and proposed parks and facilities with conceptual illustrations.

There are two maps, Existing Parks and Future Parks. The Existing Parks Map shows the locations of the parks and the recreation facilities with a quarter mile service area around each one. The Future Parks Map shows the locations of proposed parks that are in development and consideration stages. Park Zones 1A, 1B, 3A, and 3B have additional opportunities for future parks, even the potential for a larger regional park in Zone 3B.

In addition to the existing and future parks, an interest has recently been expressed in developing a larger community or regional park of over 100 acres. This type of park would include a wider range and number of facilities than the more local neighborhood oriented and city parks. As there are undeveloped tracts, as well as the need, there is potentially the opportunity to locate such a park in Park Zones 3A and/or 3B. Unstructured open space would be a major feature of this type of park. This type of park is shown on the Future Parks Map by a symbol for illustration purposes as it is not intended to designate a particular tract of land.



VICTOR GARCIA MUNICIPAL PARK

Address/Location: 225 West Polk Avenue

Type: Neighborhood Park

Size: 7 acres

Park Zone: 2A

Named for Victor Garcia, who was Mayor and a City Commissioner

Located in the central west part of Pharr are seven (7) acres that make up Victor Garcia Municipal Park. Park amenities include: a park pavilion, walking trail, basketball courts, covered picnic areas, two (2) play structures, restroom facility, and a special event rental pavilion with picnic tables. The entire park, including all park amenities, has LED lighting that increases visibility throughout the entire park during the evening and night hours.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

MEMORIAL PARK

Address/Location: 501 West Egly Avenue at North Canna Street

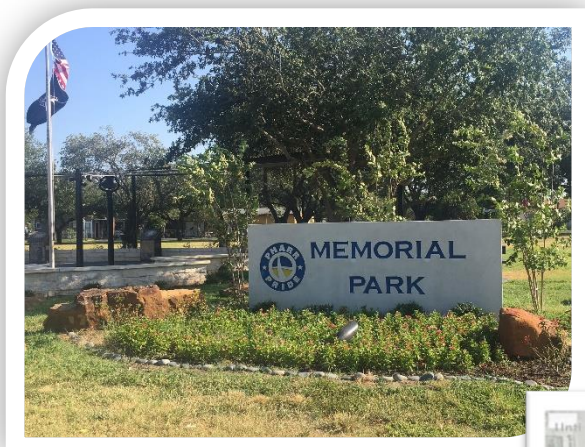
Type: Neighborhood Park

Size: 2 acres

Park Zone: 2A

Named in honor of Pharr residents who served in the Armed Services of the United States

Memorial Park sits on two (2) acres and the park amenities include: a play structure, covered picnic areas, benches, restrooms, open space, and the Veterans Memorial. The memorial is comprised of five (5) dedication granite slabs commemorating our fallen heroes and are covered by sail shade canopies.





V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

LORENZO "LORE" GARCIA PARK

Address/Location: 413 East Clark Street

Type: Neighborhood Park

Size: 7 acres

Park Zone: 2B

Named for Lorenzo Garcia, a City Commissioner



Lorenzo "Lore" Garcia Park is located on the central east area of Pharr. A walking trail serves as a border to seven (7) acres that include: two (2) basketball courts, a play structure that features an orbit climbing dome, five (5) covered picnic areas, a restroom facility, and open space for recreational and athletic use (football, soccer, baseball practices, etc.). Youth athletic programs practice and play league night games at this park, and the entire park has been retrofitted with LED lighting that increases visibility for safety purposes during the evening and night hours.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

PHARR AQUATICS CENTER

Address/Location: 1000 South Fir Street

Type: City/Sports Park

Size: 2 acres

Park Zone: 2B

The Pharr Aquatic Center is located on two (2) acres adjacent to Kelly Elementary and Liberty Middle School. The park consists of a leisure pool with body slides, a lazy river that incorporates a tube slide, a zero to one foot (0'-1'0") baby pool, and an indoor ten (10) lane natatorium that goes from four (4'0") foot to thirteen (13'0") foot depths. Sidewalks around the facility take you through a series of beautiful native and tropical landscaping that act as buffers to each water feature. Shade canopies and seating are located throughout the aquatic center, to either sit and enjoy the summer weather or have a snack from the concession kitchen. Additional amenities include male and female restrooms, as well as three (3) family restrooms, water fountains, and a covered area for lockers.

The site also includes a Boy and Girls Club facility.





V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

PHARR SPORTS COMPLEX

Address/Location: 300 East Moore Road

Type: Sports Park

Park Zone: 2B

Size: 10 acres



The Sports Complex consists of three (3) baseball/softball parks used for adult and youth leagues that lie on ten (10) acres of a retired landfill. Park amenities include: bleachers, benches, restroom facility, concession stand, covered picnic areas, water fountains, a practice batting cage, and maintenance storage units. The baseball fields have all been retrofitted with LED lighting, increasing visibility for all participants during evening and night games.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

DR. WILLIAM LONG CITY/SCHOOL PARK

Address/Location: 1000 East Eldora Road

Type: City/School/Special Needs

Size: 5 acres with possible additional 27 acres in Phase 2

Park Zone: 1B

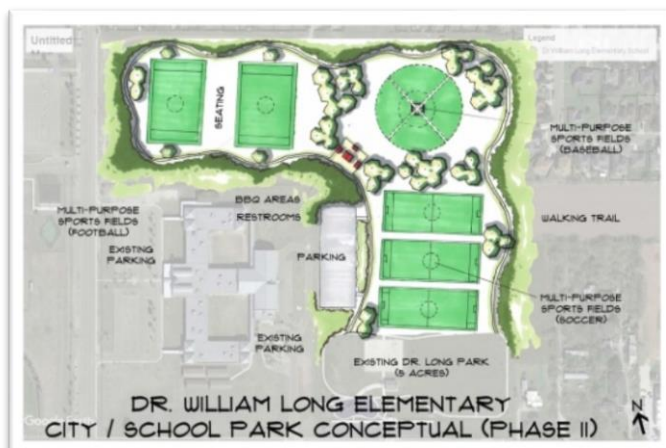
Named for Dr. William Long, who was a physician in Pharr

Dr. Long is the only park on the North quadrant of the City, and the five (5) acres are outlined by a concrete walking trail that measures approximately one half (½) mile long. Park amenities also include: a special needs playground and play structure, restroom facility, park benches, water fountains, covered picnic areas, open space, and basketball courts.

Plans are to expand on the existing five (5) acres and incorporate additional twenty-two (22) acres to the north of the existing park for recreational and athletic open space.



Phase II. This will include additional playing fields, walking trails, and family gathering spaces for Pharr residents to enjoy. This expansion will add approximately twenty (20) new acres of park land in Zone 2B.

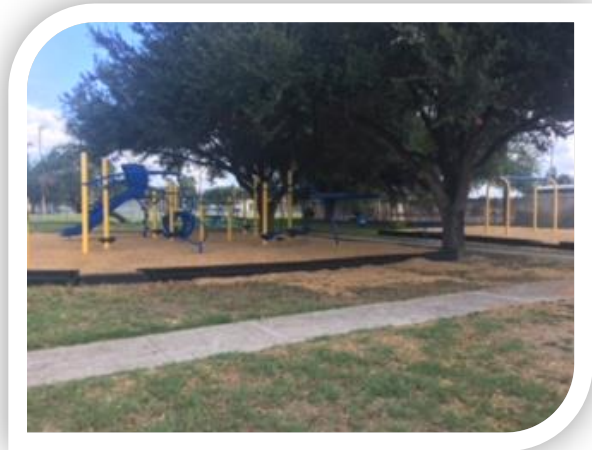




V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

WITTEN PARK

Address/Location: 700 South Ironwood Street
Type: Sports with some Neighborhood Facilities
Size: 5 acres
Park Zone: 2B
Named for J. H. Witten, the mayor of Pharr in 1953-54



Witten Park consists of two (2) youth baseball/softball parks that sit on five (5) acres. Park amenities include: bleachers, benches, restroom facility, concession stand, covered seating areas, water fountains, batting practice nets, play structure, and covered picnic areas. Recently added by PSJA ISD are a discus-throwing cage and a shot-put slab for track and field meets/events. LED lights have been installed for visibility and safety purposes throughout the evening and night hours.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

DORA GARZA PARK

Address/Location: 1211 South Gumwood Street

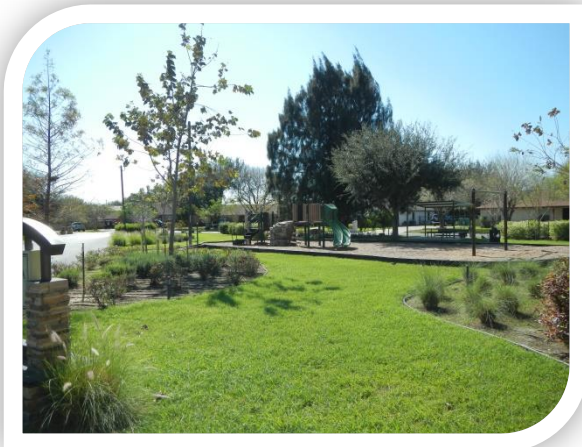
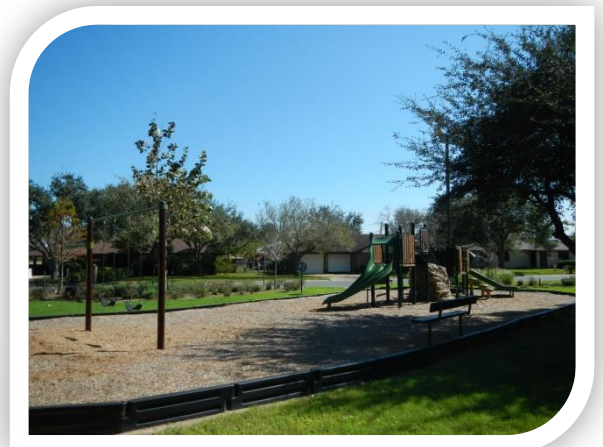
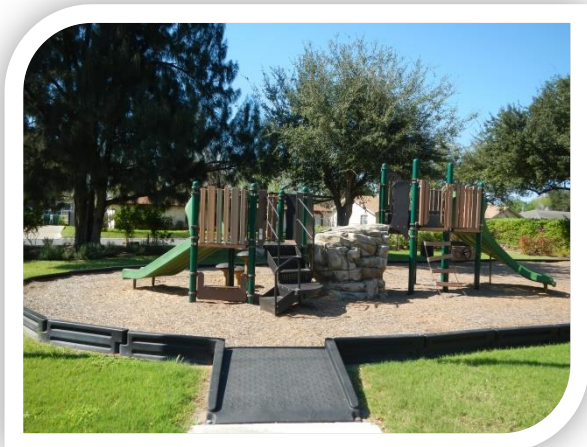
Type: Neighborhood/Pocket

Size: 0.5 acres

Park Zone: 2B

Named for Dora Garza, a City Clerk for many years in Pharr

This one half (½) acre pocket park sits within residential single-family neighborhood. It has been recently revamped and renamed to Dora Garza Park in memory of a life-long citizen and employee of the City of Pharr. The park consists of beautiful landscaping that encloses and surrounds a play structure, as well as a covered picnic area. LED lights have been installed for visibility and safety purposes throughout the evening and night hours.





JONES BOX PARK

Address/Location: 1201 West Rosa Lane

Type: Neighborhood/Sports

Size: 17 acres, with possible 15-acre expansion

Park Zone: 3A

Named for the families who donated the land for the park



Jones Box Park was constructed on seventeen (17) acres located between residential developments in South Pharr. The park runs laterally from east to west and has a one (1) mile lighted walking trail forming the perimeter. Park amenities include two (2) gazebo areas, BBQ pits, covered picnic areas, a sand volleyball court, open space soccer/football fields, restrooms, play structure, water fountains, additional basketball courts, and two (2) youth-sized baseball/softball parks. The entire park, with the baseball/softball fields, has LED lighting for evening, night, and early morning hours for safety and visibility purposes. Improvements are underway now for the parking lot, new ballfield, and open space.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

UNIVERSAL ESTATES

Address/Location: 300 East Comet Drive

Type: Neighborhood/Pocket

Size: 0.5 acre

Park Zone: 3B

Named for the adjacent residential development



Universal Park is an approximately one (1) acre pocket park within a residential neighborhood in South Pharr. New park amenities include benches and open space, with a gazebo and picnic area, and basketball court to be installed in 2017.

TIERRA DEL SOL GOLF CLUB

Address/Location: 700 East Hall Acres Road

Type: Golf Course

Park Zone: 2A

Size: 100 acres

Pharr's municipal golf course is a full-service golf course providing an 18-hole course, driving range, pro shop, and banquet hall. Although a well-recognized facility with reasonably affordable fees, the golf course acreage is not included in the totals for the City as access is limited.





JOSE “PEPE” SALINAS CIVIC CENTER/TENNIS/SKATE COMPLEX

Address/Location: 1011 West Kelly Street

Type: Sports/Neighborhood

Size: 3 acres

Park Zone: 2A

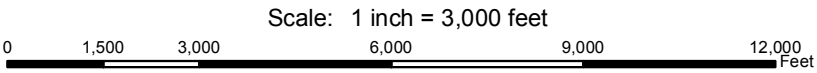
Named for Jose “Pepe” Salinas, a former City Commissioner who also worked for the Parks and Recreation Department



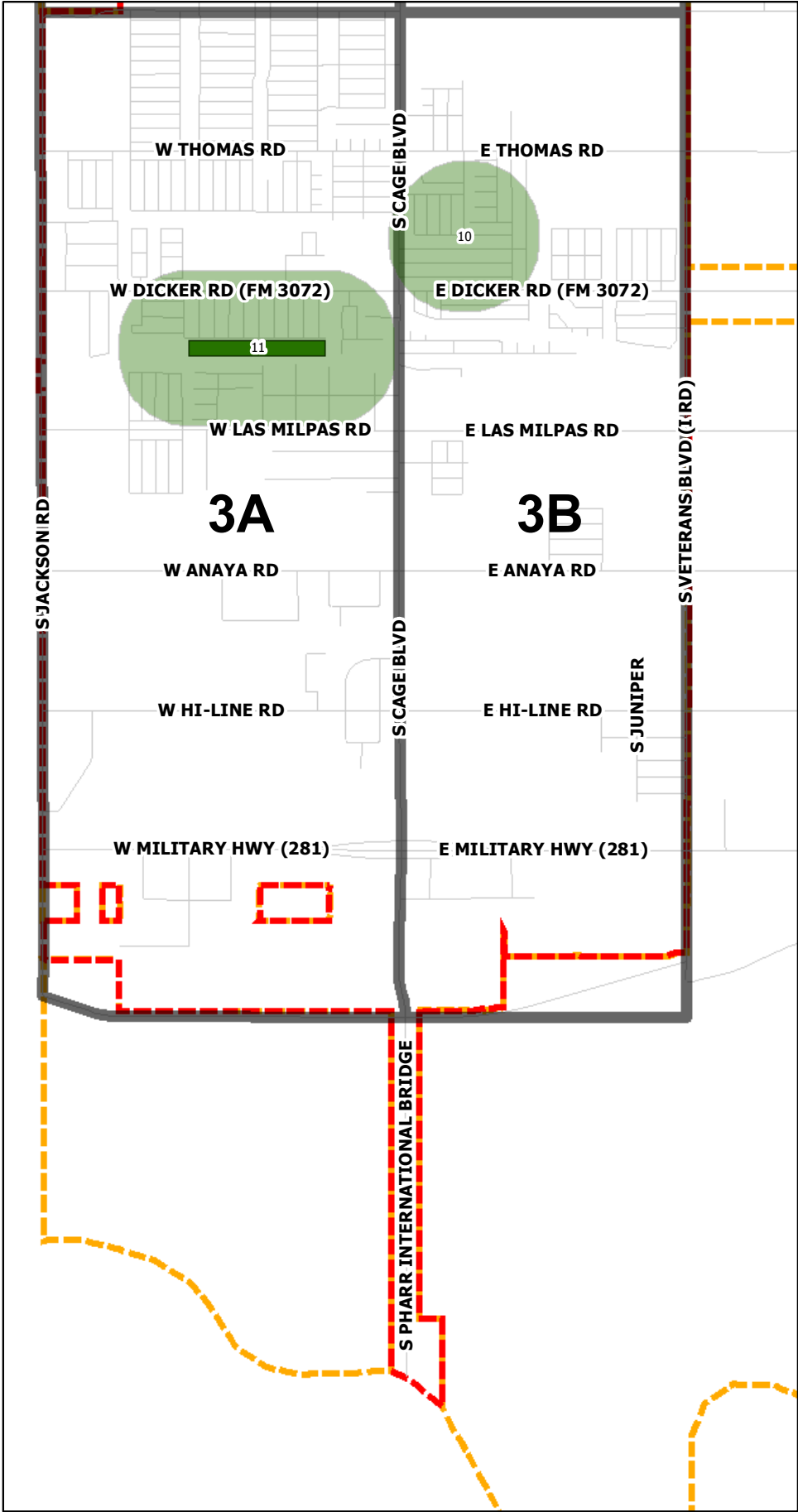
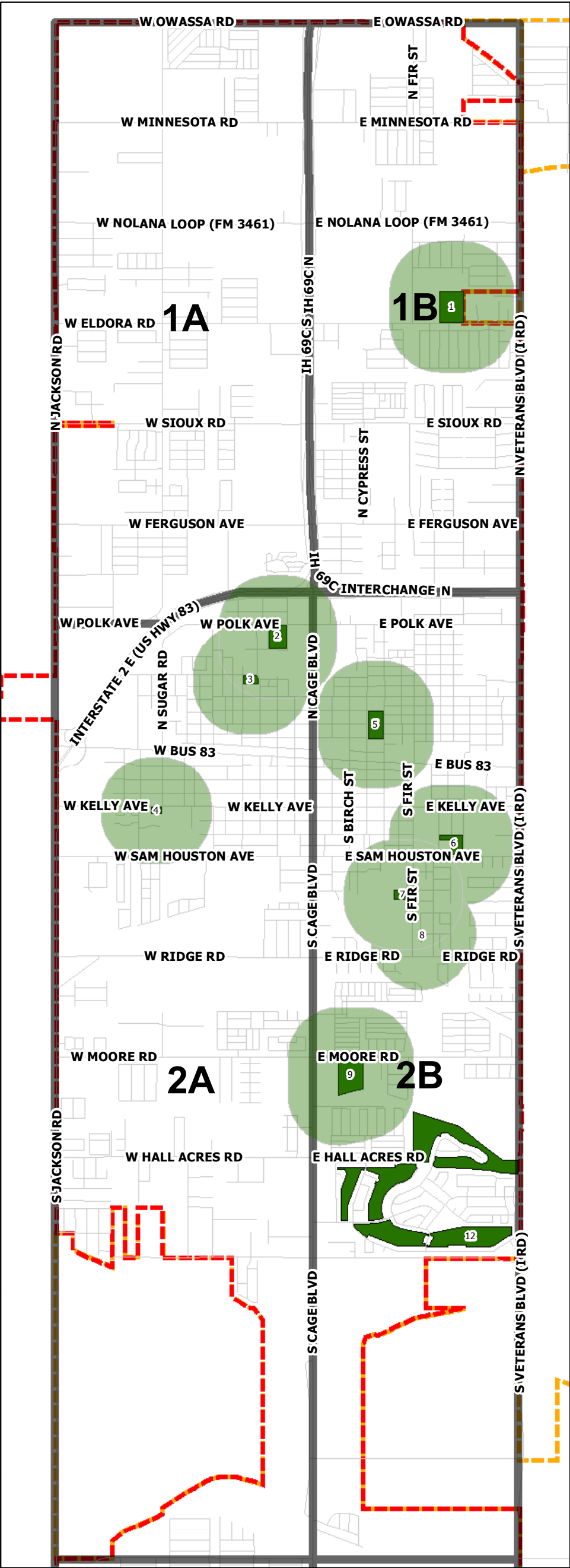
The civic center was originally built in 1971. There have been additions throughout the years, including the LED-lighted tennis courts and a skate park plaza to the east of the facility. The park plaza sits on three (3) acres that also includes a play structure, water fountain, and benches for the adjacent neighborhoods.

Currently, several recreation programs are conducted at the indoor facility, including different dance and exercise classes, karate, tumbling, cheerleading, and guitar.

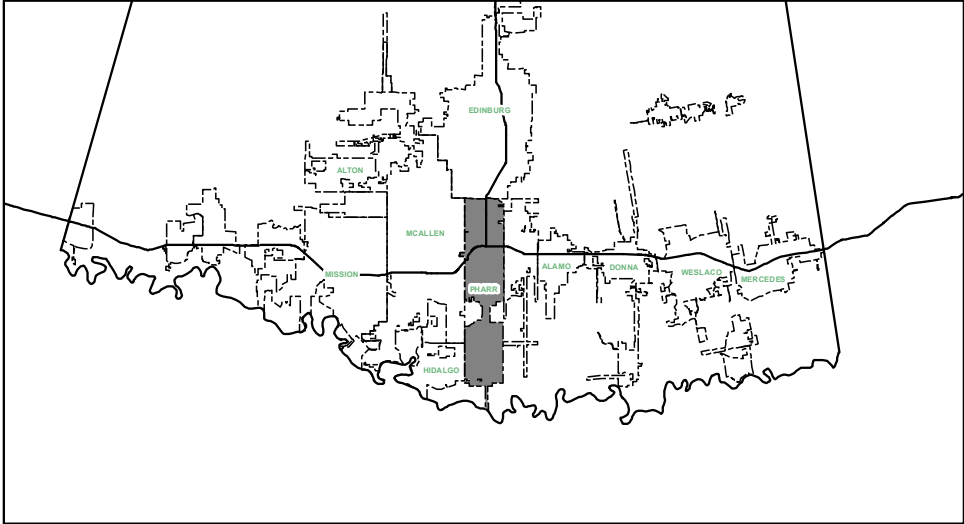




All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



- | | | |
|--|-------------------------------|------------------------------|
| 1, DR. LONG CITY SCHOOL PARK | 5, LORENZO "LORE" GARCIA PARK | 9, PHARR SPORTS COMPLEX |
| 2, VICTOR GARCIA MUNICIPAL PARK | 6, WITTEN PARK | 10, UNIVERSAL ESTATES PARK |
| 3, MEMORIAL PARK | 7, PHARR AQUATICS CENTER | 11, JONES BOX PARK |
| 4, CIVIC CENTER TENNIS & SKATE COMPLEX | 8, DORA GARZA PARK | 12, TIERRA DEL SOL GOLF CLUB |
- Pharr City Limit



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

SANTA ANA WILDLIFE REFUGE

Address/Location: 3325 Green Jay

Type: Wildlife refuge

Size: 2,088 acres

Although it is owned and operated by U.S. Fish and Wildlife, the Santa Ana Wildlife Refuge is included in the parks in and around Pharr. “Established in 1943 for the protection of migratory birds, Santa Ana National Wildlife Refuge happens to be positioned along an east-west and north-south juncture of two major migratory routes for many species of birds. It is also at the northern-most point for many species whose range extends south into Central and South America. The refuge is right in the middle of all this biological diversity, which is what makes this 2,088-acre parcel the jewel of the National Wildlife Refuge System. Though small in size, Santa Ana offers visitors an opportunity to see birds, butterflies and many other species not found anywhere else in the United States beyond deep South Texas.

“Most out-of-town visitors will see or hear a new bird species before even making it into the refuge’s Visitor Center! Sit in the refuge’s breezeway and watch the birds or hike more than 14 miles of trails. There they can take an open-air tram ride or join a guided nature walk.”*

*Quote and pictures from the website https://www.fws.gov/refuge/Santa_Ana/about.html





NEW AND PROPOSED PARKS

CITY HALL PARK PLAZA (CURRENTLY UNDER DEVELOPMENT)

Address/Location: 100 South Cage Boulevard

Type: Pocket/Plaza

Park Zone: 2A

Size: 0.5 acres

Located in downtown Pharr, this park will be a modern community pocket park with a staging area for performances and gathering area for community events. Park benches and covered seating will accompany a stage area to be used for events year-round.



PHARR BIRDING CENTER (NEW GRANT)

Address/Location: 1025 South Birch Street

Type: City

Park Zone: 2B

Size: 9+ acres

The City of Pharr will be constructing a Nature Park for our residents with assistance from a Texas Parks and Wildlife Department grant. This park will include: an amphitheater, walking trails, and education hot spots to learn more in-depth about nature. The amphitheater will create a space for entertainment and performances. The walking trail can be used as a means of exercise and relaxation. This park will be on approximately nine (9) new acres of land.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

ALLEN AND WILLIAM ARNOLD ELEMENTARY CITY/SCHOOL PARK

Address/Location: 615 West Eldora Road

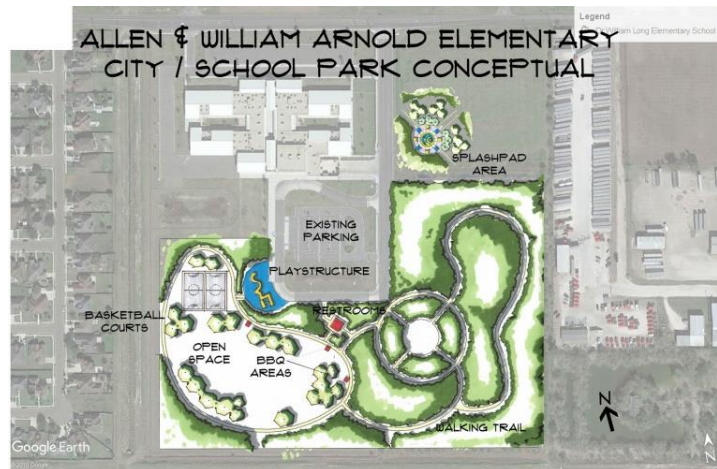
Park Zone: 1A

Type: City/School

Size: 20 acres

Named for the family that provided the land

This park is located on Eldora Road just east of Sugar Road. In partnership with PSJA School District, this park will have walking trails, covered picnic areas, play structure, basketball court, nature areas, and open space. This park will be approximately twenty (20) acres. Splash pad will be added on the north side and a walking trail will be approximately one mile in length. This will be the first park in the northwest quadrant of Pharr.



SPLASH PAD PARK

The Splash Pad Park will be directly north of Arnold Elementary Park. Shaded seating areas and non-slip surfacing will surround the pad, and this is the only water feature in north Pharr's park system. A water well pump system will be in place for water usage.





CESAR CHAVEZ ELEMENTARY CITY/SCHOOL PARK

Address/Location: 401 East Thomas Drive

Park Zone: 3B

Type: City /School

Size: 25 acres

Named for Cesar Chavez, labor and civil rights activist

Located at the southeast quadrant of Pharr, this park will have standard amenities to include basketball courts, restrooms, covered picnic areas, a play structure, multi-use open space, and a walking trail that will be approximately a quarter (1/4) of a mile. Construction plans are already under way.



SKATEBOARD PARK AT VICTOR GARCIA PARK

Improvements in Victor Garcia Park include the development of a skateboard park where the swimming pool used to be. It will be the much needed second skateboard park in the City where the demand for such a facility is high. Skateboarding provides a high level of physical activity and skill development for younger residents of Pharr at a relatively low individual cost. Plans for the facility are already developed. Skateboard parks have been shown to be popular in recreation facilities all over the world.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

FLOODWAY BIKE TRAIL

Address/Location: 801 East Pecina Road

Park Zone: 2B

Type: City

Size: 130 acres

Located on the east side of Pharr on the floodway and approximately one hundred-thirty (130) acres, the city will partner with PSJA school district where students will be able to utilize acreage for agricultural activities. An approximately one (1) mile natural hike and bike trail will also be developed. Minimal development will be made to preserve pre-existing habitat.



Henry Ford Elementary City/School Park

Address/Location: 1110 East Polk Avenue

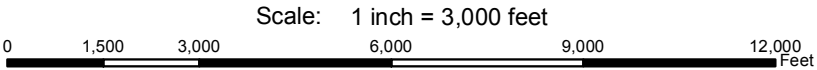
Park Zone: 2B

Type: City /School

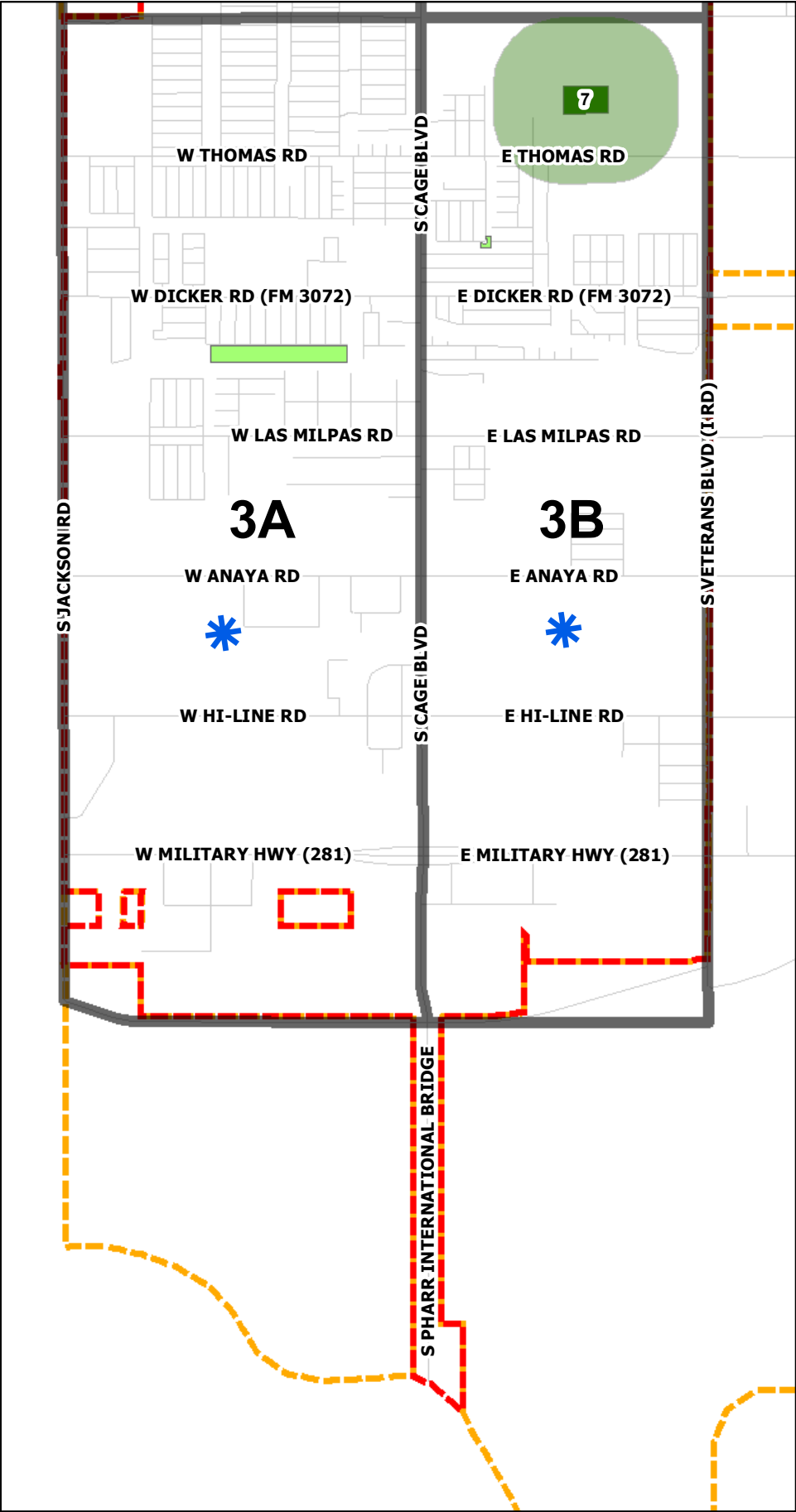
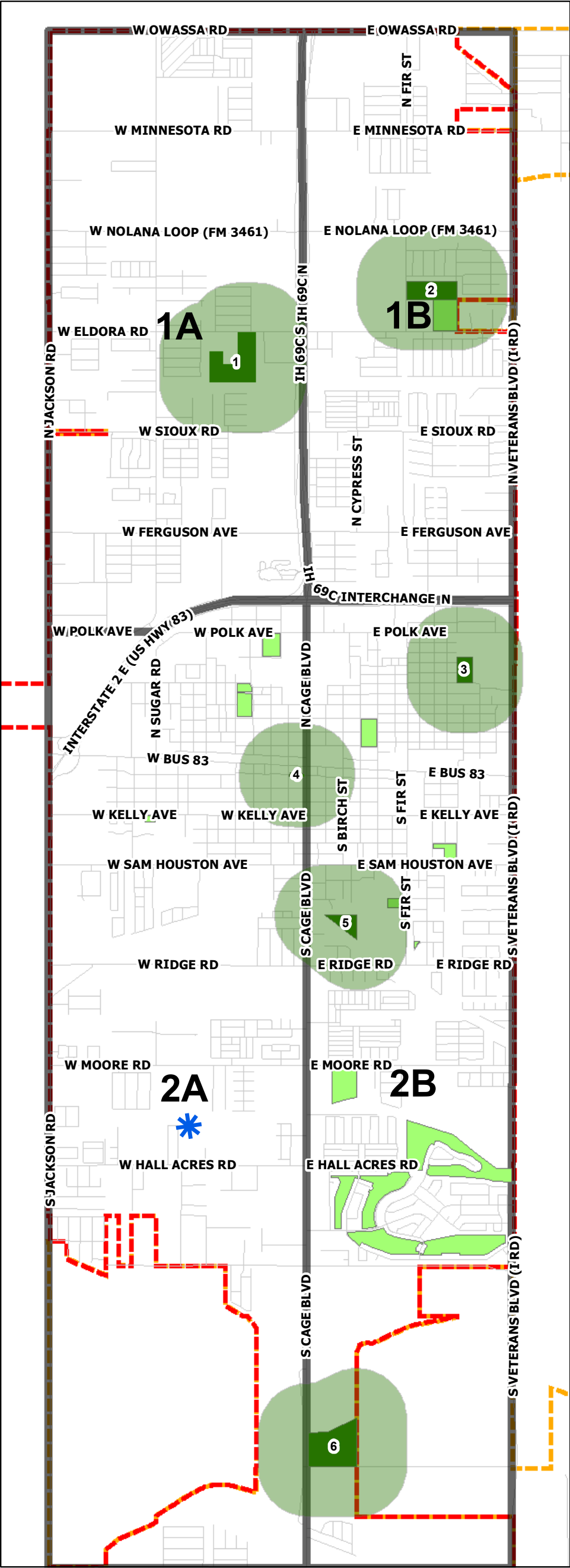
Size: 8 acres

This new park will be located behind Henry Ford Elementary and will be easily accessible by students. Park will be eight (8) acres and park amenities will include: basketball courts, restrooms, play structure, walking trail, and open space.





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- Non-Specific Site for Future Parks
- Existing Parks
- Pharr City Limit
- Future Parks**

1. Allen and William Arnold City/School Park

2. Dr. William Long City/School Park (Ph.2)

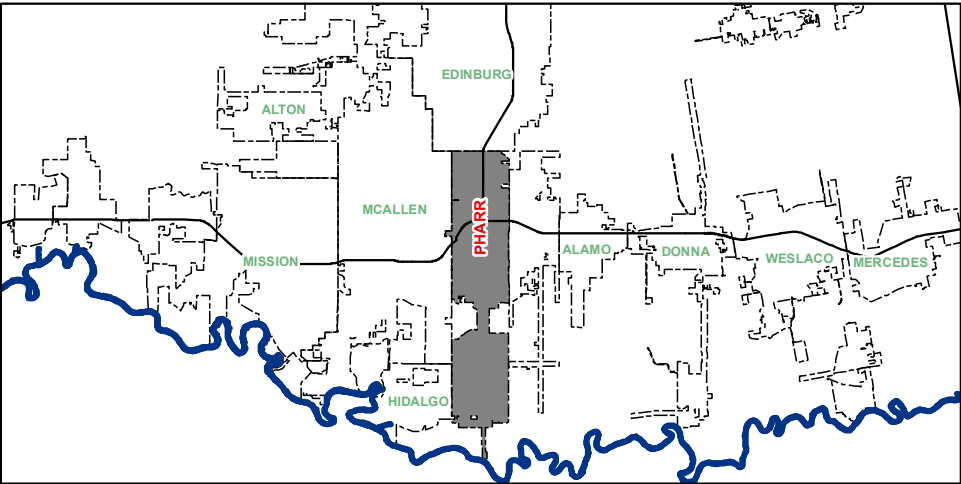
3. Henry Ford City/School Park

4. City Hall Park

5. Pharr Nature Park and Amphitheater

6. Floodway Trails

7. Cesar Chavez City School Park





V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

INVENTORY OF EXISTING PARK FACILITIES AND IMPROVEMENTS

PARK NAME	Size (Acres)	Benches	Water Fountains	Trash Cans	BBQ Pits	Canopies Shade Structures	Trees	Picnic Tables	Pavilions	Bleachers	Play Structures	Restrooms	Basketball Courts	Baseball/Softball Field	Open Space	Sidewalks/Walking Paths/Trails	Other
Victor Garcia Park	7	9	2	13	7	5	82	18	1		1	1				✓	
Memorial Park	2					3		6	3		1						
Lorenzo "Lore" Garcia Park	7	10	1	10	7	5	37	7			1	1	2		✓	✓	
Pharr Aquatic Center	2	35	2	8		18	120	35									
Pharr Sports Complex	10		3	13	2	2	26	4		7				3			
Dr. William Long Park	5		2	6	3	3	42	3			1	1	2		✓		
Witten Park	0.5	2		3	2	3	9	3	2	2	1	1					Track and Field
Dora Garza Park	1							1			1						
Jones Box Park	17	10	1	17	6	5	16	9	2	4	1	1				1	
Universal Estates	0.5							1					1				
Jose "Pepe" Salinas Civic Center/Tennis/Skate Complex	3																Tennis, Skateboard



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

RECREATION PROGRAM DESCRIPTIONS

The Parks and Recreation Department provides a variety of both indoor and outdoor programs for youth and adults. The classes are provided year-round for a nominal fee. For the first six months of 2017, there were over 600 participants in the various programs.

Ballet

The Ballet program emphasizes proper ballet technique with a focus on developing strength, alignment, musicality, and the grace that is inherent in the form. The class provides a focused, structured approach to learning movement principles.

Dance

Dance class focuses on basic jazz and hip-hop dance principles, such as rhythms, body movements, coordination, and choreography. It also gives participants an understanding of the classroom community, improves social skills, and develops fine motor skills, all while having fun.

Tumbling

Tumbling class builds strength, power, courage, and confidence. It gives children a perfect venue for showing off both in and out of the class setting. Tumbling also helps children develop body awareness and balance.

Cheer

The Cheer program improves self-confidence, physical health, and teamwork skills all while having fun. The participants learn proper arm movements, cheers, chants, and choreography that are full of excitement and energy. It also develops strength, flexibility, and teaches life lessons on teamwork.

Karate

This program enhances development in a fun and motivating environment. It focuses on improving basic motor and listening skills. Participants learn how to work with others and follow directions through positive social interaction.

Baking

Baking classes have been developed to inspire and excite the curiosity of the growing child. The class gives them the opportunity to cook, bake, and have fun in the kitchen. They are introduced to baking techniques, tool and utensils, nutrition, and safety in the kitchen.

Arts & Crafts

Arts & Crafts are fun for children and the young at heart! The Art & Crafts class covers activities, projects, DIY activities, and decoration ideas. It provides excellent inspiration for craft ideas for the kids.

Chess

The Chess program uses an interactive and hands-on approach to learning chess with fun and engaging activities. Our activities include chess instruction and lessons, worksheets, problem solving, and other tactics. Kids learn chess with fun and effective strategies.

Vocals

For children who like to sing, this program lets them sing their favorite songs, from Disney movies to Broadway musicals, from Pop hits to Rock and Roll, and Country hits. They learn voice techniques, such as harmony and much more.



Guitar

Children learn some basic chords and strumming techniques in the beginner's class. Then the next step is Guitar II, where they continue to learn new chords and strumming techniques along with new songs. They also learn how to tune a guitar.

Theater

The Theater program teaches children how to read music, sing notes, and be the leader of the show. This class works on proper vocal technique and breath support as well as expression. Acting is a great tool to build confidence, self-esteem, and poise.

Track

The youth track program is designed to help participants achieve a high level of skill and an appreciation for the discipline, sportsmanship, and teamwork required in track and field.

Tennis

This class introduces children to the basics of tennis, emphasizing fun activities using pressure-less balls while highlighting hand-eye and tracking skill development. They also introduce players to forehand, backhand, and volley development while practicing live ball rallies.

Golf

Golf class offers a unique opportunity for participants to improve their swing and receive various levels of instruction. They also learn a variety of golf techniques, such as putting, chipping, pitching, and sand play, as well as understanding golf rules and course etiquette.

Archery

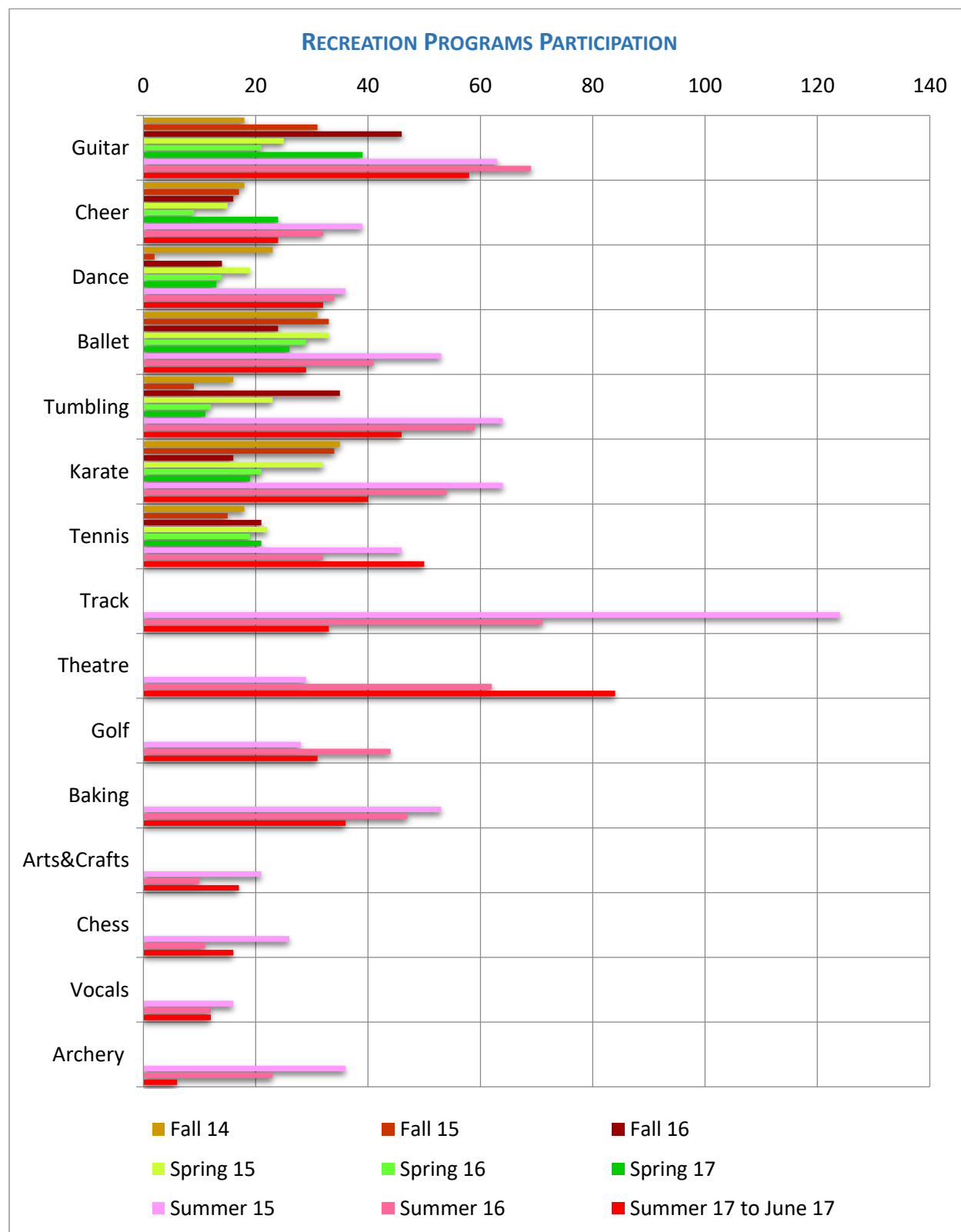
This program is structured to build a solid foundation of archery knowledge. Participants learn basic essentials of the sport, including range safety, proper form, grouping, sight adjustment, and scoring.

RECREATION PROGRAMS PARTICIPATION

Recreation programs have increased over the past three-year cycles of Fall, Spring, and Summer, particularly in the new programs that have been added. See Recreations Programs Participation Chart on the following page.



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS



**AQUATIC PROGRAMS**

The Aquatic Center provides a variety of programs for all ages. Participation rates increased steadily since the opening of the pool and associated facilities. Rates over the past three years have held steady at near capacity as follows:

PROGRAM	PARTICIPANTS
TAAF	100
Public Swim	5,000
Gus & Goldie	1,500
Lap Swim	6000
Aqua Aerobics	200

Source: Pharr Aquatic Center

SPORTS AND ATHLETICS PROGRAMS

Sports and athletics programs are provided by the Pharr Police Athletic League (PAL), a 501(c)(3) entity supported by donations and the City of Pharr. It is an affiliate of The National Police Athletics/Activities Leagues. PAL headquarters and facilities are located along with the offices of the Parks and Recreation Department at 413 East Clark, adjacent to Lorenzo (Lore) Garcia Park.

PAL's mission is as a "youth crime prevention program that provides civic, athletic, recreational, and educational opportunities and resources to create trust and understanding between police officers and youth. National PAL encourages youth to stay away from negative lifestyle choices such as gangs, drugs, and criminal activities by offering positive, healthy experiences with law enforcement." With its vision statement: "To provide professional high-quality community services for the citizens of Pharr, by using fun athletic activities and educational programs that will improve their quality of life." To implement this vision PAL, offers the following sports and training:

PROGRAM	PARTICIPANTS	
	2015–2016	2016–06/27/17
Flag Football	190	180
Tackle Football	330	280
7-on-7 Flag Football	165	135
Girls Volleyball	340	323
Volleyball Camp	48	20
Boxing	360	360
Winter Baseball	272	250
Girls' Basketball	355	256
Boys' Basketball	337	46
Little Hotshots Basketball Camp	48	39
Girls Soccer	135	215
Boys Soccer	252	260
Soccer Camp	150	150
Lineman HS Challenge	170	141



V. INVENTORY OF PARKS, FACILITIES, AND PROGRAMS

Wrestling Camp	38	0
Pony Baseball/Softball	660	624
Football Camps	52	47
Middle School Rugby	185	0
High School Rugby	40	40
CrossFit Adult and Kids	540	650

Source: PAL

From a good foundation, Pharr will continue to expand its parks, open space, recreation programs and facilities over the next twenty or more years. This plan is a “guidebook” that will ensure that Pharr continues to be a happy and healthy community.

IV. NEEDS ASSESSMENT AND IDENTIFICATION

To determine the specific needs for parks and facilities, it is necessary to identify the assets, deficiencies, and community desires to appropriately determine the development, management, and maintenance of a city park system. The following Needs Assessment was a multi-phased endeavor combining several approaches, and including input from an advisory committee and development of standards. To identify the specific needs and desires of the citizens of Pharr, several activities were conducted prior to and during the planning process.

The following approaches were employed in determining parks and recreation needs.

1. Discussion of changes to the Parks Zones. See Existing Parks Map.
2. The **demand-based approach** relies on information gathered from participation rates, surveys, and other information, which indicate how much of the population wants certain types of facilities.
3. The **standard-based approach** uses established standards to determine facilities and park areas needed to satisfy a given population size. The standards may be based on demand studies, the professional judgment of parks and recreation planners and designers, etc.
4. The **resource-based approach** examines the assets and resources of the area for open space, parks and recreation facilities, and defines how these resources can be utilized.

These methods, combined with the inventory of parks and facilities, aided in establishing the Goals and Actions of this *2017 Plan*, as well as priorities for future development.

PARK ZONES

In a change from the previous plans, the City is now divided into six park zones. This shows more clearly where the parks are located, where new parks are proposed, and where more parks and recreation facilities are needed. Specific needs were assessed and identified within each planning unit. Detailed descriptions of the parks are in the Inventory of Areas and Facilities. The six park zones are identified on the Existing Parks Map.

Park Zone 1A is in the northwest sector of the City, west of US 281. Currently, there are no parks in the area, but that will change with the construction of the proposed 20-acre Allen and William Arnold Elementary City/School Park, a joint venture of the City of Pharr and the Pharr/San Juan/Alamo School District.

Park Zone 1B is on the east side of US 281 and currently includes Dr. William Long City/School Park, a City/School/Special Needs Park. Phase II of the park is in the design phase and is expected to add an additional 27 acres. The only downside to this park is that the hours are limited to after school and weekends.

Park Zones 2A and 2B are in the middle of the City on each side of US 281/Cage Boulevard. Zone 2 contains eight parks, which is the majority of the City's parks.

Park Zone 3A is in the southwest portion of the City and includes Jones Box Park. This is a heavily used park, particularly for picnics, ballgames, and soccer.

Park Zone 3B is in the southeastern portion of the City and includes Universal Estates Park, a very small park that is awaiting improvement.



IV. NEEDS ASSESSMENT AND IDENTIFICATION

There are ample opportunities to invest in the parks in all the zones. Continuing to look for ways to expand the coverage, particularly in the northern and southern areas will provide more recreation facilities and programs for all the residents of Pharr.

DEMAND-BASED APPROACH

For this park plan, the demand-based approach uses a survey and individual interviews, as well as the interests gathered by the Parks and Recreation Committee.

DISCUSSION OF PARK SURVEY RESULTS

A survey was created to assess park usage and desires. It was distributed twice at sports events, recreational activities, and on the City's website. There were slight modifications between the first and second distribution. The City collected 827 valid paper surveys. There was no response to the online version. The surveys were evaluated and the following is a summary of the results.

1. How often do you use a City of Pharr park or recreation facility?

The majority respondents indicated that they used the parks once a week (20.8%), more than once a week (29.7 %) and once or more a month (25.2%).

2. Which Pharr parks do you go to?

Response to the survey indicated Jones Box (27.9%) and Victor Garcia Municipal Park (27.7%) had the highest percentage of usage, followed by Lorenzo "Lore" Garcia (24.4%), Memorial Park (17.4%), and Pharr Sports Complex (16.1). The small pocket park, Dora Garza Park showed surprisingly heavy usage.

3. What parks do you go to in neighboring cities?

Out of the 827 surveys, 549 listed Pharr or Not Applicable. There appears to have been some confusion that resulted in several Pharr parks being written in. Generally, parks in adjacent cities that were written included Zinnia, La Vista, and Bill Schupp Parks in McAllen, and the skate park in Brownsville.

4. What recreation facilities do you use? Please check all the appropriate spaces.

It may not have been totally clear that the question was about Pharr parks. Also Survey 2 had some additional facilities not on Survey 1. Additions on Survey 2 are shown with a "+" and the Convention Center was not on Survey 1 as indicated by an "*".

The results show the playgrounds are heavily used with 52.6% usage. Picnic tables (34.7%) and swimming pool (28.5%) were next followed by the Civic Center at 22% which has tennis courts and recreational programs.

5. What facilities do you go to in neighboring cities?

As with Question 3, most of the responses were write-ins, but most of the responses left this question blank or wrote N/A. Parks identified included walking and bike trails, pools, and a dog park.

6. From the list below, please check the top five (5) public recreational facility needs in the city.

The top scoring facility was trails (walk, bike, and jog) with 39.8% of the responses including this in their top 5, mainly from Survey 1. Picnic table (30.0%), followed by playgrounds (29.0%), fitness center (28.8%), and volleyball courts at 23.7% completed the top five choices. Bird watching (19.3%) and soccer/football fields (19.6%) also scored high.



7. What programs provided by the Pharr Parks and Recreation Department do you use?

The highest score was for swimming with 30%. Dance was 12.9% followed by baking (11.1%), arts and crafts (10.5%) and track and field (10.4%).

It should be noted that the categories on the two surveys differed slightly, so the compilation may not fully reflect program usage.

8. What new programs should the City provide through the Parks and Recreation Department?

All 190 responses to this question were write-ins, with the rests expect where 637 out of the total 827 were blank. There were 40 programs identified, with yoga having the most responses, followed by more adult classes.

9. Please check the age groups that are park users in your family.

The largest age group identified was 6-12 years (54.5%). The 13-18 age group was next with 37.5%.

Only 5.2% of the responses identified as being over 60 years of age.

SURVEY CONCLUSIONS

The survey results indicated the continued desire for places to walk, bike, and jog. Informal discussions with residents concurred with the surveys and revealed that more trees and shade, as well as benches, picnic tables, and exercise stations are desired in the parks. The highest user group identified in the survey appears to be in the 6-12 age group, which is approximately 22% of the population. Adults in the 20-64 age group are harder to identify as users, but the requested programs were for more adult programs, especially yoga.

PARTICIPATION RATES

While not specifically documented, but from the survey, observations, and maintenance requirements, the parks that see the most use are Jones Box, Victor Garcia, and Lorenzo "Lore" Garcia. Other parks may see different activities due to size, facilities, and location. Detailed information is in the section, Inventory of Areas and Facilities. All of the Pharr parks see activities and are often crowded. New parks in underserved areas may reduce the crowding while providing new opportunities

Recreation programs are reasonably used and are increasing in participation. There is generally a small fee for classes, which is necessary to promote attendance, but may exclude some participants. The following shows the past three years of class participation. Participation may also be limited by the locations and actual size where the classes are held. This may mean that new or expanded facilities are needed. Recreation programs participation rates are at the end of the Inventory of Parks, Facilities, and Programs section.

STANDARDS-BASED APPROACH

In the Standards-based approach, both National and Lower Rio Grande Valley standards were considered, as well as the standards adapted and adopted by Pharr. The standards for Pharr are detailed in *Section 4: Parks and Recreation Concepts and Standards*. The following is a comparison with generalized national standards.

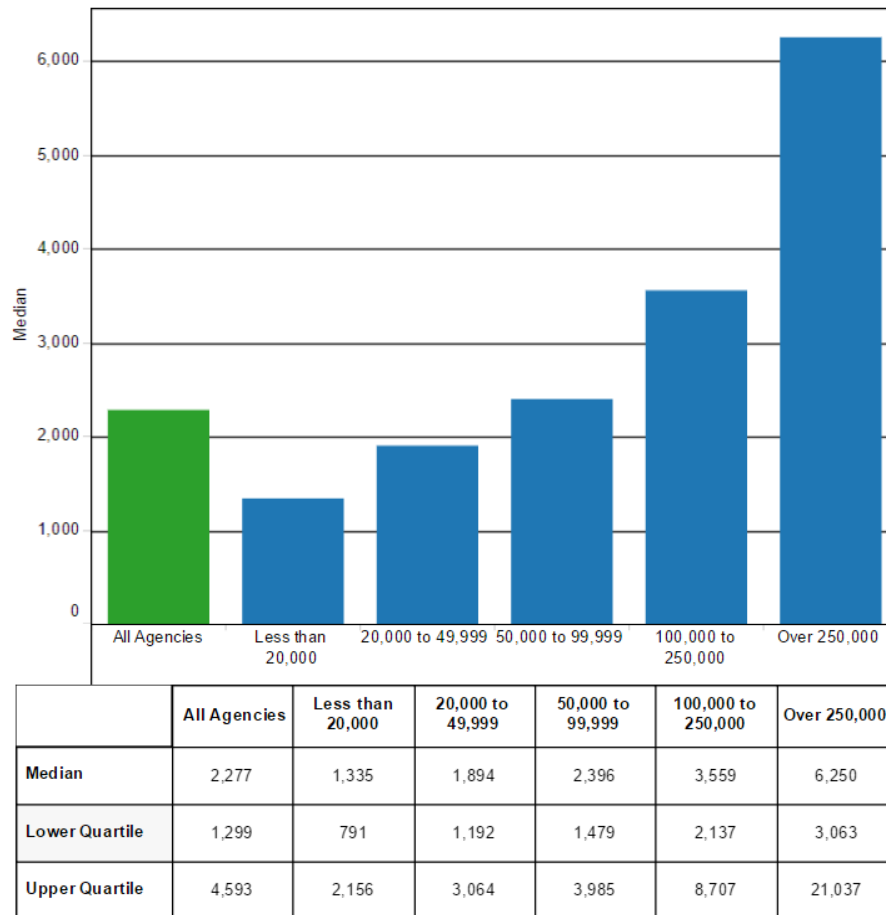
In looking at the national standards, the typical agency, there is one park for every 2,277 residents. The number of people per park rises as the population of the town, city, county, or region served by the agency increases. At agencies located in jurisdictions with fewer than 20,000 residents, there is one park for every 1,335 residents. The ratio rises to one park for every 2,396 residents in jurisdictions with 50,000 to 99,999 people and one park for every 6,250 people at agencies serving areas with more than 250,000 people.



IV. NEEDS ASSESSMENT AND IDENTIFICATION

How does Pharr compare with other cities in the same population range? Pharr's population is 70,400 and there are 12 park facilities. That is one park for every 5,833 residents, about half the national standard.

TABLE 5-1 RESIDENTS PER PARK BY JURISDICTION



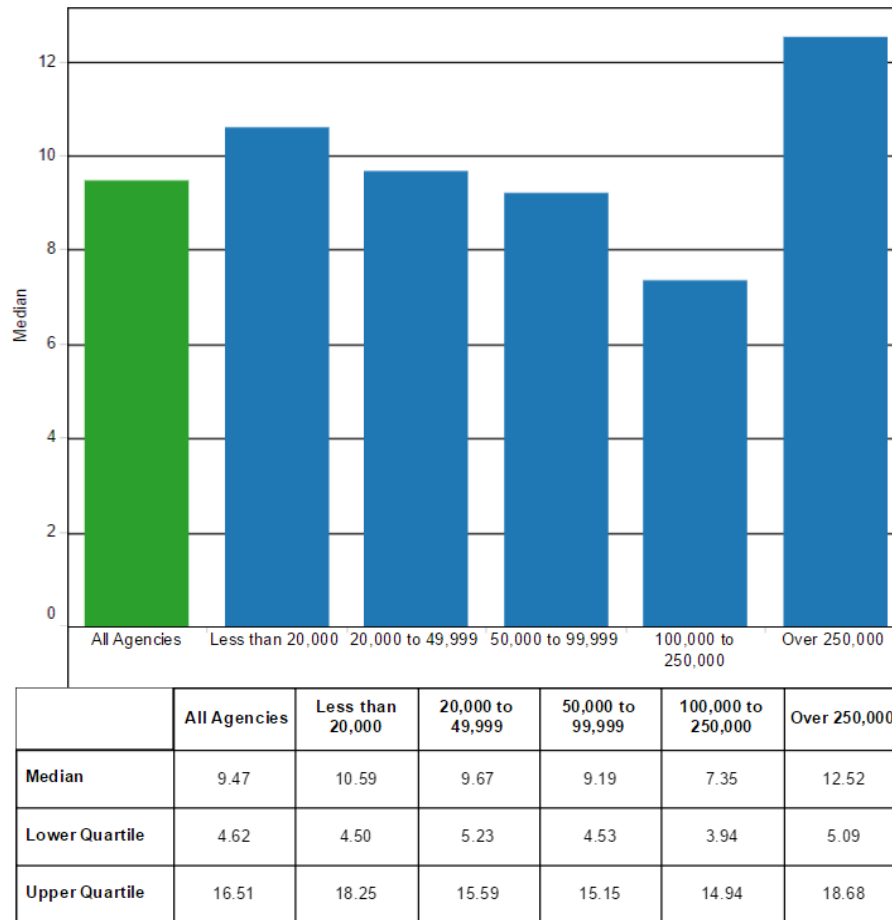
*Findings from the 2016 NRPA Field Report using data from PRORAGIS, NRPA's park and recreation agency performance benchmarking tool, from years 2013-2015. ©2016 National Recreation and Park Association

PARK LAND PER RESIDENTS

The typical park and recreation agency has 9.5 acres of park land for every thousand residents in the jurisdiction. So, which agencies offer the most park land acreage per 1,000 residents? The smallest and largest agencies: those serving fewer than 20,000 residents typically have 10.6 acres per 1,000 residents compared and jurisdictions serving more than 250,000 people average 12.5 acres per 1,000 residents. In contrast, agencies serving jurisdictions between 100,000 and 250,000 people have 7.4 acres of park land per 1,000 residents.



ACRES OF PARKLAND PER 1,000 RESIDENTS



*Findings from the 2016 NRPA Field Report using data from PRORAGIS, NRPA's park and recreation agency performance benchmarking tool, from years 2013-2015. ©2016 National Recreation and Park Association

How does Pharr compare with other cities nationally? Pharr currently has 59 acres of park land that will increase over the next two years to 120 acres. The golf course is not included in the acreage count as it is limited in public accessibility because of fees and location within a master planned gated community. With a population of 70,400 and 59 acres of park land, Pharr has approximately 0.87 acres per 1,000, which is very low compared to the national median for a city in the same population range. The City is aware of this deficit and actively pursuing new park opportunities. When the new Nature Park comes online next year, the acreage will increase by nine acres to 68 acres. The expansion of Jones Box Park will add another 15 acres and the new and expanded City/School parks will add additional acreage.

How does Pharr compare with other cities in the Valley? In the chart below, Pharr appears to provide less parkland per 1,000 residents than do the other nearby cities, although these cities are also below the national medians for their sizes.



IV. NEEDS ASSESSMENT AND IDENTIFICATION

PARK LAND IN THE CITIES SURROUNDING PHARR

City	Population estimates	Number of park facilities	Approximate acres of park land	Acres per 1,000 population	National median acres per 1,000
Pharr	70,400*	12	59.00	0.83	4.53-9.19
McAllen	129,877	25	243.75	1.87	3.94-7.65
San Juan	35,000	16	106.00/72.35**	3.02/2.06	5.23-9.67
Hidalgo	11, 198	4	N/A	N/A	4.50-10.59
Alamo	18,353	6	38.00	2.07	4.50-10.59
Edinburg	77,110	13	241.40	3.13	4.53-9.19

* This population for Pharr is 70,400 is from the same list as the other cities. The *Comprehensive Plan Update* uses the higher figure of 76,329

**San Juan 72.35 developed acres

RESOURCE-BASED APPROACH

Pharr has two vital resources that can provide a variety of new and expanded parks and recreation opportunities. Park Zones 1A, 1B, 3A, and 3B have vacant land with the potential to be developed into a park. Also, an interest has been expressed in developing a large citywide/regional park in Zones 2A (southern part), 3A and/or 3B in South Pharr where there may be available land. Areas along the irrigation canals may provide ways to link the parks to each other and to activity centers with trails and sidewalks.

Secondly, the partnership with the PSJA Independent School District is a great asset in City/School parks in which the school district owns the land and the City develops and maintains the parks and facility. There are four current examples of additional partnership: Phase 2 of Dr. Long Park and the future Armstrong, Chavez, and Ford school sites.

SUMMARY

To continue the progress that has been made, the City will need to add park sites and acreage, facilities and open space as it is below the national standards. The Aquatic Center is reaching capacity, so a new facility should be considered in the long-range planning efforts. As the population continues to grow, more recreation programs will be needed as well as new and updated spaces in which to hold the programs. While the City's financial picture is bright, continuing to seek additional funding and matching grants is another important resource in improving the quality of life and promoting healthy lifestyles for Pharr residents.



VII. PLAN IMPLEMENTATION AND PRIORITIZATION OF NEEDS

A primary purpose of this parks master plan is to establish the priorities for improvements and the means or program implementing them. An implementation program should be a reasonably aggressive, yet realistic framework for implementing the policies and recommendations for the provision of adequate parks and recreation areas, facilities, and improvements.

The projects identified by the master plan are intended to be complete within the following time periods beginning with 2017-2018, then 2018-2023, and eventually 2024-2027. Funding for each project requires inclusion in budgets, grants, and other fiscal mechanisms, which are either already available or are new and more creative.

Beginning with identifying existing parks, priorities for locations for new neighborhood and pocket parks, and looking at potential linkages, the program must consider what the desired improvements, expansions, and new facilities are. The goals and actions of this master plan for future development of the City's parks and recreation system are based upon existing conditions, planned improvements, and projected future needs as described in both the Inventory and Needs Assessment sections. The identified recreation facilities and park improvements are endorsed by the Parks and Recreation Committee and citizens of the community. Inherent in the adoption of this Plan, is the commitment of officials and citizens to attaining a desired public parks and recreation system.

IMPLEMENTATION AND PRIORITIZATION PROGRAM

The Plan identifies the priority improvements to be conducted over the next 10 years. The improvement priorities are based on the information provided in the Needs Assessment and Identification. The identified improvements are divided into time increments. They include development of existing and future parks and facilities, purchase of additional equipment, construction of pavilions, long term facility improvements and installations, as well as the purchase and acquisition of available and appropriate park lands when possible.

PRIORITIZATION OF PROJECTS

Based on the goals and actions that have evolved through the research, standards development, and public input in the Plan, the priorities are listed below in ranked order. The funding for the projects may be a combination of current fund expenditures, bond funds, reserve funds, tax revenues, grants, donations, in-kind services, and volunteer participation. The following projects were identified as priorities over the next 10 years. They are planned for certain timeframes, but may be moved up or delayed based on funding and interest.

2017-2018

- Complete the City Hall Plaza Park.
- Move forward with the construction of the Nature Park and Amphitheater in accordance with the recently awarded grant.
- Move forward with the expansion of Dr. Long Park, Phase Two.
- Move forward with the development of Armstrong and Chavez City/School Parks in partnership with PSJA ISD.
- Move forward with the redevelopment and future expansion of Jones Box Park.
- Apply for grant to install exercise stations on walking trails in parks.



VII. PLAN IMPLEMENTATION AND PRIORITIZATION OF NEEDS

2018-2023

- Update the Trails Master Plan to connect parks and activity centers and other trails.
- Develop the walking/exercise loop in South Pharr.
- Develop a skate park at Victor Garcia Park to provide an additional in-demand facility.
- Develop Henry Ford City/School Park.
- Develop plans for regional park in the southern part of the City.
- Develop a dog park in an appropriate location. Provide rules for use.
- Develop another indoor/outdoor aquatic facility to provide more space and facilities to reduce crowding at current facility. Partner with other jurisdictions on a new Aquatic Center, possibly in the northern and/or southern park zones in the City.

2024-2027

- Develop indoor facilities for sports exercise for individuals and groups.
- Work with adjacent cities and Hidalgo County to expand connections to parks and public spaces regionally.

While not exactly priorities, the following activities or actions should be considered in conjunction with ongoing and new programs.

- Plant native or adapted trees to provide shade at parks and recreation facilities. Assure that the necessary irrigation is provided.
- Design creative shade structures to be located in conjunction with trees.
- Create new classes and recreation programs identified in the park survey responses.
- Continue to work with the Police Athletic League (PAL) for the provision of sports programs.
- Assure that landscaping is in accordance with CPTED (Crime Prevention through Environmental Design) guidelines to provide safe, visible areas.
- Include open space for play and pick-up games in new parks.
- Revitalize the “adopt a park” program for groups to assist in the overall appearance of parks.
- Continue to work to develop neighborhood and community parks to serve all six park zone areas, particularly in underserved areas.
- Revisit park dedication requirements to assure park spaces in new residential areas.
- Consider providing parks (open space for ballfields) in industrial and agricultural areas.
- Incorporate environmentally sensitive approaches to mowing, planting, chemical use, and other maintenance tasks.

With a long list of accomplishments in providing parks and recreation places, the City has a new “to do” list that will move the City forward in providing a healthy, happy place to live and play.

IMPLEMENTATION STRATEGIES

Planning beyond the first 10 years is considered to be long range. New priorities may be added, or reordering of existing projects may be desirable, as the population grows and ages. Review and updates to the plan should be considered when necessary. Maintenance of the facilities is generally considered in the department’s yearly budget.

Perhaps the most important aspect of an implementation program is the commitment required from elected and appointed officials, City staff, and citizens. The Comprehensive Parks Master Plan Update



VII. PLAN IMPLEMENTATION AND PRIORITIZATION OF NEEDS

must reflect the needs and desires of these individuals for it to be considered a useful tool in directing future decision-making pertaining to the acquisition, development, and management of an adequate parks and recreation system.

In order to ensure appropriate implementation of the 2017 Parks, Recreation, and Open Space Plan, City departments responsible for implementing portions of the plan should incorporate the recommended implementation actions in their annual departmental work programs. The Director of the Parks and Recreation Department should provide a progress briefing to the City Commission on an annual basis to allow monitoring of the steps taken toward implementation and the impact of the improvements.

As a valuable resource, this Plan should be used on a continuous basis in guiding the City's park development program. The goals, objectives, and recommended actions of the plan should be referenced in other studies and development proposals to ensure consideration of existing and planned public parks and recreation areas and open space. As new development occurs, there should be allowances for sufficient land capable of being developed for public parks and recreation uses.

It is important that the Parks and Recreation Master Plan be periodically reviewed to ensure that the goals, objectives, and recommended actions reflect the changing community needs and attitudes. In and of itself, the master plan is capable of accomplishing very little. Rather, the citizens and local officials of Pharr must take ownership of the plan to see that it is successfully implemented. Great care should be taken to ensure that the actions recommended by this plan are viable and realistic, in that they must relate to the City's adopted and approved plans, policies, and programs.

It should be noted that the implementation of the priorities of this plan will require a substantial investment by the City of Pharr as it approaches a population of 90,000 (and greater) persons. Acquisition and development of the parks identified in this Plan will require a significant level of expenditure. In addition, upon completion of the park improvements, there must be a commitment of the City to continue to fund ongoing maintenance out of the City's capital budget.

POTENTIAL FUNDING MECHANISMS

Parks and recreation facilities as capital improvements usually involve the outlay of substantial funds. Local governments often must pay for new facilities through appropriations in the annual operating budget. There are numerous techniques available to local governments to pay for capital improvements over a longer period of time. Some of the most readily available techniques include those that are already in use:

Park Dedication - As part of the subdivision process, the City may require an equitable and reasonable amount of land to be dedicated to the City for park and recreational use. In order to abide by legal validity tests and to avoid a "taking" of private property, however, the amount of property to be dedicated must be roughly proportional to the demand for park and recreational services placed on the City by a private development. This method has worked effectively in some municipalities.

Fee In Lieu of Dedication or Improvement - The use of impact fees may be used by the City to collect revenue for the acquisition and development of park and recreational areas. Similar to the dedication approach, the required fees must also be roughly proportional to the City's burden for the provision of park and recreational services resulting from private development. An example of a "fee in lieu of improvement" is a park excise tax that would require a developer to pay a fee on a per square foot or per dwelling unit cost basis when a building permit is required and issued.



VII. PLAN IMPLEMENTATION AND PRIORITIZATION OF NEEDS

User Fees - User fees may be an effective cost recovery technique to recover a reasonable portion of the costs to administer, operate, and maintain public parks and open space. Examples of user fees include registration or entry fees for recreational programs, and equipment and facility rental charges.

Partnerships with Other Governmental Entities – The City may partner with the county, school districts, and even other cities in developing parks and recreation facilities.

In-kind Services and Volunteer Participation – In-kind services may be coordinated with other departments and government entities to perform the labor on specific construction projects. Individuals, sports associations, private businesses, and civic groups are just a few examples of entities and organizations that may furnish volunteer participation.

Programs by the Texas A&M Forest Service – This service provides numerous programs which may be used to enhance parks and recreation areas.

Current Revenue – This technique is known as "pay-as-you-go" financing and is the financing of improvements from current revenues such as general taxation, fees, service charges, special established funds, or special assessments.

Reserve Funds – The use of reserve funds is made possible by accumulating funds in advance for capital acquisition or development. The accumulation may result from surplus or earmarked operational revenues, funds in depreciation reserves, or the sale of capital assets.

Enterprise and Revenue Funds – Municipalities may establish accounts that are earmarked for park and recreation programs. These accounts are used to acquire, operate, and maintain facilities as well as fund programs.

General Obligation Bonds – The use of this method involves the taxing power of the jurisdiction as it is pledged to pay the interest and principal to retire the debt. General obligation bonds can be sold to finance permanent types of improvements, such as park and recreational areas and facilities. Voter approval may be required.

Texas Recreation and Parks Account Program Funds – The Texas Recreation and Parks Account (TRPA) provides 50 percent matching grant assistance to local governments for the acquisition and development of public parks and recreation areas and facilities. All TRPA grant applications are evaluated for program eligibility based on a "Project Priority Scoring System." The applications are scored and presented to the Parks and Wildlife Commission for approval. Minimum master plan standards must be met to qualify for priority points in the competitive scoring system. A project awarded a grant must be complete before another grant application is submitted.



TPWD offers four primary grant programs:

- Outdoor Recreational Grants are reimbursable matching grants up to \$500,000 for park acquisition, development, or redevelopment.
- Indoor Recreational Facility Grants provide matching funds for qualified recreation centers and other types of indoor facilities up to \$750,000.
- Texas Trails Grants provide funds for off street connections between activity centers, such as connecting parks to other parks or between schools and other qualified centers.
- New program for special projects with matching grants planned in the near future.

The City may apply for and receive a grant in each of the above categories. These grants may run concurrently with each other.

Land Donation – Property owners may be willing to donate land to the City for use as a public park. The City should encourage donation subject to established guidelines for the development of park and recreational areas. Considerations should include the suitability of the land for park development, conformance with the objectives of the Pharr Parks and Recreation Facilities and Programs Master Plan, and proximity to neighborhoods, natural features, and adjacent land uses.

Additional programs that may be available to the City of Pharr include:

Lease-Purchase – Local governments utilizing this innovative financing approach prepare standards and specifications for the development of a park by a private company. The facility is then leased to the jurisdiction for a specified period of time. Title to the park and facilities can be conveyed to the local government at the end of the lease period without future payments. The rental over the years will have paid the total original cost, plus interest.

Eminent Domain – The power of eminent domain allows the local government to acquire private property for public use. Although this is not a common practice for the acquisition and development of park and recreational areas, it is a tool that can be used by the City to purchase property within certain areas of the City, particularly within established neighborhoods. The property would be acquired through condemnation with "just compensation" paid to the property owner.

Authorities and Special Districts – Special authorities or districts may be created to provide public facilities such as parks and recreational areas. These authorities are commonly created to avoid the restrictive debt limitations of local governments. They may be financed through revenue bonds retired by user charges or fees, or in some instances, the authority may have the power to tax.

Sales Tax – Through a public referendum, the city may establish a sales tax of any size, typically one-half to one cent, to generate general revenue for the acquisition and development of parks and recreation areas throughout Pharr. The sales tax may have a limited duration or may be permanent.

State and Federal Assistance – State and federal grants-in-aid are available to finance a large number of programs. The cost of funding parks may be borne completely by grant funds, or a typical requirement is a local share. Programs such as federal revenue sharing and Community Development Block Grants (CDBG) have given local governments more freedom on how they spend their grant money. Some of the programs currently available include:

Community Development Block Grant (CDBG) – The use of CDBG funds may be used on projects which benefit persons with low and moderate incomes. The CDBG program is administered by the



VII. PLAN IMPLEMENTATION AND PRIORITIZATION OF NEEDS

Texas Department of Housing and Community Affairs. Funding is available on an 80/20 cost share basis.

Federal Land and Water Conservation Fund/Texas Local Parks, Recreation, and Open Space Fund – This fund is co-administered by the National Park Service and the Texas Parks and Wildlife Department (TP&WD). Funds are available to provide planning, land acquisition, and development assistance for "outdoor recreation." This is a 50-50 matching grant program administered through the state.

Urban Parks and Recreation Recovery Program (UPRRP) – This grant program is for the rehabilitation of recreation facilities in areas defined by the U.S. Census as a Metropolitan Statistical Area (MSA). Pharr may qualify under this designation. This program is a 70 percent federal and 30 percent local matching grant.

Rivers, Trails and Conservation Assistance Program (RTCA) – This program is available for planning assistance and technical assistance on projects emphasizing environmental protection, open space accessibility, and construction. This program is available to qualified private organizations and local governments. Public involvement is a requirement of this program.

Federal Lands Highway Funds – This program provides funds for bicycle and pedestrian transportation facilities in conjunction with trails, roads, highways, and parkways. The primary intent of this program is to assist in the construction of transportation facilities. This is a 100 percent federal share program. The use of this fund would primarily be for the acquisition of right-of-way and development of trail linkages connecting residential neighborhoods with the public parks system.

The Landscape Cost Sharing Program – This program is administered by the State Department of Highways and Public Transportation. Through this program, there is 50 percent cost sharing available for both highway and pedestrian landscape projects on routes within the designated permanent state highway system.

Cooperative Forestry Assistance Funds – This program is administered by the Texas Department of Forestry. Matching grants are available on a 50 percent cost share basis for projects including trails and greenways, beautification efforts, and public education and training. Grants range in size from \$5,000.00 to \$10,000.00 and may be matched with in-kind services or private financing.

American Greenways DuPont Awards Program – This program is administered by The Conservation Fund, which provides grants of \$500 to \$2,500 to local greenways projects. Grants can be used for almost any activity that serves as a catalyst for local greenways planning, design, or development.

Most of the grant programs are reviewed and selected on a competitive basis, therefore applications for funding will be evaluated based on the assessment of local need, the existence of an adopted Parks, Recreation, and Open Space Master Plan, and the availability of local matching funds. Although grants provide an alternative means of financing local park and recreational area improvements, they should not serve as the sole basis for funding of a local park and recreation system.



PRIVATE FINANCING ALTERNATIVES

In addition to capital improvement financing and state and federal assistance, there are a variety of innovative approaches to financing public park and recreation areas. The use of incentives to encourage private financing, public-private partnerships, land dedication or donation can be an effective strategy to develop a City-wide park and recreation system without relying on the municipality to fully fund the program. In addition, the use of impact fees may help to offset the impacts of private development on the demand for and use of public facilities and services. The following private funding approaches may be available to the City of Pharr.

Trust Fund – The City could establish a trust fund for citizens to will a portion or all of their estate to public park and recreational use. Legal provisions would need to be established for the conveyance of property. In addition, the City should establish and use guidelines for the acceptance of suitable park land property. The Trust Fund would be incorporated as a 501(c)(3) non-profit organization. This would allow possible income tax benefits for the donors.

Private Financing – Community organizations or local service clubs could assist in acquiring and developing park and recreational areas by providing the local match for state or federal grants-in-aid. Another option is 100 percent financing by a private entity with dedication to the City.

Tax Deferral – This method may be used by the City to encourage property owners to defer the development of their land while the City uses it for public open space or a semi-developed park. During the deferral period, the property would be assessed as an undeveloped parcel, with the collection of taxes to be deferred until the property is developed. The City would secure an agreement with the property owner with established conditions of use and provisions for liability and ongoing maintenance. In addition, the City would obtain a recreation easement for "temporary" use of the property.

Tax Reductions – Donation of private land for public use may reduce an individual's federal income tax burden. Also, the market value of a recreation easement may reduce the tax burden either federally or locally, if approved by the local government.

CONCLUSION

With a plan in place, Pharr will continue to provide and expand parks, recreation and open space to its residents.



VIII. OPERATIONS AND MAINTENANCE

A plan for a city's parks and recreation system should include standards for operation and maintenance of the improvements, as well as basic equipment criteria. Also important is the recommended level of staffing that would be necessary to implement the priorities and activities set forth in the Plan. The following are recommendations for these areas.

PARK EQUIPMENT CRITERIA

Through careful design and selection of materials, attractive park facilities can be developed and maintained that require minimum staff attention. Standardized criteria facilitate maintenance and repairs, maximize durability and longevity, and establish a minimum quality level.

All park facilities and improvements should be in accordance with the Americans with Disabilities Act (ADA), local building codes, and all applicable restrictions and requirements. The following standards are presented as guidelines for park facilities and improvements:

Roads and Parking Lots – All roads and parking lots should be concrete or asphalt, concrete preferred. Parking lots should be striped to delineate parking spaces, including appropriate handicap space designations.

Gates and Fences – Parks may be fenced and/or gated to control access. Fences and gates should be specifically designed for each park.

Park Buildings and Structures (Picnic pavilions, Restrooms, Offices, Maintenance buildings) – Buildings should be constructed of metal, wood, brick, or concrete block, with metal or other appropriate roofs. Exterior painted finishes should be avoided. Structures should be designed to discourage birds from roosting; for example, no exposed rafters.

Playground Equipment – Equipment should meet Consumer Product Safety Commission (CPSC) Guidelines and American Society for Testing Materials Standards (ASTM). Play equipment should be galvanized or galvanized and powder coated metal, plastics or plastisol-coated expanded metal, or punched steel. No wood play equipment should be used unless it meets the requirements and would serve as an enhancement to the site.

Playground Fall Surfaces – All play equipment should have a resilient fall surface in accordance with CPSC Guidelines and ASTM Standards. Acceptable materials are poured rubber, rubber tiles, sand, gravel, and wood chips. No bark should be used. In play zones where the entire fall surface is not accessible in accordance with ADA requirements, the play structure should be made accessible in part through use of rubber fall surfacing within the loose fall surface material.

Picnic Tables – All picnic tables and connected benches should be plastisol-coated expanded metal, wood, aluminum, or concrete. All picnic tables should be located on concrete pads or within pavilions. Handicap accessible picnic tables should be provided at all facilities.

Benches – All benches should be plastisol-coated expanded metal, concrete, or galvanized metal legs with treated wood slats. All wood benches should be the same in order to facilitate replacement of damaged slats.



Trash Receptacles – All trash receptacles should be painted or powder-coated metal drums mounted on two treated wood posts, or concrete containers. A concrete pad beneath the receptacle will facilitate mowing and edging.

Grills – All grills should be galvanized metal, permanently mounted with concrete footings. Grills should not be placed near play equipment.

Bleachers – All bleachers should be aluminum.

Sports Facilities – Sports facilities should meet standards for intended league play. All goals should be adequately anchored in place to prevent falling when climbed on or pushed.

Sidewalks – All sidewalks should be concrete or asphalt, with concrete preferred.

Walking/Jogging Trails – All walking or jogging trails should be fly ash or decomposed granite. Accessible trails should be a minimum of 6 feet wide, optimally 8 to 10 feet wide.

Biking Trails – Undeveloped trail surface should be of natural materials.

PARK MAINTENANCE STANDARDS

For the parks to be perceived as an asset to the City of Pharr, they must be well maintained at all times. At meetings and in survey responses, citizens pointed out that they would like to see a higher level of maintenance to assure quality parks. It is essential to adopt maintenance budgets for new park facilities before they are developed and as older parks age and are redeveloped. If sufficient funds are not available, parkland should be held in reserve in its natural state until money can be dedicated for both construction and maintenance of facilities.

Park Maintenance Standards, a publication of the National Park and Recreation Association, contains a Maintenance Standard Classification System, which outlines six general levels of maintenance:

Mode I: State of the Art Maintenance—State of the art maintenance applied to a high quality, diverse landscape. This level is usually associated with high-traffic urban areas such as public squares, malls, governmental grounds, or high-visitation parks.

Mode II: High-Level Maintenance—Maintenance associated with well-developed park areas with reasonably high visitation.

Mode III: Moderate-Level Maintenance—Maintenance associated with moderate to low levels of development, moderate to low levels of visitation, or with agencies because of budget restrictions, cannot afford a higher level of maintenance.

Mode IV: Moderately Low-Level Maintenance—Maintenance usually associated with low level of development, low visitation, undeveloped areas or remote parks.

Mode V: High-Visitation Natural Areas—Maintenance usually associated with large urban or regional parks. Size and user frequency may dictate maintenance staff. Road, pathway, or trail systems are relatively well developed. Included are other facilities at strategic locations, such as entries, trail heads, building complexes, and parking lots.

Mode VI: Minimum-Level Maintenance—Maintenance associated with low-visitation natural area or large, undeveloped urban parks.

The standards for these categories generally outline maintenance tasks and frequencies. Parks may have different levels of maintenance within them. Sports fields might be Mode II while natural areas might be Mode V. As individual parks within the system are programmed and developed, the classification plan should be used to budget maintenance costs for each park. Estimated man-hours per task and labor



VIII. OPERATIONS AND MAINTENANCE

rates are included in Park Maintenance Standards. Another resource document is the *Public Works Handbook*.

MAINTENANCE TASKS

The following tasks have been identified through review of Park Maintenance Standards. They represent common maintenance tasks that must be accomplished routinely.

Mowing – In Texas, most turf areas must be mowed year-round, although the frequency and demand changes seasonally. Mowing is typically done in cycles with the mowers beginning in one area and mowing continually, cycling back to the same area at a regular interval. *Park Maintenance Standards* suggests different mowing intervals for different levels of maintenance.

Weeding/Edging – This task typically follows the same cycle as mowing and is accomplished by the same crew.

Fertilizing – Fertilizing is typically done only at community centers or special memorial areas. In many municipalities, leagues using sports facilities are responsible for fertilizing the fields they use.

Watering – Typically only special memorial areas are irrigated in city parks. They are watered as required by the nature of the plantings. Hose bibs are located at sports fields. Leagues using the fields may be responsible for watering and turf care, with oversight by the Parks and Recreation Department.

Trash Collection – Daily trash collection from barrels and litter pick-up of heavily used areas.

Restrooms – Permanent restrooms are cleaned daily and hand towels and toilet paper are replenished. Port-a-cans rented for overflow crowds at special events, or to replace closed restrooms, are serviced by the leasing company twice weekly or more often, if necessary.

Picnic Pavilions – Park staff schedules reservations for the facilities and makes sure they are clean before guests arrive. In addition, pavilions must be cleaned daily and inspected for damage, vandalism, burned out lights, and associated maintenance requirements. Grills must be cleaned and replaced as necessary, particularly following weekends and holidays.

Lights – Police or park rangers patrolling the parks after dark should note any broken or burned out lights. The Parks and Recreation Department should replace light bulbs or have appropriate city electricians do so with bucket trucks.

Jogging Trails – Asphalt trails must be re-topped every 4 or 5 years. Fly ash or decomposed granite trails must be re-topped every 2-4 years depending on usage.

Tree Work – Trees in developed areas must be pruned to maintain their health, to improve their appearance, and to allow views into parks from surrounding streets for security. Particularly dense trees located near security lights should be Class I pruned to allow light to penetrate the canopies. Dead, damaged, or diseased trees in developed areas and along trails in natural areas may need to be removed. Dead trees pose a hazard to visitors in that they may fall in high winds. Municipalities often contract with tree specialists for pruning and removal. The departments generally do their own cutting and chipping, using the resulting mulch in the parks.

General Repairs – Painting and minor carpentry, etc. can be performed by park personnel on an as needed basis. Plumbing and electrical work can be done by qualified park personnel or by other city employees. Graffiti-resistant surface treatments should be considered for building surfaces and facilities.

Wildlife Management – Animals in natural areas can be fed to maintain their populations.



Insect Control – Park personnel should be alert for fire ants and other hazardous insects as they perform their routine duties. Trained park personnel should eliminate hazardous insects as soon as they are discovered.

Sports Facilities – In many cities sports facilities are developed for and then leased to organized leagues. The City may develop a “Concessionaire Agreement” for that purpose. It may state that leagues are responsible for fertilizing, watering, mowing, and litter pick-up, with the City paying water and electricity bills and emptying trash receptacles daily. The park superintendent should inspect all sports facilities every 30 days. It is particularly important to inspect the bleachers to make sure that they are structurally sound.

Tennis Courts – Tennis courts must be cleaned daily with a leaf blower as needed.

Offices, Convention and Community Centers – All buildings must be cleaned daily and inspected for any damage. Convention and community centers require personnel to make reservations and be present during open hours.

PERSONNEL

Although the titles vary from city to city, the positions required to run a city park system efficiently are fairly well defined. The positions described below indicate personnel that would be desirable in Pharr now and as the City continues to grow.

Parks and Recreation Department Director – The Director manages the entire park system, hires program and maintenance staff, oversees daily operations and maintenance, develops new park facilities, and reports to the City Commissioners.

Assistant Director – Assists the Parks Director in managing parks, contracts, consultants and developing park maintenance budgets, also seeks out grant opportunities, writes and submits grants for park development.

Secretarial and Administrative – Responsibilities include correspondence, reception, filing, program registration, reservations, and other such clerical duties.

Parks Supervisor – Responsibilities include directing the operation of city parks, including managing maintenance staff, leasing and inspecting sports facilities, and taking reservations for picnic pavilions.

Parks Foreman – Supervises and performs maintenance and upkeep tasks in parks.

Buildings Supervisor – Responsibilities include the repair and maintenance of facilities and equipment. Applicable licenses are desirable. Also, this position is in charge of scheduling programs run by Community Center, managing Community Center personnel, ordering supplies, in charge of scheduling transportation for senior citizens, youth, etc. participating in programs, may drive bus or van.

Building Maintenance Technician – Reports to Building Supervisor and is responsible for repairs to electrical and plumbing while performing light construction duties. Trade licenses desirable.

Recreation Supervisor – Responsibilities include programming for arts and crafts, dance and exercise, etc. Supervises instructors, youth directors, and coaches for classes offered by the Community Center, and supervises youth and adult athletics and special events.

Aquatics Supervisor – Responsibilities include the operation and maintenance of the aquatics facilities and programs, as well as some of the recreation and athletic facilities.

This section is intended to provide guidance for a well maintained park system.



APPENDICES

APPENDIX A - SURVEY AND SURVEY RESULTS

APPENDIX B - FACEBOOK POST FOR COMMUNITY MEETING

1. How often do you go to a City of Pharr park? Check one.

2. Which Pharr parks do you go to? Please check all the parks you go to.

3. What Pharr recreation facilities do you use? Please check all the spaces you use.

4. What programs or classes at the do you go to at the Pharr Parks and Recreation Department? Please check all that you go to.

5. On the list below, please check your top five (5) choices for public recreational facility needs in the city parks.

6. What new programs you would like to see that are not listed above?

7. What neighboring cities' parks do you go to?

Edinburg McAllen San Juan Hidalgo

8. Please check the age groups that are park users in your family. Please check all the appropriate spaces.

Thank you for taking the time to participate in this important survey for the Pharr Parks and Recreation Department. If you have questions or additional comments, please call the Parks and Recreation Department at 956.402-4550.

Sincerely,

Roel Garza, Director, City of Pharr Parks and Recreation Department



SURVEY RESULTS

		Survey 1	Survey 2	Total	% of Total
Completed Surveys		765	62	827	100.0%
1	How often do you use a City of Pharr park or recreation facility?				
	once a day	45	9	54	6.5%
	once a week	152	20	172	20.8%
	more than once a week	230	16	246	29.7%
	once or more a month	200	8	208	25.2%
	Seldom	93	4	97	11.7%
	Never	45	3	48	5.8%
2	Which Pharr parks do you go to?				
	Victor Garcia Municipal Park	208	21	229	27.7%
	Pharr Sports Complex	129	4	133	16.1%
	Memorial Park	126	18	144	17.4%
	Witten Park	76	6	82	9.9%
	Dr. Long Park	*	22	22	2.7%
	HEB Tennis Complex	75	3	78	9.4%
	Trinity Ridge Park	**	3	3	0.4%
	Universal Estates Park	**	0	0	0.0%
	Lorenzo "Lore" Garcia Park	197	5	202	24.4%
	Jones Box Park	228	3	231	27.9%
	Dora Garza Park	111		111	13.4%
	* not on both surveys ** formatting error				
3	What parks do you go to in neighboring cities?				
	+ = These were write-in responses. Counts are combined when a response was written in more than once.				
	+ Lions Park	15	2	17	2.1%
	+ Memorial Park		1	1	0.1%
	+ Pepe Salinas		3	3	0.4%
	+ Edinburg/ Municipal	24	4	28	3.4%
	+ Donna Norlinsen		1	1	0.1%
	+ McAllen		5	5	0.6%
	+ San Juan		2	2	0.2%
	+ Alamo Park		2	2	0.2%
	+ Bike Trail		1	1	0.1%
	+ Los Bomberos Park		1	1	0.1%



	+ Las Milpas		1	1	0.1%
	+ Harlingen		1	1	0.1%
	+ Dolittle	28		28	3.4%
	+ Brownsville Skate Park	7		7	0.8%
	+ Zinnia Park	41		41	5.0%
	+ Mission Municipal	7		7	0.8%
	+ Archer Park	23		23	2.8%
	+ Firemans Park	25		25	3.0%
	+ Bill Schupp	35		35	4.2%
	+ McAllen Convention Center	17		17	2.1%
	+ La Vista	31		31	3.7%
	+ West Side Park McAllen	23		23	2.8%
	+ Hidalgo Park	5		5	0.6%
	+ County Park	21		21	2.5%
	+ Weslaco	8		8	1.0%
	+ La Joya	5		5	0.6%
	Not Applicable (either blank or "Pharr")	510	39	549	66.4%
4	What recreation facilities do you use?				
	baseball fields	116	11	127	15.4%
	swimming pool	210	26	236	28.5%
	softball fields	99	7	106	12.8%
	picnic tables	268	19	287	34.7%
	civic center	173	9	182	22.0%
	convention center *		10	10	1.2%
	indoor basketball	75	4	79	9.6%
	golf course	45	1	46	5.6%
	Playground	400	35	435	52.6%
	skateboard park	89	6	95	11.5%
	Other *	25		25	3.0%
	other (please list):				0.0%
	+ gym		1	1	0.1%
	+ bike trail		1	1	0.1%
	+ basketball court		1	1	0.1%
* not on both surveys + write-in response					

APPENDICES

5	<i>What facilities do you go to in neighboring cities?</i>				
	+ = These were write-in responses. Counts are combined when a response was written in more than once.				
	+ playground		1	1	0.1%
	+ aquatic centers		2	2	0.2%
	+ parks and swimming pool		1	1	0.1%
	+ pools		1	1	0.1%
	+ Los Bomberos Park		1	1	0.1%
	+ swimming pool		1	1	0.1%
	+ San Juan		1	1	0.1%
	+ soccer		1	1	0.1%
	+ Harlingen		1	1	0.1%
	+ Mission Walking Trails	26		26	3.1%
	+ McAllen Bike Trails	19		19	2.3%
	+ Bill Schup Park	16		16	1.9%
	+ Dog Park	25		25	3.0%
	+ Edinburg Pool	24		24	2.9%
	+ 2nd St.	13		13	1.6%
	+ McAllen Walking Trail	25		25	3.0%
	+ McAllen Pool	22		22	2.7%
	+ McAllen Municipal	17		17	2.1%
	+ Edinburg Soccer Facility	4		4	0.5%
	+ Softball	4		4	0.5%
	Not Applicable/none/blank	595	44	639	77.3%
6	<i>From the list below, please check the top five (5) public recreational facility needs in the city.</i>				
	baseball fields	147	27	174	21.0%
	bird watching/wildlife observation locations	137	23	160	19.3%
	soccer/ football fields	150	12	162	19.6%
	camp sites	141	2	143	17.3%
	softball fields	120	7	127	15.4%
	picnic tables	240	8	248	30.0%
	indoor basketball facilities	141	8	149	18.0%
	covered picnic pavilions	163	2	165	20.0%
	playground areas	234	6	240	29.0%
	radio controlled airplane	64	10	74	8.9%
	handball/racquetball courts	65	17	82	9.9%
	park benches	131	35	166	20.1%
	volleyball courts	185	11	196	23.7%
	golf courses	81	1	82	9.9%
	tennis courts	87	6	93	11.2%



	trails (walk, bike, jog)	324	5	329	39.8%
	trail crossings at major thoroughfares	81	2	83	10.0%
	street hockey facility	60	2	62	7.5%
	roller skating areas	117	21	138	16.7%
	badminton courts	56	10	66	8.0%
	fitness centers	206	32	238	28.8%
	dirt bike riding (non-motorized)	95	3	98	11.9%
	community centers	108	5	113	13.7%
	fishing lakes and ponds	149	10	159	19.2%
	Amphitheater	72	6	78	9.4%
	nature study areas	86	3	89	10.8%
	other: (please list):	65	0	65	7.9%
7	<i>What programs provided by the Pharr Parks and Recreation Department do you use?</i>				
	Swimming	224	24	248	30.0%
	gymnastics *		6	6	0.7%
	Karate	80	2	82	9.9%
	Guitar	44	3	47	5.7%
	modeling *		0	0	0.0%
	flag football *		11	11	1.3%
	Ballet	61	4	65	7.9%
	arts and crafts	82	5	87	10.5%
	Dance	95	12	107	12.9%
	youth baseball *		11	11	1.3%
	Cheerleading	64	5	69	8.3%
	track and field	79	7	86	10.4%
	computers *		5	5	0.6%
	drama *		5	5	0.6%
	soccer *		10	10	1.2%
	youth basketball *		6	6	0.7%
	high school basketball	54	6	60	7.3%
	youth volleyball *		3	3	0.4%
	middle school volleyball *		2	2	0.2%
	Tennis	34	9	43	5.2%
	tackle football *		6	6	0.7%
	boxing *		2	2	0.2%
	Golf	29	3	32	3.9%
	other (please list): *	35		35	4.2%
	gym *		1	1	0.1%
	folklorico *	53		53	6.4%
	Baking	92		92	11.1%



APPENDICES

	austism day camp *	13		13	1.6%
	water aerobics *	41		41	5.0%
	archery *	19		19	2.3%
	skateboarding *	21		21	2.5%
	lap swimming *	53		53	6.4%
	theater *	59		59	7.1%
	chess club *	63		63	7.6%
	anime club *	11		11	1.3%
	men's softball *	32		32	3.9%
	men's basketball *	52		52	6.3%
	pickleball *	15		15	1.8%
	balloon sculpting *	22		22	2.7%
	science camp *	27		27	3.3%
	sign language *	51		51	6.2%
	* not on both surveys				
8	What new programs should the city provide through the Parks and Recreation Department?				
	+ = These were write-in responses. Counts are combined when a response was written in more than once.				
	+ soccer		1	1	0.1%
	+ special ed kids		1	1	0.1%
	+ archery		1	1	0.1%
	+ water municipal park		1	1	0.1%
	+ chess		1	1	0.1%
	+ bike trails		1	1	0.1%
	+ STEM		1	1	0.1%
	+ folklorico		1	1	0.1%
	+ family entertainment facilities		1	1	0.1%
	+ yoga	45	1	46	5.6%
	+ VFC		1	1	0.1%
	+ dance		1	1	0.1%
	+ tennis		1	1	0.1%
	+ more activities in south Pharr		1	1	0.1%
	+ a homeless shelter		1	1	0.1%
	+ baseball fields		2	2	0.2%
	+ basketball		2	2	0.2%
	+ football		1	1	0.1%
	+ volleyball courts		1	1	0.1%
	+ programs throughout the school year		1	1	0.1%
	+ Writing Class	4		4	0.5%
	+ Hip-Hop Class	4		4	0.5%



	+ Gymnastics	6		6	0.7%
	+ Music Class	10		10	1.2%
	+ More Men's Basketball	4		4	0.5%
	+ Bowling	4		4	0.5%
	+ Dog Park	7		7	0.8%
	+ More Adult Class	25		25	3.0%
	+ Club Volleyball	6		6	0.7%
	+ Gardening Class	15		15	1.8%
	+ Senior Dance	8		8	1.0%
	+ Water Polo	15		15	1.8%
	+ Fishing Class	6		6	0.7%
	+ Club Soccer	10		10	1.2%
	+ Day Care	4		4	0.5%
	+ Indoor Football	5		5	0.6%
	+ Sewing Class	5		5	0.6%
	+ Adult Tennis	4		4	0.5%
	+ Scouting Class	4		4	0.5%
	+ Self-Defense	4		4	0.5%
	Not Applicable/none/blank	595	42	637	77.0%
9	<i>Please check the age groups that are park users in your family. Please check all the appropriate spaces.</i>				
	under 5 years	207	20	227	27.4%
	6-12 years	411	40	451	54.5%
	13-18 years	293	17	310	37.5%
	19-35 years	227	8	235	28.4%
	36-60 years	165	4	169	20.4%
	over 60	42	1	43	5.2%



APPENDIX B – FACEBOOK POST AND FLYER

AT&T LTE 3:00 PM 56%

Search

COMMUNITY PARKS Q&A
APRIL 6
6:30 P.M.
LORENZO "LORE" GARCIA PARK

FOR MORE INFO:
(956) 402-4550 | 413 E. CLARK PHARR, TX

APR 6 Community Parks Q&A
Hosted by City of Pharr · Public

Interested Going More

🕒 Thursday, April 6 at 6:30 PM - 7:30 PM
about 1 month ago

📍 Lorenzo Garcia park
N Cypress St, Pharr, Texas 78577

About Discussion

📅 🎥 🛒 🌐 28 ☰



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 5.E.

DATE SUBMITTED: July 13, 2017

MEETING DATE: July 17, 2017

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Juan Guerra

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-23 setting By-Laws for the Beautification Committee.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

ROUTING:

Hilda Pedraza
Patricia Rigney
City Management Office

Created/Initiated - 07/13/2017
Approved - 07/13/2017
Final Approval - 07/14/2017

ORDINANCE NO. O-2017_____

AN ORDINANCE AMENDING ORDINANCE NO. O-2017-23 AND OF THE CITY OF PHARR CODE OF ORDINANCES, ENTITLED “BEAUTIFICATION COMMITTEE”; PROVIDING BY-LAWS; PROVIDING FOR A PENALTY; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERIBILITY CLAUSE; A PUBLICATION AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE COMMITTEE OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS:

CITY OF PHARR CODE OF ORDINANCES, ORDINANCE NO. O-2017-23 IS HEREBY AMENDED AND THE FOLLOWING SECTIONS ARE HERBY INSERTED AND SHALL READ AS FOLLOWS:

SEC. 1.89.0: BEAUTIFICATION COMMITTEE BY-LAWS

**CITY OF PHARR
STANDARD CITY COMMITTEE BYLAWS**

**BYLAWS OF THE
BEAUTIFICATION COMMITTEE**

SECTION 2.01: INTENT AND BODY

Sec. 2.01.1 ARTICLE 1. NAME.

The name of the committee is the Pharr Beautification Committee.

Sec. 2.01.2 ARTICLE 2. PURPOSE AND DUTIES.

The purpose of the committee is to exercise the powers and duties of a Beautification Committee of the City of Pharr. It shall promote and encourage the beautification of the City through the participation of the City, the citizens of Pharr, and local business concerns in individual and cooperative efforts. It shall actively pursue and promote the development of civic pride and shall coordinate the efforts of all who will work for the common purpose of improving the beauty and cleanliness of the City. Such Committee shall also perform other duties as may be necessary and directed by the Pharr Committee of Commissioners.

Sec. 2.01.3 ARTICLE 3. MEMBERSHIP.

- (A) The Pharr Beautification Committee is composed of five members appointed by the Committee of Commissioners.

- (B) Members serve at the pleasure of the city council. Any member may be removed from their position on the committee for any reason, or for no reason, by a majority vote of the Committee of Commissioners.
- (C) Members shall be appointed for a term of one, two and three years on a rotating basis and removable by the appointing authority. The Committee of Commissioners shall appoint two (2) one (1) year members, two (2) two (2) year members and on (1) three (3) year members. All cases to be heard and ruled upon will always be heard by a minimum of three (3) members.
- (D) An individual member may not act in an official capacity except through the action of the committee. When a member is called upon to voice opinions at public or private functions, he/she shall indicate that he/she is speaking for himself/herself and not representing the committee or the City of Pharr unless a formal action by the Beautification Committee or Committee of Commissioners has been taken on the specific issue.
- (E) A member who is absent for three consecutive regular meetings or half of all regular meetings in a “rolling” twelve month timeframe automatically vacates the member’s position. This does not apply to an absence due to illness or injury of the committee member, an illness or injury of a committee member’s immediate family member, or the birth or adoption of the member’s child for 90 days after the event. The committee member must notify the Director of Parks and Recreation of the reason for the absence not later than the date of the next regular meeting of the committee. Failure to notify before the next regular meeting of the committee will result in an unexcused absence.
- (F) At each meeting, each committee member shall sign an attendance sheet which indicates that the member does not have a conflict of interest with any item on that agenda, or identifies each agenda item on which the member has a conflict of interest. Failure to sign the sheet results in the member being counted as absent and his/her votes are not counted.
- (G) A committee member who seeks to resign from the committee shall submit a written resignation to the chairman. If possible, the resignation should allow for a thirty day notice so the Committee of Commissioners can appoint a replacement.
- (H) All committee members must be a resident of the City of Pharr.
- (I) The Director of Parks and Recreation and the Assistant Director of Parks and Recreation shall be ex officio members of the Beautification Committee without a right to vote but will provide technical support and expertise to the Commission. The provisions of “Article 3. Membership. Letter (E)” do not apply to ex officio members.

- (J) Committee members serve without compensation. The committee and its members have no authority to expend funds or to incur or make an obligation on behalf of the City Of Pharr unless authorize and approved by the Board of Commissioners. Committee members may be reimbursed for expenses authorized and approved by the Board of Commissioners.
- (K) Members will comply with City Ordinances, Rules and Policies applicable to the committee and its members, including but not limited to ethics, courtesy and respect. Members are prohibited from engaging in conduct that adversely reflects on the City, bears a negative impact on public perception of the City, its employees or elected and appointed officials.
- (L) Members shall not have any administrative or enforcement authority in the day to day operations of the City. They shall have no authority or right to enforce any rule, ordinance or regulation of the City. Any violations are violation of this ordinance.

Sec. 2.01.4 ARTICLE 4. OFFICERS.

- (A) The officers of the committee shall consist of a chairman and a vice-chairman and secretary.
- (B) The chairman is appointed by the Mayor and the City Council shall approve the recommendation by a vote of the majority of the Board of Commissioners during the annual appointment process. Should the Mayor fail to recommend a chairman for each committee, committee or commission, and/or the Committee of Commissioners fails to approve any Chairman recommended by the Mayor, a majority of the Board of Commissioners plus one (Super-majority) may approve appointment of a chairman. The other officers (except for parliamentarian) shall be elected annually by a majority vote of the commission at the first regular meeting in January. In the event a current officer becomes ineligible to serve as an officer, the commission may hold an emergency election as needed for all officers.
- (C) The term of office shall be one year, beginning January and ending December. An officer may continue to serve until a successor is elected. A person may not serve as an officer in a designated position of a commission for more than three consecutive one-year terms. A person who has served as an officer in a designated position of a committee for three consecutive terms is not eligible for re-election to that designated office until the expiration of two years after the last date of the person's service in that office.
- (D) A member may not hold more than one office at a time.

Sec. 2.01.5 ARTICLE 5. DUTIES OF OFFICERS.

- (A) The chair shall preside at committee meetings, appoint all sub-committees, and represent the committee at ceremonial functions.

- (B) In the absence of the chairman, the vice-chair shall perform all duties of the chair.
- (C) In the absence of both the chairman and the vice-chair the secretary shall perform the duties of the chairman.
- (D) In the absence of all officers the most senior member by appointment date shall chair the meeting.

Sec. 2.01.6 ARTICLE 6. AGENDAS.

- (A) Items may be placed on the agenda by the chairman, Director of Park and Recreation, the City Manager or his designee or at the request of two or more committee members. The requests must be at least five days before the meeting. Committee members must consulting with and receiving input from the Director of Parks and Recreation. The Director shall seek consultation from the City attorney as to the legalities of the agenda item(s) and whether it is within the committee's discretion.
- (B) Staff shall assemble all regular meeting items as directed by City ordinance and internal city policy.
- (C) Posting of the agenda must comply with Texas Government Code Chapter 551 (Texas Open Meetings Act).

Sec. 2.01.7 ARTICLE 7. MEETINGS.

- (A) The committee meetings shall comply with Texas Government Code Chapter 551 (Texas Open Meetings Act).
- (B) Committee meetings shall be governed by Robert's Rules of Order.
- (C) All meeting of the committee shall be open to the public. The committee shall keep minutes of its proceedings showing the vote of each member on each questions, or if absent or failing to vote. The Director of Development Services shall be custodian and possessor of records and minutes of the meetings.
- (D) The committee shall meet at least twice a month. In November of each year, the committee shall adopt a schedule of the meetings for the upcoming year, as composed by staff.
- (E) Special meetings may be called by the chairman or at the requested by three or more members. The call shall state the purpose of the meeting, the time and the date. A committee may not call a meeting in addition to its regular scheduled meetings as identified in its adopted meeting schedule, more often than once a quarter, unless

the meeting is required to comply with a statutory deadline or a deadline established by Council.

- (F) If a quorum for a meeting does not convene within one-half hour of the posted time for the meeting, then the meeting may not be held.
- (G) An affirmative vote of at least 3 members must be made to approve any motion.
- (H) The chairman has the same voting privilege as any other member.
- (I) The committee shall allow citizens to address the committee on agenda items and during a period of time set aside for citizen communications. The chairman may limit a speaker to three minutes. In the interest of fairness to the applicants and appellants appearing before the committee and those appearing in opposition to the same, no discussion shall be held by a member or members of this committee with the applicant, appellant, or opposition, who is attempting to influence any committee member concerning the application or other matter involving an applicant or appellant before the committee either at home or office, or in person, by telephone, letter or electronic communication. All such discussions shall be held during a meeting at which the item is posted for discussion so that all members shall have the full benefit of such a discussion.
- (J) The Parks and Recreation staff shall prepare the committee minutes. The minutes of each committee meeting must include the vote of each member on each item before the committee and indicate whether a member is absent or failed to vote on an item.
- (K) The city clerk shall retain agendas, approved minutes, internal review reports and bylaws. The Parks and Recreation Department shall retain all other committee documents. The documents are public records under Texas Local Government Code Chapter 552 (Texas Public Information Act).
- (L) Each person and committee member attending a committee meeting should observe proper decorum.
- (M) Debate and motions. Motions are usually classified in several ways:
 - (1) Main motion
 - (2) Subsidiary motion/Un-debatable motions;
 - (3) Privileged motions; and
 - (4) Fully-debatable motions.

A *Main Motion* is a motion that brings business before the committee. Main motions are made while no other motion is pending. Any of the subsidiary or privileged motions may be made while the main motion is pending, and in many cases these motions, if passed, will affect the committee's consideration of the main motion. A subsidiary or un-debatable motion is a type of motion by which a deliberative assembly deals directly with a main

motion prior to (or instead of) voting on the main motion itself. Subsidiary motions are motions such as to postpone indefinitely, amend and to table.

A *Subsidiary* or *Un-debatable* motion involves procedural questions that can be resolved without discussion, such as tabling a main motion, moving the previous question, restricting further discussion of a main motion to a fixed number of minutes, postponing action, or referring an item under discussion to a committee. After a subsidiary or un-debatable motion is offered, the chairman must immediately take a vote, without discussion.

Privileged motions grant precedence over ordinary business. Such motions have limited debate permitted. They include setting the time of the next meeting, adjourn, recess or executive session. Any discussion of a privileged motion must be addressed to the motion itself. A motion to fix the time for adjourning the commission meeting, for example, might require limited debate as to the advisability of such a decision, but other points of discussion would be out of order.

Fully-debatable motions are subject to unlimited discussion prior to a decision.

One of the most important principles of debate is that committee member's statements be directly relevant to the item under consideration. Committee members recognized by the chairman are given the floor only for the purpose of discussing the item then pending, and they are out of order if they depart from that item. "Debate" can easily evolve into statements of personal philosophy. As interesting though as these statements may seem to the speaker, such departures do not belong in a commission meeting.

Sec. 2.01.8 ARTICLE 10. AMENDMENT OF BYLAWS.

A bylaw amendment is not effective unless approved by the Board of Commissioners of the City of Pharr, Texas.

SECTION 2: Severability Clause

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 3: Repealing Clause

All existing ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: Effective Date

This Ordinance shall be effective immediately upon passage.

SECTION 5: Penalty Clause

Any violation of this ordinance shall constitute a voluntary and automatic resignation from the Pharr Beautification Committee.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of Pharr, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on this the _____ day of _____, 2017, A.D.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of Pharr, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on this the _____ day of _____, 2017, A.D.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of Pharr, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041, on this the _____ day of _____, 2017, A.D.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 5.F.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative
Assistant

DEPARTMENT: Development
Services

DIRECTOR: Melanie Cano

Agenda Item: Consideration and action, if any, on Resolution authorizing the Planning and Zoning Commission to be the City's responsible board for requests for name changes for city streets and city owned building/assets.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Resolution assigning the Planning and Zoning Commission to be the responsible board that submits its reports, plans and recommendations for requests for name changes for City streets and City owned building/assets to the Board of Commissioners.

Financial Consideration: N/A

Staff Recommendation:

Alternatives: N/A

ROUTING:

Janie Benedict

Created/Initiated - 07/12/2017

Roland Gomez

Approved - 07/12/2017

Melanie Cano

Approved - 07/12/2017

Patricia Rigney

Approved - 07/14/2017

City Management Office

Final Approval - 07/14/2017

RESOLUTION NO. R-2017-

**A RESOLUTION AUTHORIZING THE PLANNING AND ZONING COMMISSION TO
BE THE RESPONSIBLE BOARD THAT SUBMITS ITS REPORTS, PLANS AND
RECOMMENDATIONS FOR REQUESTS FOR NAME CHANGES FOR CITY
STREETS AND CITY OWNED BUILDING/ASSETS TO THE BOARD OF
COMMISSIONERS**

WHEREAS, the City of Pharr, proposes to create procedures for the request of name changes for City streets and City owned buildings/assets;

WHEREAS, the City of Pharr, Texas has determined that the Planning and Zoning Commission will be the responsible board that submits its reports, plans and recommendations to the Board of Commissioners;

WHEREAS, the City of Pharr has determined it is necessary to establish procedures for the public to submit formal requests

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

SECTION 1: The City Commission resolves that the Planning and Zoning Commission will be the City's responsible board for requests for name changes for city streets and city owned building/assets.

SECTION 2: That the City Commission further resolves that the Department of Development Services will be the department responsible to prepare all applications and administrative procedures necessary for processing such requests.

PASSED AND ADOPTED this the _____ day of _____, 20_____.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED: July 10, 2017

MEETING DATE: July 17, 2017

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: Consideration and action, if any, on Change Order Number 2 and Final Reconciliation of Quantities for the Off-Site Utility Improvements for South Pharr Development & Research Center (Bid Number 1516-01-528-0035)

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Venser Contractors, LLC, has completed the Off-Site Utility Improvements for South Pharr Development & Research Center. A final inspection was held on April 5, 2017, and improvements were completed according to plans and specifications. Deduct Change Order Number 2 is for final reconciliation of quantities and time.

Financial Consideration: Deduct Change Order Number 2 is in the amount of \$42,227.47, which reduces the contract amount from \$216,115 to \$173,887.53.

Staff Recommendation: Staff recommends approval of Deduct Change Order Number 2 in the amount of \$42,227.47 reducing the contract amount from \$216,115.00 to \$173,887.53 and final payment and release of retainage in the amount of \$8,694.38.

Alternatives: N/A

ROUTING:

Maria Rangel
Omar Anzaldua
Karla Moya
City Management Office

Created/Initiated - 07/10/2017
Approved - 07/10/2017
Approved - 07/12/2017
Final Approval - 07/13/2017

OFF-SITE UTILITY IMPROVEMENTS FOR SOUTH PHARR DEVELOPMENT & RESEARCH CENTER
 BID NO. 1516-01-528-0035

Item No.	Description	Contract				Final		Balance	
		Units	Quantity	Unit Cost	Amount	Quantity	Amount	Quantity	Amount
	Water Improvements								
1	Construction Survey Staking	LS	1	\$ 500.00	\$500.00	1.00	\$500.00	-	\$ -
2	Furnish and Install 2 in Water Service Connection	EA	1	\$ 1,850.00	\$1,850.00	1.00	\$1,850.00	-	\$ -
3	Furnish and Install 8 in (PVC C900 DR 18) waterline pipe as	LF	1,400	\$ 20.00	\$28,000.00	877.50	\$17,550.00	522.50	\$ 10,450.00
4	Furnish and Install 8 in Gate Valve & Box as per the Plans and	EA	7	\$ 1,750.00	\$12,250.00	5.00	\$8,750.00	2.00	\$ 3,500.00
5	Furnish and Install 8 in x 6 in Tee as per the Plans and	EA	3	\$ 450.00	\$1,350.00	3.00	\$1,350.00	-	\$ -
6	Furnish and Install 8 in ELL as per the Plans and Specifications.	EA	3	\$ 450.00	\$1,350.00	3.00	\$1,350.00	-	\$ -
7	Furnish and Install 8 in Tapping Tee as per the Plans and Specifications.	EA	1	\$ 3,500.00	\$3,500.00	-	\$0.00	1.00	\$ 3,500.00
8	Furnish and Install 12 in (PVC C900 DR 18) waterline pipe as	LF	700	\$ 30.00	\$21,000.00	700.00	\$21,000.00	-	\$ -
9	Furnish and Install 12 in Gate Valve & Box as per the Plans	EA	4	\$ 2,800.00	\$11,200.00	4.00	\$11,200.00	-	\$ -
10	Furnish and Install 12 in Tee as per the Plans and	EA	1	\$ 1,000.00	\$1,000.00	1.00	\$1,000.00	-	\$ -
11	Furnish and Install 12 in x 6" Tee as per the Plans and	EA	1	\$ 800.00	\$800.00	1.00	\$800.00	-	\$ -
12	Furnish and Install 12 in x 8 in Reducer as per the Plans and	EA	1	\$ 800.00	\$800.00	1.00	\$800.00	-	\$ -
13	Furnish and Install 12 in ELL as per the Plans and Specifications.	EA	3	\$ 800.00	\$2,400.00	3.00	\$2,400.00	-	\$ -
14	Furnish and Install 12 in Tapping Sleeve as per the Plans and Specifications.	EA	1	\$ 5,500.00	\$5,500.00	-	\$0.00	1.00	\$ 5,500.00
15	Furnish and Install 12 in Plug as per the Plans and Specifications.	EA	1	\$ 500.00	\$500.00	1.00	\$500.00	-	\$ -
16	Furnish and Install 2 in Blow Off Valve as per the Plans and Specifications.	EA	2	\$ 850.00	\$1,700.00	2.00	\$1,700.00	-	\$ -
17	Furnish and Install 6 in (PVC C900 DR 18) waterline pipe as per the Plans and Specifications.	LF	165	\$ 16.00	\$2,640.00	165.00	\$2,640.00	-	\$ -
18	Furnish and Install 20 in casing PVC for waterline pipe as per the Plans and Specifications.	LF	50	\$ 60.00	\$3,000.00	50.00	\$3,000.00	-	\$ -
19	Furnish and Install Fire Hydrant Assembly as per the Plans and Specifications.	EA	3	\$ 3,200.00	\$9,600.00	3.00	\$9,600.00	-	\$ -
20	Furnish and Install 6 in Gate Valve & Box as per the Plans and Specifications.	EA	3	\$ 1,200.00	\$3,600.00	3.00	\$3,600.00	-	\$ -
21	Furnish and install HMAc Pavement Restoration (Mariposa Lane) as per the Plans and Specifications.	SY	10	\$ 50.00	\$500.00	-	\$0.00	10.00	\$ 500.00
	Sanity Sewer Improvements								
22	Construction Survey Staking	LS	1	\$ 500.00	\$500.00	1.00	\$500.00	-	\$ -
23	Furnish and Install 8 in (PVC SDR 26) gravity pipe at a depth of 9-13 feet as per the Plans and Specifications.	LF	1,250	\$ 25.00	\$31,250.00	1,135.00	\$28,375.00	115.00	\$ 2,875.00
24	Furnish and install 4 foot diameter fiberglass manhole at a depth of 9-13 feet as per the Plans and Specifications	EA	4	\$ 3,900.00	\$15,600.00	4.00	\$15,600.00	-	\$ -
25	Furnish and install 8 in x 6 in Wye, including Cleanouts, as per the Plans and Specifications.	EA	2	\$ 850.00	\$1,700.00	2.00	\$1,700.00	-	\$ -
26	Furnish and install 8 in Plug, including Cleanouts, as per the Plans and Specifications.	EA	1	\$ 650.00	\$650.00	1.00	\$650.00	-	\$ -
27	Trench Excavation Safety Protection for all deep excavations, as per latest OSHA requirements.	LF	1,250	\$ 3.50	\$4,375.00	1,135.00	\$3,972.50	115.00	\$ 402.50
28	Dewatering for all deep excavations.	LS	1	\$18,000.00	\$18,000.00	1.00	\$18,000.00	-	\$ -
29	Installation and maintenance of Barricades, Signs and Traffic handling as per Contractor's submitted signed and sealed Traffic Control Plan per TxDOT MUTCD. (FM 3072 installation only)	LS	1	\$ 4,000.00	\$4,000.00	1.00	\$4,000.00	-	\$ -
30	Revegetation of project area per TxDOT Revegetation Special Provisions. (FM 3072 installation only)	LS	1	\$ 2,000.00	\$2,000.00	-	\$0.00	1.00	\$ 2,000.00
31	Betterment Allowance	LS	1	\$25,000.00	\$25,000.00	0.46	\$11,500.00	0.54	\$13,500.00
TOTALS					\$216,115.00		\$173,887.50		\$ 42,227.50

CHANGE ORDER NO. 2

\$42,227.50

Signature _____ Date _____

Attachment "A"
Tabulation of Contact Work Performed

Item No.	Description	Contract				This Period		Total To Date	
		Units	Quantity	Unit Cost	Amount	Quantity	Amount	Quantity	Amount
	Water Improvements								
1	Construction Survey Staking	LS	1	\$ 500.00	\$500.00	0.00	\$0.00	1.00	\$500.00
2	Furnish and Install 2 in Water Service Connection	EA	1	\$ 1,850.00	\$1,850.00	0.00	\$0.00	1.00	\$1,850.00
3	Furnish and Install 8 in (PVC C900 DR 18) waterline pipe as	LF	1,400	\$ 20.00	\$28,000.00	0.00	\$0.00	877.50	\$17,550.00
4	Furnish and Install 8 in Gate Valve & Box as per the Plans and	EA	7	\$ 1,750.00	\$12,250.00	0.00	\$0.00	5.00	\$8,750.00
5	Furnish and Install 8 in x 6 in Tee as per the Plans and	EA	3	\$ 450.00	\$1,350.00	0.00	\$0.00	3.00	\$1,350.00
6	Furnish and Install 8 in ELL as per the Plans and Specifications.	EA	3	\$ 450.00	\$1,350.00	0.00	\$0.00	3.00	\$1,350.00
7	Furnish and Install 8 in Tapping Tee as per the Plans and Specifications.	EA	1	\$ 3,500.00	\$3,500.00	0.00	\$0.00	0.00	\$0.00
8	Furnish and Install 12 in (PVC C900 DR 18) waterline pipe as	LF	700	\$ 30.00	\$21,000.00	0.00	\$0.00	700.00	\$21,000.00
9	Furnish and Install 12 in Gate Valve & Box as per the Plans	EA	4	\$ 2,800.00	\$11,200.00	0.00	\$0.00	4.00	\$11,200.00
10	Furnish and Install 12 in Tee as per the Plans and	EA	1	\$ 1,000.00	\$1,000.00	0.00	\$0.00	1.00	\$1,000.00
11	Furnish and Install 12 in x 6" Tee as per the Plans and	EA	1	\$ 800.00	\$800.00	0.00	\$0.00	1.00	\$800.00
12	Furnish and Install 12 in x 8 in Reducer as per the Plans and	EA	1	\$ 800.00	\$800.00	0.00	\$0.00	1.00	\$800.00
13	Furnish and Install 12 in ELL as per the Plans and Specifications.	EA	3	\$ 800.00	\$2,400.00	0	\$0.00	3.00	\$2,400.00
14	Furnish and Install 12 in Tapping Sleeve as per the Plans and Specifications.	EA	1	\$ 5,500.00	\$5,500.00	0	\$0.00	0.00	\$0.00
15	Furnish and Install 12 in Plug as per the Plans and Specifications.	EA	1	\$ 500.00	\$500.00	0	\$0.00	1.00	\$500.00
16	Furnish and Install 2 in Blow Off Valve as per the Plans and Specifications.	EA	2	\$ 850.00	\$1,700.00	0	\$0.00	2.00	\$1,700.00
17	Furnish and Install 6 in (PVC C900 DR 18) waterline pipe as per the Plans and Specifications.	LF	165	\$ 16.00	\$2,640.00	0	\$0.00	165.00	\$2,640.00
18	Furnish and Install 20 in casing PVC for waterline pipe as per the Plans and Specifications.	LF	50	\$ 60.00	\$3,000.00	0	\$0.00	50.00	\$3,000.00
19	Furnish and Install Fire Hydrant Assembly as per the Plans and Specifications.	EA	3	\$ 3,200.00	\$9,600.00	0	\$0.00	3.00	\$9,600.00
20	Furnish and Install 6 in Gate Valve & Box as per the Plans and Specifications.	EA	3	\$ 1,200.00	\$3,600.00	0	\$0.00	3.00	\$3,600.00
21	Furnish and install HMAC Pavement Restoration (Mariposa Lane) as per the Plans and Specifications.	SY	10	\$ 50.00	\$500.00	0	\$0.00	0.00	\$0.00

	Sanity Sewer Improvements							0.00	
22	Construction Survey Staking	LS	1	\$ 500.00	\$500.00	0	\$0.00	1.00	\$500.00
23	Furnish and Install 8 in (PVC SDR 26) gravity pipe at a depth of 9-13 feet as per the Plans and Specifications.	LF	1,250	\$ 25.00	\$31,250.00	0	\$0.00	1,250.00 1,135.00	\$31,250.00 28,375.00
24	Furnish and install 4 foot diameter fiberglass manhole at a depth of 9-13 feet as per the Plans and Specifications	EA	4	\$ 3,900.00	\$15,600.00	0	\$0.00	4.00	\$15,600.00
25	Furnish and install 8 in x 6 in Wye, including Cleanouts, as per the Plans and Specifications.	EA	2	\$ 850.00	\$1,700.00	0	\$0.00	2.00	\$1,700.00
26	Furnish and install 8 in Plug, including Cleanouts, as per the Plans and Specifications.	EA	1	\$ 650.00	\$650.00	0	\$0.00	1.00	\$650.00
27	Trench Excavation Safety Protection for all deep excavations, as per latest OSHA requirements.	LF	1,250	\$ 3.50	\$4,375.00	0	\$0.00	1,250.00 1,135.00	\$4,375.00 3,927.50
28	Dewatering for all deep excavations.	LS	1	\$ 18,000.00	\$18,000.00	0	\$0.00	1.00	\$18,000.00
29	Installation and maintenance of Barricades, Signs and Traffic handling as per Contractor's submitted signed and sealed Traffic Control Plan per TxDOT MUTCD. (FM 3072 installation only)	LS	1	\$ 4,000.00	\$4,000.00	0	\$0.00	1.00	\$4,000.00
30	Revegetation of project area per TxDOT Revegetation Special Provisions. (FM 3072 installation only)	LS	1	\$ 2,000.00	\$2,000.00	0	\$0.00	1.00 0	\$2,000.00 0
31	Betterment Allowance	LS	1	\$ 25,000.00	\$25,000.00	0	\$0.00	0.46	\$11,500.00
TOTALS					\$216,115.00		\$0.00		\$179,165.00 \$ 173,987.50



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 6.B.

DATE SUBMITTED: July 12, 2017

MEETING DATE: July 17, 2017

FROM: Janie Benedict, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR:

Agenda Item: Consideration and action, if any, declaring 504 W. Juarez Ave. as surplus property and requesting to auction.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, declaring 504 W. Juarez Ave. as surplus property and requesting to auction. The property is legally described as the east 1/2 of Lots 9 and 10, Block 2, West End Addition, an addition to the City of Pharr, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 43, Map Records, Hidalgo County, Texas.

Financial Consideration: N/A

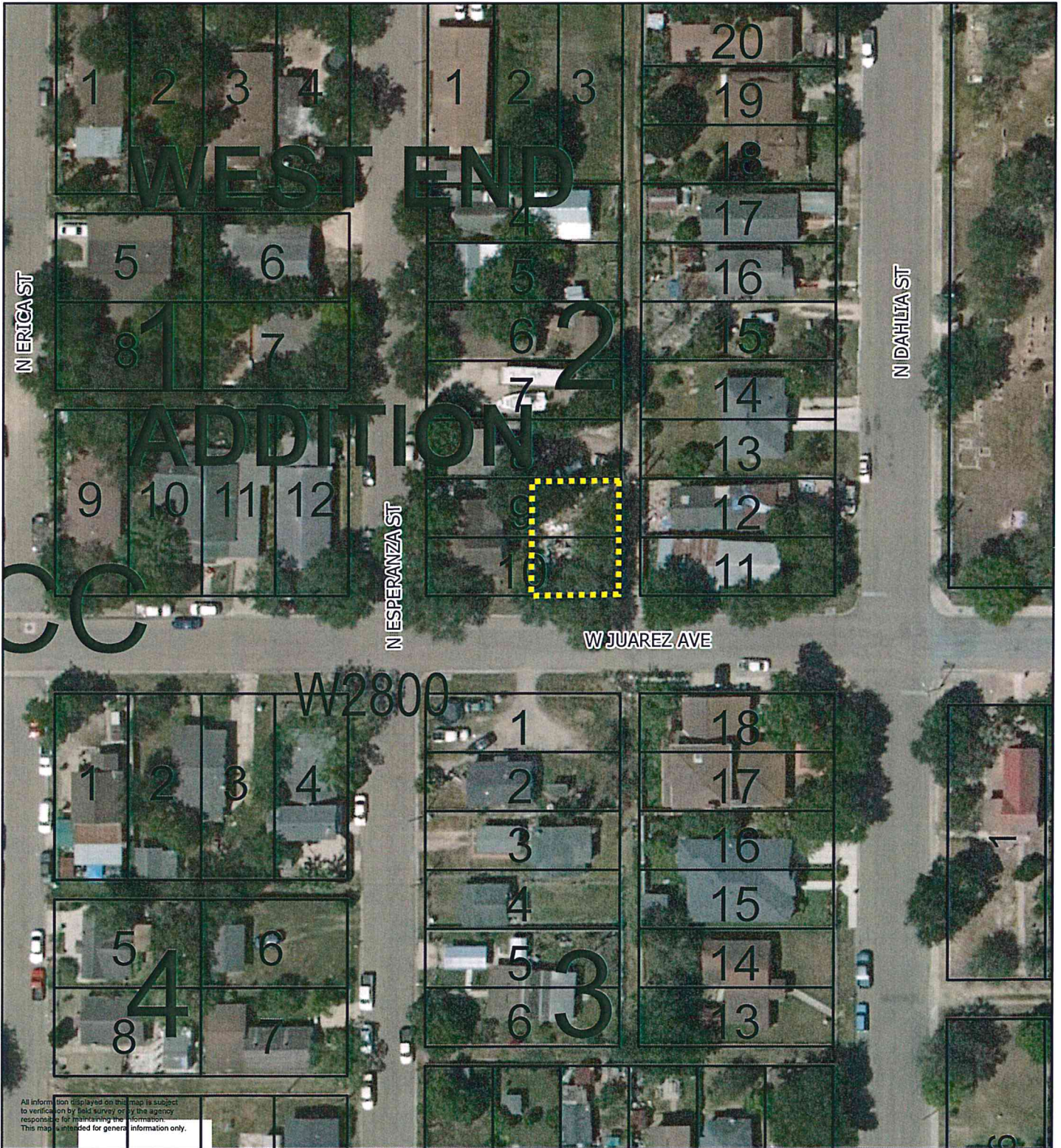
Staff Recommendation: N/A

Alternatives:

ROUTING:

Janie Benedict
Roland Gomez
Melanie Cano
Patricia Rigney
City Management Office

Created/Initiated - 07/12/2017
Approved - 07/12/2017
Approved - 07/12/2017
Approved - 07/12/2017
Final Approval - 07/14/2017





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 7.A.

DATE SUBMITTED: July 14, 2017

MEETING DATE: July 17, 2017

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR:

Agenda Item: Consideration and action, if any, on award of contract for the Single Machine Repaving Project Year 2 Phase B. (Bid No. 1617-01-528-0036)

Classification: Regular

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

Exclude Material from Public Packet? No

Reason: N/A

Issue: Project consists of repaving various streets throughout the City of Pharr using the single pass asphalt recycling method.

On July 13, 2017 a single bid was received in the amount of \$810,072.86 by Cutler Repaving Inc.

Financial Consideration: Bid is in the amount of \$810,072.86

Staff Recommendation: Staff recommends award of contract for the Single Machine Repaving Project Year 2 Phase B to Cutler Repaving, Inc. in the amount of \$810,072.86

Alternatives: N/A

ROUTING:

Omar Anzaldua

Created/Initiated - 07/14/2017

Omar Anzaldua

Approved - 07/14/2017

Karla Moya

Approved - 07/14/2017

Patricia Rigney

Approved - 07/14/2017

City Management Office

Final Approval - 07/14/2017

SECTION 00300

BID PROPOSAL FORM

**SINGLE MACHINE REPAVING PROJECT
YEAR 2 PHASE B**

Bid No. 1617-01-528-0036

JULY 6, 2017

CITY OF PHARR

We have carefully examined the Plans and Specifications herein referred to and have carefully examined the locations, conditions, and classes of materials of the proposed work; and agree that we will provide all the necessary labor, machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the Bid Documents and Specifications in the manner prescribed and according to the requirements therein set forth.

It is further agreed that the quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the work fully as planned and contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit prices set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the OWNER, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of Pharr.

Dollars (\$ 40,503.64)

Percent (5 %)

The bid security accompanying this proposal shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance bond within ten (10) days after its acceptance, in which case the bid security shall become the property of City of Pharr and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder. It is understood that the OWNER reserves the right to reject any and all bids.

PROPOSAL

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

BASE BID

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	1-IN RECYCLING (SINGLE-PASS METHOD AS PER SECTION 02616R)	53,038	SY	3.12	165,478.56
2	RECYCLING AGENT	10,608	GAL	3.65	38,719.20
3	CURBLINE MILLING. INCLUDE REMOVAL AND HAULING OF MILLINGS TO PUBLIC WORKS SITE.	38,620	LF	2.20	84,964.00
4	MH ADJUSTMENT TO GRADE	13	EA	275.00	3,575.00
5	VALVE ADJUSTMENT TO GRADE	4	EA	175.00	700.00
6	HMAC TY D LIMESTONE AGGREGATE (1") (INCLUDE DELIVERY AND PLACEMENT)	53,038	SY	4.65	246,626.70
7	FULL DEPTH SCARIFICATION (8") W/ 3% LIME STABILIZED AND 2-IN OVERLAY. ALL COMPLETE IN PLACE. INCLUDE REMOVAL, HAULING AND PROPER DISPOSAL OF ANY SPOIL MATERIALS (REFER TO SECTION 02102 PART 3.03).	400	SY	65.40	26,160.00
8	REMOVE, PROPERLY DISPOSE OF MATERIAL (REFER TO SECTION 02102 PART 3.03) AND REPLACE VALLEY GUTTER AND APRON (4,000 PSI) (REINFORCED). ALL COMPLETE IN PLACE.	100	SY	103.55	10,355.00
9	REMOVE, PROPERLY DISPOSE OF MATERIAL, (REFER TO SECTION 02102 PART 3.03) AND REPLACE CURB & GUTTER (3,000 PSI) (REINFORCED). ALL COMPLETE IN PLACE	900	LF	41.42	37,278.00

10	REMOVE, PROPERLY DISPOSE OF MATERIAL (REFER TO SECTION 02102 PART 3.03) AND REPLACE DRIVEWAY APPROACH (4,000 PSI) (REINFORCED). ALL COMPLETE IN PLACE.	100	SY	119.90	11,990.00
11	REFL PAV MRK TY I (WHITE) 24" (SOLID) (100MIL) FOR STOP BAR. ALL COMPLETE IN PLACE.	325	LF	8.96	2,912.00
12	REFL PAV MARK TY I (WHITE) 12" (SOLID) (100MIL) FOR CROSSWALK. ALL COMPLETE IN PLACE	150	LF	4.48	672.00
13	REFL PAV MRK TY I (YELLOW) 4" (BROKEN) (100MIL). ALL COMPLETE IN PLACE.	100	LF	1.12	112.00
14	REFL PAV MRK TY I (YELLOW) 4" (SOLID) (100MIL). ALL COMPLETE IN PLACE.	100	LF	1.12	112.00
15	REFL PAV MRKR TY II-A-A. ALL COMPLETE IN PLACE.	50	EA	6.72	336.00
16	ALLOWANCE	1	LS	\$20,000.00	\$ 20,000.00

ADDITIONAL MATERIAL TO BE USED THROUGHOUT PROJECT

ADDITIONAL MATERIAL					
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
A	HMAC TY D LIMESTONE AGGREGATE (4") (INCLUDE DELIVERY AND PLACEMENT)	1,061	SY	21.60	22,917.60
B	MISC. MILLING (4"). INCLUDE REMOVAL, HAULING AND PROPER DISPOSAL OF MATERIALS (REFER TO SECTION 02102 PART 3.03).	1,061	SY	8.80	9,336.80
C	CALICHE AND ASPHALT REMOVAL (8") INCLUDING HAULING AND PROPER DISPOSAL OF MATERIAL. (REFER TO SECTION 02102 PART 3.03).	2652	SY	10.00	26,520.00
D	CALICHE (6") (TY F GR 3) INCLUDE DELIVERY AND PLACEMENT	2652	SY	21.00	55,692.00
E	PRIME COAT (MC-30)	1,061	GAL	8.00	8,488.00
F	HMAC TY D LIMESTONE AGGREGATE (2") (INCLUDE DELIVERY AND PLACEMENT)	2652	SY	14.00	37,128.00

TOTAL AMOUNT BASE BID: \$ 810,072.86

TOTAL AMOUNT BASE BID (WORDS): Eight hundred ten thousand

seventy-two dollars and eighty-six cents

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the Contract.

The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of sixty (60) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Proposal. Should bid prices on any item be omitted, the right is reserved to apply the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject in formalities.

Receipt is hereby acknowledged of the following addenda to the Contract Document:

Addendum No. 1 dated: June 30, 2017

Received: June 30, 2017

Addendum No. 2 dated: _____

Received: _____

Date: July 13, 2017

Submitted:

Charles R. Veskerna
Signature

Charles R. Veskerna
Print Name

President
Title

Cutler Repaving, Inc.
Company

921 E-27th St
Lawrence, KS 66046-4917
Address

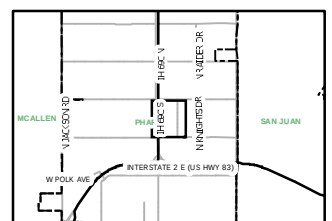


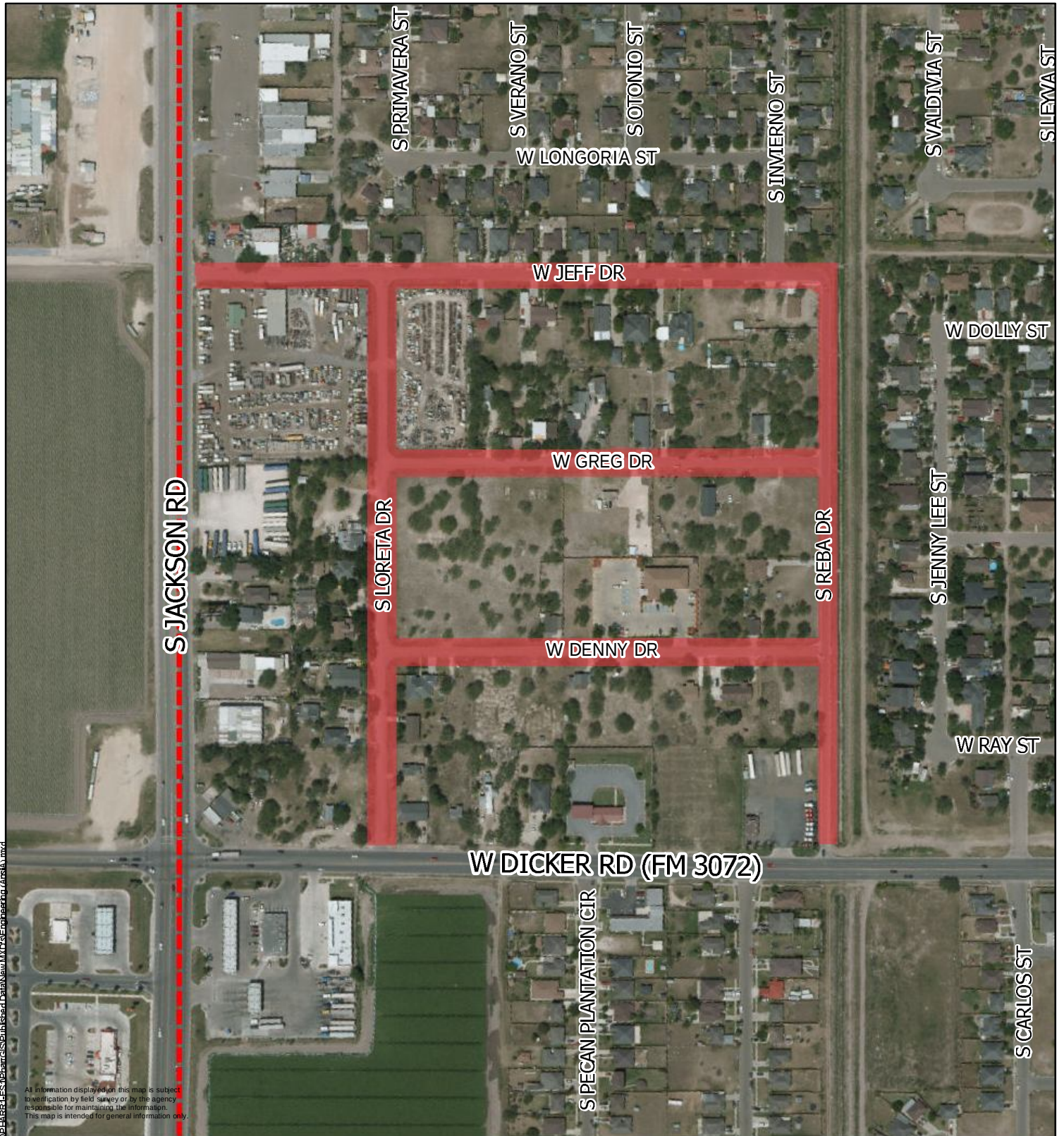
Proposed Repaving

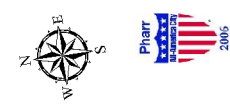
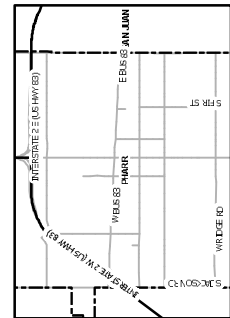
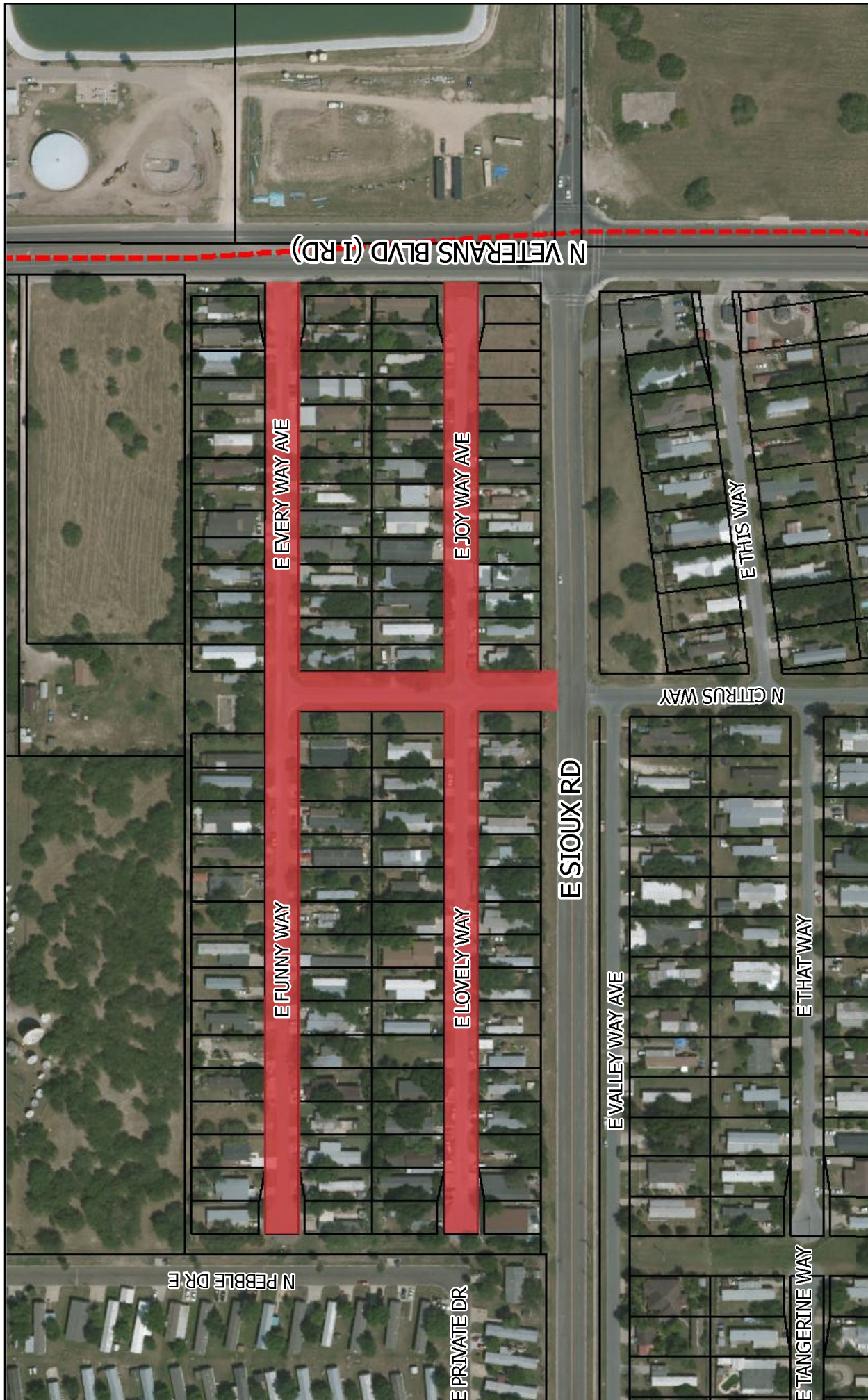
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/20/2017

Scale: 1 inch = 300 feet







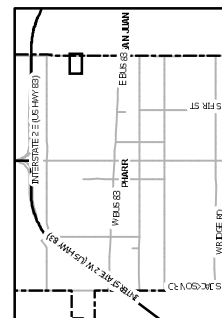
Proposed Repaving
Pharr City Limit

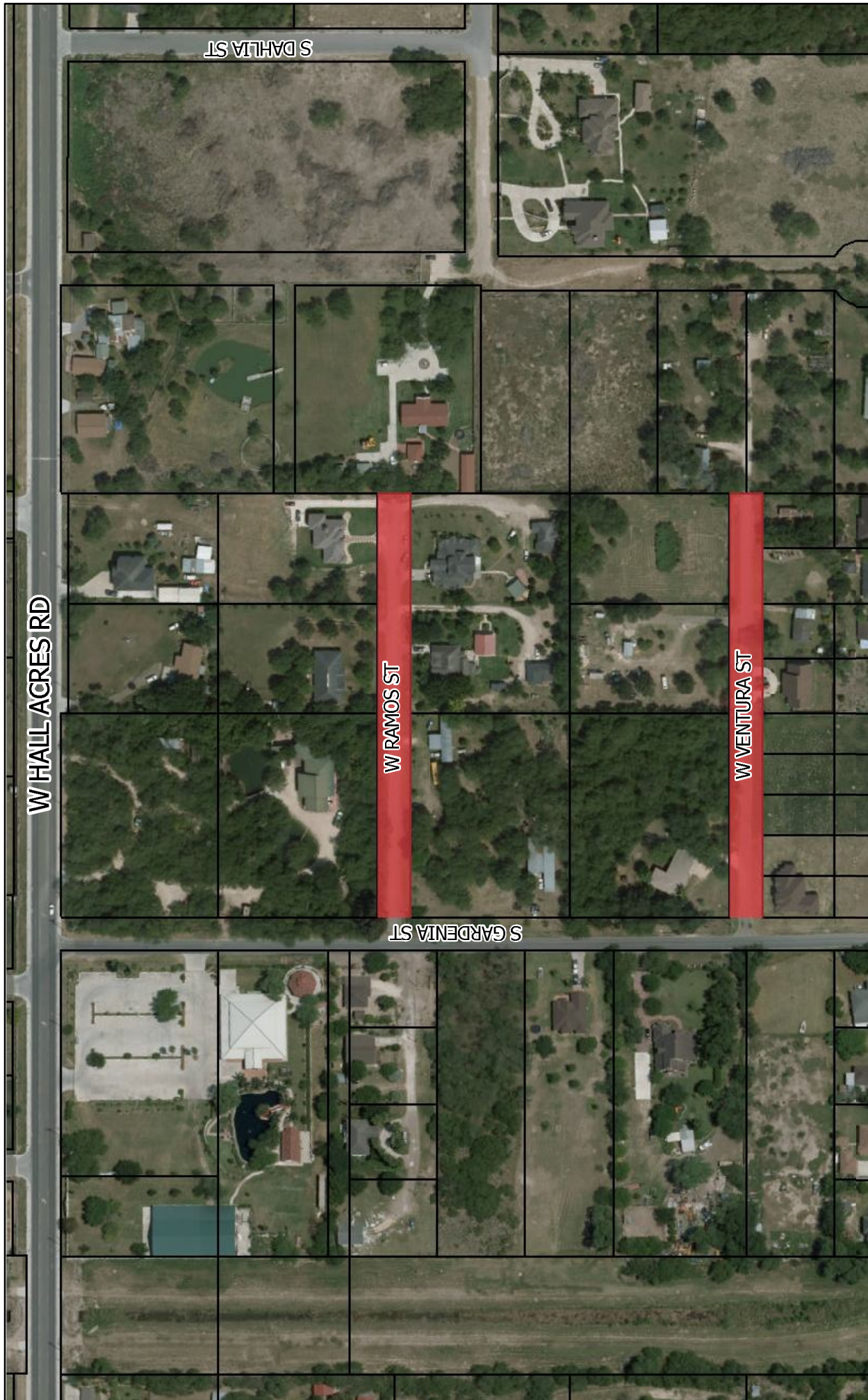
Pharr Engineering
City of Pharr, Texas
Engineering Department
936.402.4242





Feet	Frequency
0	1
25	2
50	3
75	4
100	5
125	6
150	7
175	8
200	9
225	8
250	7
275	6
300	5
325	4
350	3
375	2
400	1





All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
936.402.4242

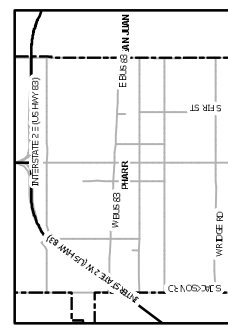


Proposed Repaving
Pharr City Limit



1 inch = 200 feet

0 100 200 400 600 800 Feet





AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 7.B.

DATE SUBMITTED: July 14, 2017

MEETING DATE: July 17, 2017

FROM: Imelda Barrera, Assistant City Clerk

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Letter of Commitment for the City of Pharr to be a financial partner with PSJA ISD for the Ann Casey Foundation application study.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Item to be discussed in executive session.

Issue: Item to be discussed in executive session.

Financial Consideration:

Staff Recommendation:

Alternatives: N/A

ROUTING:

Imelda Barrera

Created/Initiated - 07/14/2017

Victor Perez

Approved - 07/14/2017

Karla Moya

Approved - 07/14/2017

Patricia Rigney

New -

City Management Office



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 7.C.

DATE SUBMITTED: July 14, 2017

MEETING DATE: July 17, 2017

FROM: Alessandra Garcia, Administrative Assistant

DEPARTMENT: Fire

DIRECTOR: Leonardo Perez

Agenda Item: Consideration and action, if any, on affiliation agreement between City of Pharr Fire Department and Doctors Hospital at Renaissance for the City of Pharr EMT Program

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration: No financial consideration

Staff Recommendation:

Alternatives: n/a

ROUTING:

Alessandra Garcia
Leonardo Perez
Patricia Rigney
City Management Office

Created/Initiated - 07/14/2017
Approved - 07/14/2017
Approved - 07/14/2017
Final Approval - 07/14/2017



DOCTORS HOSPITAL AT RENAISSANCE

AFFILIATION AGREEMENT BETWEEN CITY OF PHARR FIRE DEPARTMENT AND DOCTORS HOSPITAL AT RENAISSANCE

This Affiliation Agreement ("the Agreement") is effective the 24th day of July 2017 ("Effective Date") by and between **Doctors Hospital at Renaissance, Ltd. ("Hospital")** with its principal place of business located at 5501 S. McColl Edinburg, Texas 78539 and City of Pharr Fire Department, ("**City**") with its principal place of business located at 118 S. Cage, Pharr, Texas, 78577.

RECITALS

WHEREAS, Hospital operates a hospital in Edinburg, Hidalgo County, Texas, and is willing to provide the necessary facilities to help contribute to the education of students in the community.

WHEREAS, City has a EMT Program ("Program") and desires to obtain clinical education and experience for its students.

WHEREAS, the City and the Hospital have the following objectives: (1) to provide training and clinical experience in terms of patient and related instruction for students of the City; and (2) to foster career and employment opportunities for the students.

NOW THEREFORE, for and in consideration of the recitals above and the mutual covenants and conditions herein contained, Hospital and City desire to enter into this Agreement as follows:

Each party shall designate an individual to serve as Site Coordinator for this Program and Agreement. The Hospital and City Site Coordinators are responsible for the Program and rotating students at the Hospital. The Hospital and City Site Coordinators shall work with the Hospital's Chief Academic Office on the number and placement of students.

The Hospital Site Coordinator shall be Jessica Salinas . She may be contacted at 956-362-7297.
The City Site Coordinator shall be Leonardo L. Perez. He may be contacted at 956-402-4400.

I. RESPONSIBILITIES

1.1 Mutual Responsibilities

- a. City and the Hospital agree that one or more of the Hospital's clinical sites may serve as a supervised clinical experience for City's students. The number of students and the dates for the clinical experience shall be determined by the Hospital, in consultation with the City, which shall take into consideration the Hospital's available staff and space.
- b. Both parties to this Agreement will cooperate in providing students a proper learning opportunity in maintaining good patient care; however, City will be ultimately responsible for students' clinical activities.

- c. The determination of the number of students assigned to a clinical area, the rotation schedules, and the availability of the Hospital shall be made by Hospital and will comply with standards set by state and federal law.
- d. When deemed appropriate by Agreement between City and the Hospital, students may be called in clinical areas where City instructors will not be available on a continuous basis. In such cases, the unit manager will determine the level of student and staff involvement. In the event the unit manager chooses to involve the student in more than an observed capacity, a supervisor will be identified and assigned.
- e. Both parties to this Agreement shall maintain accreditation by the appropriate accrediting body or agency. Such accreditation is required for continuation of this Affiliation Agreement.
- f. Both parties agree that placement of students in the Hospital setting and in the City setting will be free of any discrimination, whether gender, race, religion, creed, or national origin.
- g. It is mutually agreed that periodic meetings will be held between City faculty members and the Hospitals directors/administrators if necessary. Records will be maintained.
- h. Both parties to this agreement agree that students are not to be substituted for paid staff. Students may not take the responsibility or the place of “employed” staff at Hospital. However, after demonstrating proficiency, students may be permitted to perform procedures with careful supervision.
- i. Both parties to this agreement agree that students may be employed in the Hospital outside the regular school hours, provided the work is limited so it does not interfere with regular academic responsibilities. The work must be non-compulsory, paid, and subject to employee regulations.

1.2 Responsibilities of City

- a. City shall provide the Hospital with current information about its curriculum and clinical education goals.
- b. Control of the Program ultimately rests with City.
- c. City shall ask its students to forward to the Hospital his or her name, address and social security number prior to the commencement of the students participation in this Program at the Hospital facilities. Also, three weeks prior to the commencement of this Program, City shall provide Hospital with attestations of each student’s TB Screening (skin test or chest x-ray), Immunization Record (including vaccine records or titers for the following: MMR, VZV, Hep B), and criminal background check. These records will be maintained in a student file at Hospital.
- d. It is understood that, in as much as possible, City’s students and instructors will be free of communicable diseases. Student health examinations provided to Hospital (i.e. Hepatovac, T.B. test) will be the same quality as those required of Hospital employees.
- e. City will require the students to be properly attired when reporting for clinical experience. The City students and faculty will wear mandatory identification badges to clearly identify them as students and not as Hospital employees.
- f. City will provide qualified instructors for supervision and instruction required in the Program except in specific instances indicating that other provisions be made.
- g. City will be responsible for the administration functions related to the student experience such as records of rotation, attendance, and proficiency. City will be responsible for the supervision, instruction and daily evaluation of the students.
- h. Instructors and students of City will comply with the existing policies of the Hospital. City shall advise the City students of their responsibilities to conduct themselves at all times during the clinical experience in accordance with the Hospital’s rules and regulations. City will provide each City student with a copy of such rules and regulations.

- i. City will follow proper Hospital communication channels for the purpose of planning for clinical student experience.
- j. City will instruct its students and faculty to respect the confidential nature of all information which may come to their knowledge in their experience with members of the health care team, patients and Hospital records.
- k. City will cooperate with and participate in the Hospital in-service programs as appropriate.
- l. City will evaluate and counsel students with regards to performance.
- m. City faculty and students will meet with the standards for patient care of the Hospital.
- n. Student injury/illness
 - a. Any student critically injured during clinical rotation, will be seen in the Hospital's Emergency Department as the situation indicates. City and/or the particular injured student will be responsible for any related expense of such care and/or follow-up care for such injuries.
 - b. If a student becomes ill during clinical rotation, the student will be responsible for following City's policies and procedures regarding reporting injuries and illnesses. City and students will be required to cooperate with the Hospital's Risk Management/Safety Department's reporting and documentation of any injuries or illnesses obtained during clinical rotation.
- o. City related projects based on Hospital data or patient data collected during clinical rotation will not be used for publication by student or any individual. Data collected will be used exclusively for fulfillment of course requirement purposes only. Written approval for publication must be obtained from both the Hospital administrative group and City.
- p. The student authorization to Confidential Information/ and Review of Medical Records forms will be signed prior to accessing medical records. The form will be on file in the student record file at the Hospital.
- q. It is understood that City faculty and students will participate and cooperate fully with any claims investigation of the Hospital.
- r. City will instruct its students that any research that is required to be conducted as part of the Program that such student shall be responsible for complying with all Hospital policies and procedures prior to the commencement of any research and in accordance with Article VI herein.
- s.

1.3 Responsibilities of Hospital

- a. Hospital will provide teaching facilities for City students and faculty of this Program.
- b. Hospital will supply opportunities for practical and/or observational experience designated to supplement theory training given by City.
- c. Hospital will orient City's faculty and students to clinical facilities and policies. Students may be required to attend Hospital New Employee Orientation for educational purposes as needed.
- d. Hospital will inform its professional staff of its participation in the various training programs of City. As needed, Hospital shall designate a staff member who will be responsible for planning and implementing City's Program with Hospital.
- e. Hospital has no authority to dismiss City faculty and/or students from their Program. However, Hospital may make recommendations to City and shall retain its full power to control the practice and operations of the Hospital. Hospital reserves the right to refuse its facilities and service to any City student or personnel whose performance or health status jeopardizes acceptable patient care, or whose personal characteristics prevent desirable relationships within Hospital. In the event Hospital exercises its right to refuse its facilities and service, Hospital will not be liable for student's inability to complete their Program or rotation.

- f. Hospital will assume the cost of equipment that is broken or damaged in its normal use. However, if negligence is involved on the part of the faculty or student, City shall be held responsible for such damage.
- g. It is understood that, while the students are in clinical practice and are assisting with care within a patient care unit, the responsibility for care and for all related duties is retained by the specific Hospital department.
- h. Hospital will not be held responsible for any student transportation to and from Hospital.
- i. Medical supervision of services provided under this Agreement shall be the responsibility of the attending physician in charge of the patients' plan of care in accordance with Hospital policy thereto.
- j. If requested, Hospital may review and evaluate City's student performance and will provide a written evaluation of each City student's performance to City. City shall supply the Hospital with the appropriate forms to be used in evaluating the student's performance. Evaluation materials or other materials relating to City's students which are prepared by the Hospital staff shall be the property of City, even though maintained by the Hospital in some cases, and are subject to federal law concerning confidentiality of student records.

II. INSURANCE

2.1 Coverages.

City shall purchase and maintain during the duration of this Agreement and after this Agreement as provided below the following insurance coverage:

(a) Worker's Compensation or accidental disability and employers liability coverage sufficient to cover City's legal and statutory obligations for damages due to bodily injuries either by accident or disease occurring to City's employees, agents, servants or professional staff as a result of this Agreement.

(b) General Liability covering City's students, agents, employees and servants for bodily injury, personal injury or property damage claims arising out of the premises, products or activities of City or its students and employees with minimum limits of liability of **\$1,000,000.00** per occurrence and **\$2,000,000.00** annual aggregate, such policy shall name Hospital as an additional insured relating to City's indemnity obligations under this Agreement. Such policy shall be written on an occurrence basis.

(c) Professional Liability covering City's students, agents, employees and servants for bodily and personal injury claims arising out of the activities conducted during the clinical experience at Hospital or the rendering or failure to render care by professional staff, City or its students, agents, employees and servants with minimum limits of liability of **\$1,000,000.00** per occurrence and **\$2,000,000.00** aggregate. In the event such coverage is through a "claims made" policy and is either cancelled, replaced or non-renewed, City shall obtain and maintain extended coverage ("tail") insurance covering occurrences during the effective period expiration or earlier termination of this Agreement. Such policy shall make Hospital as an additional insured relating to City's indemnity obligation under this Agreement.

(d) All of such policies shall provide for a waiver of subrogation claims against Hospital.

2.2 Certificate Required.

City shall provide Hospital with current certificate of insurance or renewal of insurance for all policies required under Section II during the term of this Agreement so that Hospital has evidence of required insurance being effective at all times.

III. COMPENSATION

3.1 No Compensation

Hospital will not be charged for any services performed by City students in connection with the Program covered by the Agreement. Hospital will not have any obligation to pay the salaries or expenses of any students of City in connection with this Program.

Under no circumstances shall any student or personnel of City be considered an agent or employee of Hospital, but rather will be considered on Hospital's premises for the purpose of teaching or acquiring health care skills.

IV. ADDITIONAL OBLIGATIONS

4.1 Indemnity.

To the extent allowed by the Texas Constitution and the laws of the State of Texas, City agrees to defend, indemnify and hold Hospital and its employees and officers and its affiliates harmless from any occurrence, liability, judgment, claim, award, cost of defense (including attorney fees and court costs) expense or other responsibility or cost of any nature whatsoever arising out of (i) the failure of City to provide the services as required under this Agreement; or (ii) arising (or previously having arisen) derivatively out of any intentional act, negligence, medical or professional malpractice, or other act or omission of City or its students, employees, or agents in connection with the provision of services or representatives or warranties hereunder including specifically the Hospital's or its staff's or officer's failure to supervise or negligently providing supervision of any City student. The Hospital shall promptly notify City of any claim or action brought against the Hospital in respect of which indemnity may be sought against the Hospital setting forth the particulars of such claim or action and City will assume the defense thereof including the employment of counsel satisfactory to the Hospital and the payment of all expenses. If the Hospital is advised by independent counsel that there may be legal defenses available to it which are different from, or in addition to those available to City, City will not be entitled to assume the defense of the proceeding on behalf of the indemnified party, but City shall be responsible for the fees, costs and expenses of conducting such defense; provided City shall not be liable for the expenses of more than one separate counsel representing all indemnified parties. This Section shall survive the termination or discharge of this Agreement.

Hospital agrees to defend, indemnify and hold City and its employees and officers and its affiliates harmless from any occurrence, liability, judgment, claim, award, cost of defense (including attorney fees and court costs) expense or other responsibility or cost of any nature whatsoever arising out of (i) the failure of Hospital to provide the services as required under this Agreement; or (ii) arising (or previously having arisen) derivatively out of any intentional act, negligence, medical or professional malpractice, or other act or omission of Hospital or its students, employees, or agents in connection with the provision of services or representatives or warranties hereunder including specifically the City's or its staff's or officer's failure to supervise or negligently providing supervision of any Hospital student. The City shall promptly notify Hospital of any claim or action brought against the City in respect of which indemnity may be sought against the City setting forth the particulars of such claim or action and Hospital

will assume the defense thereof including the employment of counsel satisfactory to the City and the payment of all expenses. If the City is advised by independent counsel that there may be legal defenses available to it which are different from, or in addition to those available to Hospital, Hospital will not be entitled to assume the defense of the proceeding on behalf of the indemnified party, but Hospital shall be responsible for the fees, costs and expenses of conducting such defense; provided Hospital shall not be liable for the expenses of more than one separate counsel representing all indemnified parties. This Section shall survive the termination or discharge of this Agreement.

4.2 Corporate Compliance

The parties enter into an Agreement with the intent of conducting their relationship in full compliance with applicable state, local, and federal law including the Medicare/Medicaid Anti-Fraud and Abuse Laws and the Texas Medical Practice Act and Health & Safety Code. Notwithstanding any unanticipated effect of any of the provisions herein, neither party will intentionally conduct itself under either terms of this Agreement in a manner to constitute a violation of Medicare/Medicaid Anti-Fraud and Abuse Law or Texas Medical Practice Act and Health & Safety Code provisions. In the event that any federal or state court of federal or state agency of competent jurisdiction, or the legal counsel of either party in its reasonable opinion, determines that this Agreement or any material provision of this Agreement violates any federal or state law, rule or regulation, the parties shall negotiate in good faith to amend this Agreement or the relevant provision thereof to remedy such violation in a manner that will not be inconsistent with the intent of the parties or such provision. However, if the parties cannot reach an agreement on such amendment, then either party may terminate this Agreement in ten (10) calendar days prior to notice to the other party.

City acknowledges that it is not now and has not been excluded with the last five (5) years from any federal healthcare program, including Medicare, Medicaid, CHAMPUS, maternal and child health block grants, social service block grants other and state funded healthcare programs (a Program). City affirmatively agrees to immediately notify Hospital if City is convicted, and/or excluded by a Program. This Agreement is subject to immediate termination by the Hospital upon written notice should City be convicted, sanctioned or excluded by any Program during the term of this Agreement.

4.3 Compliance with Law

City will at all times comply with applicable state, local and federal laws, including, but not limited to, the "Stark" law (42 U.S.C. § 1395nn), the Anti-Fraud and Abuse Statute (42 U.S.C. § 1320a-7b(b)), the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), and the Texas Patient Non-Solicitation Law (Texas Occ. Code Ann. § 102.001) and this Agreement shall be construed in accord with applicable The Joint Commission standards.

V.

RECORDS AND INFORMATION

5.1 Confidential Information

Both parties recognize and acknowledge that, by virtue of entering into this Agreement and providing services to Hospital hereunder, both parties may have access to certain information that is confidential and constitutes valuable, special and unique property of the other party. Except to the extent that disclosure of information is required by the Texas Public Information Act, ("TPIA") both parties warrant and covenant to each other that neither party will at any time, either during or subsequent to the term of this Agreement, disclose to others, use, copy or permit to be copied, without the other party's express prior written consent, except pursuant to City's duties hereunder, the terms and conditions of this Agreement and any confidential or proprietary information of the other party, including, but not limited

Comment [HDLG1]: Okay with additional language below.

to, information which concerns Hospital's patients, costs, prices and treatment methods at any time used, developed or made by Hospital, and which is not otherwise available to the public. City will provide written notice to Hospital as soon as reasonably possible if it receives a request or demand under the TPIA if it receives a request or demand under the TPIA from a third party for any information that Hospital's confidential information. City shall have no right of access to any of Hospital's confidential information that is not written, collected, assembled, or maintained under law or ordinance or in connection with the transaction of official business with City.

5.2 Patient Information

City warrants and covenants to Hospital that neither City nor any City staff or students shall disclose to any third party, except where permitted or required by law or where such disclosure is expressly approved by Hospital in writing, any patient or medical record information regarding Hospital patients, and City and City's staff and students shall comply with all federal and state laws and regulations, and all rules, regulations, and policies of Hospital and its medical staff, regarding the confidentiality of such information. City acknowledges that in receiving or otherwise dealing with any records or information from Hospital about Hospital patients receiving treatment of alcohol or drug abuse, City and all City faculty and students are fully bound by the provisions of the federal regulations governing Confidentiality for Alcohol and Drug Abuse Patient Records (42 C.F.R. Part, as amended from time to time) as well as any state laws that govern HIV/AIDS and mental health treatment. In addition, City warrants and covenants to Hospital that, if necessary, City and all City faculty and students will resist in judicial proceedings any effort to obtain access to such records or information except such access as is expressly permitted by the aforementioned federal regulations and/or Texas law.

5.3 HIPAA Requirements

City agrees to comply with the Health Insurance Portability and Accountability Act of 1996, as codified at 42 U.S.C. § 1320d ("HIPAA") and any current and future regulations promulgated thereunder including without limitation the federal privacy regulations contained in 45 C.F.R. Parts 160 and 164 (the "Federal Privacy Regulations"), the federal security standards contained in 45 C.F.R. Part 142 (the "Federal Security Regulations"), and the federal standards for electronic transactions contained in 45 C.F.R. Parts 160 and 162, all collectively referred to herein as "HIPAA Requirements". City agrees not to use or further disclose any Protected Health Information (as defined in 45 C.F.R. Section 164.501) or Individually Identifiable Health Information (as defined in 42 U.S.C. Section 1320d), other than as permitted by HIPAA Requirements and the terms of this Agreement.

VI. RESEARCH

6.1 Research Approval

City understands and acknowledges that no research may be conducted by its Faculty and/or Students without prior approval by Hospital's Research & Device Feasibility committee. City shall inform students that they should contact the Hospital's Research Institute to begin the approval process. All research conducted at Hospital must be approved by an appropriate and applicable City Review Board prior to the commencement of the research. City also understands and acknowledges that Students may not have access to patient health information for research purposes unless the Student has received written patient authorization or if such authorization is not feasible, such research is compliant with 45 CFR § 164.512 of HIPAA.

VII.

TERM AND TERMINATION

7.1 Term

This Agreement shall commence on the Effective Date, and shall remain in effect for a term of one (1) year beginning on the date above written, unless otherwise terminated as provided herein. The Hospital may, at its option, which will be exercised in writing before the end of the then current term, renew this Agreement for additional one (1) year terms.

7.2 Termination

Notwithstanding anything herein to the contrary, this Agreement may be terminated at any time as follows:

- (a) Whenever Hospital and City shall mutually agree to the termination in writing; or
- (b) Except as provided elsewhere in this Agreement, with cause by either party upon the default by the other party of any term, covenant or condition of this Agreement, where such default continues for a period of ten (10) business days after the defaulting party receives written notice thereof from the other party specifying the existence of such ,default; or
- (c) Without cause by either party upon at least thirty (30) days prior written notice to the other party in which case the Agreement shall terminate on the future date specified in such notice; or
- (d) Upon either party's loss of license, accreditation or certification;
- (e) By either party immediately, with written notice to the other party, to the extent such party has documented a good faith concern that any provision of the Agreement, or implementation thereof, violates any law, regulation or other applicable authority.

7.3 Provision Surviving Termination

The obligations of the parties relating to indemnification and hold harmless, compliance with federal and state law and regulations, non- disclosure of and maintaining confidential information, access to records, and all other obligations that by their very nature are usually and customarily enforceable after the termination of an agreement shall survive the termination of this Agreement.

VIII. MISCELLANEOUS

8.1 Transferability

Neither party may transfer or assign this Agreement, in whole or in part, without the prior written consent of the other party.

8.2 Entire Agreement

This Agreement constitutes the entire agreement and understanding of the parties with respect to the matters contained herein and supersedes all prior.

8.3 Governing Law and Venue

This Agreement shall be governed by, and interpreted in accordance with, the internal laws of the State of Texas, without giving effect to its conflict of laws provisions. Hidalgo County, Texas, shall be the sole and exclusive venue for any litigation, special proceeding or other proceeding as between the parties that may be brought under, or arises out of, this Agreement.

8.4 Notice

All notices and other communications required or permitted pursuant to this Agreement shall be in writing, addressed to the party at the address set forth below, or to such other address as either party may designate from time to time. All notices and other communications shall be mailed by registered or certified mail, return receipt requested, postage pre-paid, or transmitted by hand delivery or telegram or facsimile. All notices become effective only when received by the addressee.

TO: Fire Chief Lenny Perez
City of Pharr, Texas Fire Department
118 S. Cage
Pharr, Texas 78577

With a copy to:
Patricia A. Rigney, City Attorney
City of Pharr, Texas
118 S. Cage
Pharr, Texas 78577

TO: Legal Department
Doctors Hospital at Renaissance
5501 S. McColl
Edinburg, Texas 78539

With a copy to:
Chief Academic Office
Doctors Hospital at Renaissance
5501 S. McColl Rd.
Edinburg, TX 78539

~~8.5 Arbitration~~

~~—Any controversy or claim arising out of, or in connection with, this Agreement, or the breach or alleged breach thereof, shall be submitted to mandatory, binding arbitration in accordance with the Rules of Procedure for Arbitration of the American Health Lawyers Association Alternative Dispute Resolution Service and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.~~

~~8.6~~ 5 Binding Effect

This Agreement is binding on the parties and, to the extent such assignment is permitted by this Agreement, their successors and assigns. There are no third party beneficiaries of this Agreement.

~~8.7~~ 6 Waiver

Failure to insist upon strict compliance with any of the terms of this Agreement by any of the parties hereto shall not be deemed to be a continuous waiver in the event of any future breach or waiver of any condition hereunder.

8.8.7 Execution

This Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which shall constitute but one Agreement.

8.9.8 No Obligation to Make Referrals

The parties acknowledge that nothing contained herein shall be interpreted to require or obligate City to admit or cause the admittance of a patient to Hospital, or to utilize its services. The parties further acknowledge that none of the benefits granted the parties under this Agreement is conditioned on any requirement or expected that the parties make referrals to, be in a position to make or influence referrals to, or otherwise generate business for the other party. The parties further acknowledge that neither party is restricted from referring any service to, or otherwise generating any business for any other entity from their choosing.

8.10.9 No Excluded Individuals

City represents and warrants that it shall not employ or contract with any individual or entity who is excluded from participation in Medicare or any federal healthcare program under Section 1128 and 1128A of the Social Security Act or as defined at 42 U.S.C. Section 1320a-7b(f). City shall notify Hospital immediately in the event City is excluded from participating under Medicare or any other governmental program at which time Hospital will have the right to immediately terminate this Agreement.

In WITNESS WHEREOF, the parties hereby indicate their acceptance of the terms of this Agreement by the signatures of their authorized representatives as of the date above written.

Hospital:

City:

Doctors Hospital at Renaissance, Ltd.

City of Pharr

By: _____

By: _____

Name: Carlos Cardenas, M.D.

Name:

Title: Chief Administrative Officer

Title:

Date: _____

Date: _____

Doctors Hospital at Renaissance, Ltd.

By: _____

Name: Robert A. Forse, MD

Title: Chief Academic Officer

Date: _____



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 8.A.

DATE SUBMITTED: July 13, 2017

MEETING DATE: July 17, 2017

FROM: Patricia Rigney, City Attorney

DEPARTMENT: Legal

DIRECTOR:

Agenda Item: Consultation and possible action on Settlement Demand of Raul N. Garcia.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Patricia Rigney
City Management Office

Created/Initiated - 07/13/2017
Final Approval - 07/14/2017



AGENDA MEMORANDUM

BOARD: City Commission

AGENDA ITEM #: 8.B.

DATE SUBMITTED: July 13, 2017

MEETING DATE: July 17, 2017

FROM: Melanie Cano, Development Services
Director

DEPARTMENT: Legal

DIRECTOR:

Agenda Item: Consultation and possible action on SB1004.

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: SB 1004 imposes various mandates that require a City to allow access for "wireless nodes" to new poles in right-of-way, antennas on city light poles, traffic poles, street signs, and other City poles. The bill does not have clear limitations on the construction, development and maintenance of network structures and wireless facilities (or nodes) in the public right-of-way and would cap the fees that cities can charge for the use of public property. The estimated future financial losses to city taxpayers are in the hundreds of millions of dollars.

Financial Consideration:

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Melanie Cano
Patricia Rigney

Created/Initiated - 07/13/2017
Approved - 07/13/2017

City Management Office

Final Approval - 07/14/2017