



**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, APRIL 2, 2018**

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. PROCLAMATIONS:

- A) National Public Safety Telecommunicators Week.

3. 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.

4. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) City Engineer's Report.
- B) Tree City U.S.A. presentation.
- C) City Events of Interest.

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

- A) Approval of Minutes for March 19, 2018 Regular Called Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance approving Texas Gas Service company's ("TGS") Cost of Service Adjustment ("COSA") Tariff. (ADMINISTRATION)
- C) Consideration and action, if any, ratifying agreement with Pharr Crime Stoppers for beverage sales at Pharr Hub Phestival 2018. (EVENTS CENTER)
- D) Consideration and action, if any, on request from Rio Grande Valley Literacy Center for sponsorship in the amount of \$1,000 for the Boots & Bling Dinner, Dance, and Silent Auction on Saturday, May 5, 2018 at the Pharr Development and Research Center. (ADMINISTRATION)
- E) Consideration and action, if any, on donation of \$300 to Children's Miracle Network Hospitals Program. (ADMINISTRATION)
- F) Consideration and action, if any, ratifying request from South Texas Academic Rising Scholars (STARS) to donate to the STARS Scholarship Fund's 15th Annual Extravaganza on Thursday, March 29, 2018 in the amount of \$20,000. (EVENTS CENTER)
- G) Consideration and action, if any, authorizing City Manager to advertise for bids for the Hike & Bike Sewer Adjustment and Lift Station No. 1 Forcemain Diversion Project (Veterans Rd. Tunnel). (ENGINEERING)

AGENDA REGULAR MEETING

April 2, 2018

H) Consideration and action, if any, on request from South Texas College to use the Development and Research Center Meeting Room as Early Voting and Election Day polling location for their Board of Trustees Single-Member District 6 Election on May 5, 2018. (PARKS)

I) Consideration and action, if any, to allow L&F Distributors to host annual company appreciation day at the Pharr Aquatic Center on Saturday, May 19, 2018 from 4:00 p.m. to 8:00 p.m. (PARKS)

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

1. Raul Fong, d/b/a Junction Cafe, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lot 1 and the S7' of Lot 2, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 South Cage Boulevard. **CUP#911291**

2. Paradise Bar and Grill LLC, d/b/a Cantina Bar and Grill, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#170209**

3. Jose E. Monroy, d/b/a Alicia's Su Cocina, LLC, 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 all of Lots 5 and 6, Ferguson Paradise Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 805 East Ferguson Avenue. **CUP#180313**

4. Big River Brewery, LLC 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 a 0.37 acre tract of land, more or less, out of the E7.50AC-W20AC, Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 505 West Nolana Loop. **CUP#170314**

5. Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Medium-Density Multi-Family District (R-3) for the property legally described as being a 16.99 acre tract of land out of Lot 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#171273**

6. Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3) for the property legally described as being an 8.42 acre tract of land out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#171272**

AGENDA REGULAR MEETING

April 2, 2018

7. Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) for the property legally described as being a 24.15 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#171274**

PLATS:

1. Rio Delta Engineering, representing Eric J. Garza and Raymundo Ocaña, Owners of Blackbird Leasing Inc., are requesting preliminary and final plat approval of the proposed Blackbird Subdivision. The property is legally described as being a 4.411 acre tract of land, being a re-plat of Lots one (1), two (2) and three (3) of Sharm Commercial Park Phase III, Pharr, Hidalgo County, Texas. The property is located within the 1800 and 1900 Block of W. Sharm Dr. **SUB#180103**

2. Sam Engineering & Surveying Inc., representing Andres Zuniga Zuko, FLP (Family Limited Partnership), is requesting final plat approval of the proposed Evergreen Subdivision. The property is legally described as being a 20-acre tract of land, more or less out of Lot 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 1400 W. Hi-Line Road. **SUB#141128**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing one (1) member to the Tierra Del Sol Golf Club Advisory Board. (ADMINISTRATION)

7. ADMINISTRATIVE:

A) Consideration and action, if any, on selecting various Engineering Firms to be part of a list of qualified firms to provide Professional Engineering Services for Projects requiring General Civil Engineering, Traffic Engineering, Construction Engineering Inspection, Structural Engineering, MEP, and Electrical Engineering based on the Statement of Qualifications Project No. 1718-01-528-S002-289. (ENGINEERING)

B) Consideration and action, if any, on accepting the donation of the structure located at 505 S. Ironwood St., Pharr, Hidalgo County, Texas. (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on selecting various Engineering Firms to be part of a list of qualified firms to provide Professional Engineering Services for Water and Wastewater Improvement Projects based on the Statement of Qualifications Project No. 1718-01-528-S001-362. (ENGINEERING)

AGENDA REGULAR MEETING

April 2, 2018

D) Presentation and status update for Development and Research Center usage and after school programs. (PARKS)

E) Consultation with the Board of Commissioners on review of the City's Organizational Structure. (ADMINISTRATION)

8. PURCHASING:

A) Consideration and action, if any, on Purchase Contract with Election Systems & Software (ES&S) for the purchase of Election Equipment through the BuyBoard Contract 542-17. Project No. 1718-01-510-P013-001. (ADMINISTRATION)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with R. Gutierrez Engineering Corporation for Professional Engineering Services for the Jones Box Park Phase II- West Expansion Project. Project No. 1718-01-510-IPQ005-001 (ENGINEERING)

B) Consideration and action, if any, rejecting bids for the Supply Contract for the Purchase of Fuel and authorize City Manager to re-advertise. (PUBLIC WORKS)

C) Consideration and action, if any, on Interlocal Agreement with Hidalgo County for the construction, maintenance and operation of a lift station that is in conflict with the Hidalgo County Linear Park Project through the City of Pharr. (ADMINISTRATION)

D) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with the City of Alton for receiving and dispatching of Police, Fire and EMS. (COMMUNICATIONS)

E) Consideration and action, if any, on Energy Savings Performance Investment Grade Audit for Water and Wastewater Treatment Plant. (ADMINISTRATION)

10. LEGAL:

A) Consultation with attorney concerning pending litigation of Rogelio Soto Garcia v. City of Pharr, C-5483-17-C. (LEGAL)

B) Consultation with legal on D&M Ventures LLC v. City of Pharr C-3205-16-E. (ADMINISTRATION)

AGENDA REGULAR MEETING

April 2, 2018

11. 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:*

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.

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.

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

13. ADJOURNMENT:

AGENDA REGULAR MEETING
April 2, 2018

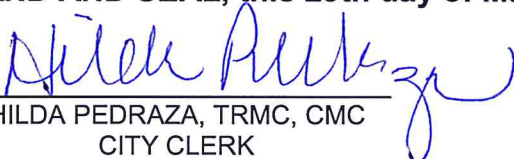
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 29th day of March, 2018 at 4:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 29th day of March 2018.


HILDA PEDRAZA, TRMC, CMC
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: _____