



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JUNE 4, 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. 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)*

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A) Presentation of check from City of Pharr to UTRGV.

B) City Engineer's Report.

C) City Events of Interest.

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

A) Consideration and action authorizing City Manager to advertise for bids for the Pharr Sports Complex and Witten Park Dugouts. (ENGINEERING)

B) Consideration and action authorizing City Manager to advertise for bids for construction materials for Public Works. (PUBLIC WORKS)

C) Consideration and action authorizing payment of construction materials purchased through expired public works contracts totaling \$82,825.15. (PUBLIC WORKS)

D) Consideration and action on Development Services Cases:

1. Monster Burger LLC, d/b/a Burgerim, has filed with the Planning and Zoning Commission a request for 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 0.053 acres more or less, out of Lot 2, Vaquero Addition Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 1233 South Cage Boulevard, Suite 100. **CUP# 180528**

2. Genoveva Olivarez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 84, Los Ebanos Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 710 Zavala Avenue. **CUP# 180531**

3. Maria Dolores Montenegro, d/b/a Pato's Place, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).The property is legally described as the West 8.6 feet of Lot 29 and all of Lot 30, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 226 West State Avenue. **CUP#990583**

4. Alba Dora Pedraza, d/b/a Sepi's is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).The property is legally described as Lot 20-22, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 212 West State Street. **CUP#120423**

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5. Nelda Telles, has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). The property is legally described as being N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 222 East Sam Houston. **COZ# 180529**

6. Rich Heritage Construction Inc. 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 Residential District (R-3). The property is legally described as being 4.85 acres, more or less, out of Lot 121, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 3401 North Sugar Road. **COZ#180532**

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance O-2016-17. **1st Reading** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Resolution appointing/re-appointing one member to the Community Development Council. (GMCD)

C) Consideration and action, if any, on Resolution appointing/re-appointing one regular member to the Planning & Zoning Commission. (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for public purpose; establishing procedures for the acquisition of market value for the property to be acquired; and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorizing condemnation proceeding by City Attorney, contingent on available funding. (DEVELOPMENT SERVICES)

6. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on award of contract for the City of Pharr International Bridge Facility Expansion and Renovations. (Project No. 1718-70-510-C003-393) **(TABLED)** (ENGINEERING)

B) Consideration and action, if any, authorizing the City Manager to enter into an agreement with Walden Chemical dba Blue Water Pools as the Sole Source Provider of Accu-Tab Blue SI & Accu-Tab Calcium Hypochlorite Feed Systems for the Pharr Aquatic Center. (Project #1718-01-522-SP003-003) (PARKS)

C) Consideration and action, if any, authorizing City Manager to enter into a contract with CivicPlus (CivicHR) for subscription services for applicant tracking and employee onboarding. (Project #1718-01-526-IPQ014-002) (HR)

7. LEGAL:

A) Consultation and update by Legal concerning Heriberto De Leon v. Juan Guerra and Jose Villescascas, C-1691-18-C. (ADMINISTRATION)

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:*

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.

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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.

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

10. 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 1st day of June 2018 at 3:45 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 1st day of June 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: _____