



**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 16, 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) Proclamation for Healthy Summer Meals for Kids Community. (ADMINISTRATION)
- B) Proclamation proclaiming July 30th, 2018 as World Day against Trafficking in Persons. (ADMINISTRATION)

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) Submission of Sales Tax Report Collection report for the month of July 2018.
- B) Submission of County Tax Collection Report for the Month of June 2018.
- 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 July 2, 2018 Regular Called Meeting. (ADMINISTRATION)
- B) Consideration and action on request for street closures for the 2018 Pharr Night Out on Saturday, August 25, 2018 from 6:00PM to 10:00 PM. (POLICE)
- C) Consideration and action authorizing City Manager to advertise for bids for the Jackson Road Right Turn Lane and Center Median Project. (ENGINEERING)
- D) Consideration and action authorizing City Manager to advertise for bids for the Thomas Rd. Left Turn Lane at Cage Blvd. and Jackson Rd. Project. (ENGINEERING)
- E) Consideration and action authorizing City Manager to purchase a CCTV Pipe Inspection Camera Unit for Wastewater Division from Trio Vision LLC through the HGACBuy Cooperative (Project #1718-60-583-P17-004). (PUBLIC UTILITIES)
- F) Consideration and action authorizing City Manager to purchase a Backhoe Loader for Wastewater Division from Doggett Heavy Machinery Service through the BuyBoard Cooperative (Project #1718-60-583-P18-001). (PUBLIC UTILITIES)
- G) Consideration and action on actions taken on Various Construction Material Testing (CMT) Services. (ENGINEERING)

H) Consideration and action on Development Services Cases:

1. George Rodriguez 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 Limited Industrial District (L-I). The property is legally described as being the W40'-E113'-S145' out of Lot 116, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 317 East Eldora Road. **CUP#180641**
2. Edinburg RAM, LLC, dba Khan's Grill, has filed with the Planning and Zoning Commission a request for 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 6A, Jackson Ridge Court Subdivision Phase III – Amended Plat, Pharr, Hidalgo County, Texas. The property's physical address is 1005 South Jackson Road. **CUP#180644**
3. 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. **CUP#040644**
4. Las Margaritas Restaurant, Inc., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as being Lots 7-10, Block 28, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 106 North Cage Boulevard. **CUP#160630**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Resolution appointing/re-appointing two (2) alternate members to the Board of Adjustment. (DEVELOPMENT SERVICES)
- B) Consideration and action, if any, on Resolution appointing/re-appointing two (2) members to the Beautification Committee. (PUBLIC WORKS)
- C) Consideration and action, if any, on Resolution adopting the Annual Action Plan 2018 to U.S. Department of Housing and Urban Development (HUD). (GMCD)

7. ADMINISTRATIVE:

- A) Consideration and action, if any, on deduct Change Order Number 1 and acceptance of the Single Machine Repaving Project Year 2 Phase B as complete and authorization to release retainage in the amount of \$35,135.72 (Bid Number 1617-01-528-0036) (ENGINEERING)

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B) Consideration and action, if any, on Change Order Number 1 and acceptance of the Single Machine Repaving Project Year 3 as complete and authorization to release retainage in the amount of \$89,495.72 (Bid Number 1718-01-528-0002) (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to solicit a scope and fee proposal from an engineering firm to develop a master plan for the City of Pharr's 20-acre Truck Staging Area. (ENGINEERING)

D) Consideration and action, if any, authorizing City Manager to solicit a scope and fee proposal from Carollo Engineers, Inc. for the design of Wastewater Treatment Plant Oxidation Ditch No. 2 Rehabilitation Project (ENGINEERING)

E) Discussion on Regulation of Rental Dwellings and Multi-Family Units. (DEVELOPMENT SERVICES)

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

G) Presentation to the City Commission on Kamstrup AMI Meter System. (ADMINISTRATION)

8. PURCHASING:

A) Consideration and action, if any, on purchase/financing of Kamstrup AMI meter system, giving the City Manager authority to enter into an agreement for purchase or financing and approving all necessary documents thereto. (ADMINISTRATION)

B) Consideration and action, if any, on approval of payment to Upper Valley Materials LLC for HMAC used in paving of South Veterans Rd from Military Rd to Hi-Line Rd and Cold Mix for citywide pothole repair. (Project #1718-40-510-P016-001) (PUBLIC WORKS)

C) Consideration and action, if any, on counter offer from Plaza Sports Center on land purchase. (ADMINISTRATION)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to negotiate and enter into contract with Halff Associates, Inc. to provide technical assistance in the preparation of a BUILD Discretionary Grant Application for the approved FY 2016 United States Customs & Border Protection Donations Acceptance Program (DAP) Project. (ENGINEERING)

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B) Consideration and action, if any, authorizing City Manager to enter into a contract with RO Engineering, PLLC for Professional MEP Engineering Services for the City Wide HVAC Replacements Project. (Project #1718-01-528-S002-289-1) (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to enter and negotiate a contract with Ruben Escobar of Diseno, Inc. for Professional Architectural Services for the design of the Jones Box Park Amphitheater. (PARKS)

D) Consideration and action, if any, on Memorandum of Understanding with Community Loan Center Affordable Small Dollar Loans. (HR)

E) Consideration and action, if any, on award of contract for the Pharr Sports Complex and Witten Park Dugout Improvements Project (Project No. 1718-40-510-C008-161) (ENGINEERING)

10. 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.

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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.

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

12. 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 13th day of July 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 13th day of July 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: _____