



**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, AUGUST 20, 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) Submission of County Tax Collection Report for July 2018.
- B) Presentation of Quarterly Financial Report for period ending June 30, 2018.
- 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 on request to sell beer at Jones Box Park for City of Pharr Diez y Seis De Septiembre Celebration on Saturday, September 15, 2018 from 6:00 p.m. to 10:00 p.m. (EVENTS CENTER)
- B) Consideration and action authorizing City Manager to extend the Supply Contract for Chlorine with DPC Industries Inc. (PUBLIC UTILITIES)
- C) Consideration and action authorizing the City Manager to approve a service contract with International Community Publication (Mexico Industry Newspaper) for advertising services at \$685 per issue and 1- Industrial Map edition at \$4,000. (1-year contract) (Project #1718-70-510-IPQ040-001) (BRIDGE)
- D) Consideration and action on Development Services Cases:

1. Juan F. Serna 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 13, Block 4, Hub City Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 213 East Butler Street. **CUP#180751**

2. Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I).The property is legally described as being all of Lot 1, Marina Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3301 North Cage Boulevard. **CUP#180749**

3. Mario Alberto Torres d/b/a On the Grill Restaurant, is requesting 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 0.075 of an acre, more or less, out of Lot 1, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Suite 7. **CUP#170740**

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4. LEM Group, LLC., d/b/a The Bridge Bar & 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 0.06 acre tract of land, more or less, out of Lot 2, Luvil, L.L.C. Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 508 West IH-2, Suite 13. **CUP#150747**

PLATS:

1. Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Maria Elise Estates Subdivision. The property is legally described as being 20.00 acres out of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Owassa Road. **SUB#170615**

2. R. Gutierrez Engineering Corporation, representing Rigoberto Lopez is requesting final plat approval of the proposed Altezza Subdivision. The property is legally described as being a 8.20 acre tract of land out of Lot 156, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1700 and 1800 Block of North Cage Blvd. **SUB#160614**

3. R.E. Garcia & Associates, representing Jose Andres Villarreal, Owner, is requesting final plat approval of the proposed Villanin Subdivision. The property is legally described as being a 1.375 acre tract of land being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Minnesota Road. **SUB#180104**

4. Melden & Hunt, Inc., representing Douglass Moyers, owner, is requesting final plat approval of the proposed Carmax Auto Superstore Subdivision. The property is legally described as being a re-subdivision of 10.605 acres of land out of Lots 17 and 18, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Interstate 2. **SUB#170717**

5. NAIN Engineering, L.L.C., representing Esperanza Velazquez Parra, President of Rolivel, L.L.C, is requesting preliminary and final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park. The property is legally described as a 4.883 acre tract of land being all of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park, Pharr, Hidalgo County, Texas. The property is located within the 9200 Block of South Cage Boulevard. **SUB#180822**

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance creating the Public Safety Communications Advisory Committee and setting By-Laws. **(1st Reading)**
(COMMUNICATIONS)

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B) Consideration and action, if any, on Ordinance setting forth the purpose of establishing a curfew for Minors. **(1st Reading)** (POLICE)

C) Consideration and action, if any, on Resolution appointing/re-appointing four (4) members to the Pharr Economic Development Corporation II Board of Directors. (PEDC II)

D) Consideration and action, if any, on Resolution authorizing Pharr Police Department to submit an application to the Edward Byrne Memorial Justice Assistance Grant (JAG) for 2018. (Application # 2018-H3347-TX-DJ) (POLICE)

E) Consideration and action, if any, on Resolution of the Board of Commissioners of the City of Pharr, Texas approving (i) the resolution of the board of directors of the Pharr economic development corporation II authorizing and approving certain amendments to the loan and loan documents with lone star national bank payable from the corporation's sales tax revenue, authorizing issuance of an amended and restated note, and approving the form and substance and authorizing the execution and delivery of amended and restated loan documents; and approving authority of the mayor to execute a general certificate of the city, and sales tax remittance agreement, to support economic development projects. **(TABLED)** (FINANCE)

6. ADMINISTRATIVE:

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

B) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications for Professional Energy Consultation Service. (ADMINISTRATION)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on award of contract for City-wide Pavement Marking Services. (Project No. 1718-01-517-C006-147) (PUBLIC WORKS)

B) Consideration and action, if any, authorizing City Manager to amend active SmartCom data services agreements to provide upgraded network speed connectivity to city facilities. (INNOVATION & TECHNOLOGY)

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.

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:

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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 17th day of August 2018 at 3:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 17th day of August 2018.



HILDA PEDRAZA, TRMC, CMC
CITY CLERK

I hereby 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: _____