



**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, NOVEMBER 19, 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 proclaiming National Running Safety Month.
(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 Collection Report for November 2018.
- B) Submission of Property Tax Collection Report for October 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) Consideration and action on sponsorship in the amount of \$3,000 for the Annual Renaissance Cancer Foundation Gala to be held on Sunday, December 2, 2018. (ADMINISTRATION)
- B) Consideration and action on sponsorship in the amount of \$300 for Rolando Pacheco McAllen Ballet for advertising in their Christmas Carol Production Program Book. (ADMINISTRATION)
- C) Consideration and action on request from Raul Longoria Elementary for street closures for school fundraiser and request assistance from Pharr Police Department for traffic/safety control. (POLICE)
- D) Consideration and action on request from the Rotary Club of Pharr to waive rental fees of the Pharr Events Center on Wednesday, December 12, 2018 from 8:30 a.m. - 3:30 p.m. for their Annual Special Needs Christmas Party. (EVENTS CENTER)
- E) Consideration and action on Development Services Cases:
 - 1. Gabriela's Heavenly Wings, d/b/a Wingstop 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 being Lot 2, Pleasanton Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2211 South Cage Boulevard, Suite 105. **CUP#100934**

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2. Topgolf USA Pharr, LLC., 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 a 1.27 acre tract of land, more or less out of Lot 3, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1900 Block of West Interstate Highway 2. **CUP#170846**

3. Dannenbaum Engineering Company – McAllen, LLC, representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone for the following tracts of land: Tract 1: A 0.727 acre tract of land out of Lot 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas; Tract 2: A 6.788 acre tract of land out of Lot 202 and 203, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas; Tract 3: A 5.360 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ# 181069**

4. Maria Isabel Aranda has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being Lots 16 & 17, Block 10, Evans Subdivision No. 4, Pharr, Hidalgo County, Texas. The property's physical address is 253 West Thomas Road. **COZ#181070**

5. Quinta Real Events, LLC 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 a 0.18 acre tract of land, more or less, out of Lot 1 and 2, save and except the S32' out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2620 South Gardenia Street. **CUP#180864**

PLATS:

1. Melden & Hunt, Inc., representing Larry Schneier, Senior V.P., of Pharr Terminals LLC, is requesting preliminary and final plat approval of the proposed Tri-National Subdivision. The property is legally described as being a Resubdivision of 2.574 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Nolana Loop (FM 3461). **SUB#181032**

2. Melden & Hunt, Inc., representing Beatrice Quesada, Owner, is requesting final plat approval of the proposed Quesada Plaza Subdivision. The property is legally described as being a Resubdivision of 0.380 of one acre out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#180614**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-28 (Public Comments). **(3rd and Final Reading)**
(ADMINISTRATION)

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B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-30 revising and updating the Accounting Policies and Procedures. **(2nd Reading)** (FINANCE)

C) Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon, and close a portion of street Right-Of-Way being a portion of West Newcombe (Park) Ave., Pharr Original Townsite, Pharr, Hidalgo County, Texas. **(Adoption on 1st Reading)** (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Resolution entering into an agreement with the Texas Department of Transportation for closure of U.S. 281 (Cage Blvd.) from Old Business 83 to Kelly Ave. for the Annual Christmas Posada Event on December 1, 2018. (PUBLIC WORKS)

E) Consideration and action, if any, on Resolution authorizing City of Pharr expenditures, reimbursement itself from the proceeds of one or more tax-exempt financing for certain expenditures made and/or to be made in connection with the acquisition, construction and equipping of certain capital improvements. (FINANCE)

F) Consideration and action, if any, on Resolution authorizing application submission and commitment of local match and local overmatch for the "PSJA Tri-City Pedestrian Safety Improvements Project Phase II" under the Hidalgo County Metropolitan Planning Organization's (HCMPO) fiscal year 2019-2020 Transportation Alternatives Program (TAP). (ENGINEERING)

G) Consideration and action, if any, on Resolution authorizing and supporting the Lower Rio Grande Valley Development Council to submit a grant application to the Hidalgo County Metropolitan Planning Organization's (HCMPO) fiscal year 2018-2019 Transportation Alternatives Program (TAP) to support the Hidalgo County Active Mobility Plan. (ENGINEERING)

H) Consideration and action, if any, on Resolution authorizing and supporting the Lower Rio Grande Valley Development Council to submit a grant application to the Hidalgo County Metropolitan Planning Organization's (HCMPO) fiscal year 2018-2019 Transportation Alternatives Program (TAP) for the funding to support the Regional BCycle Bikeshare Program. (ENGINEERING)

7. ADMINISTRATIVE:

A) Consideration and action, if any, on nominations for the 2019 Rio Grande Valley Walk of Fame. (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to use The Interlocal Purchasing System (TIPS) Purchasing Cooperative to negotiate and approve a contract for site demolition work at the proposed Northside and Southside Downtown Parks. (PARKS)

C) Consideration and action, if any, on request for Residential Incentive Program for property legally described as being a 17.727 acres of land, more or less, being out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. (DEVELOPMENT SERVICES)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to amend the contract with Ruben Escobar of Diseno, Inc. for Professional Architectural Services for the design of a Downtown Park. (Project #1718-01-522-S005-001) (PARKS)

B) Consideration and action, if any, authorizing City Manager to approve the amendment to the contract with Nextel of Texas, Inc. for the Frequency Reconfiguration Agreement. (IT)

C) Consideration and action, if any, authorizing City Manager to continue maintenance and support services agreement with Frontera Consulting for the South Pharr Pilot Wifi Project. (Project #1819-01-518-IPQ008-001) (IT)

D) Consideration and action, if any, ratifying award of Service Contract for Sludge Management Services with Denali Water Solutions. (Project #1718-60-582-S026-197) (PUBLIC UTILITIES)

9. LEGAL:

A) Consultation and action, if any, on Envirolite solutions. (ADMINISTRATION)

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.

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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.

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 16th day of November 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).

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WITNESS MY HAND AND SEAL, this 16th day of November 2018.

Hilda Pedraza
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: _____