



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT PHARR EVENTS CENTER
3000 N. CAGE BLVD.
PHARR, TEXAS 78577
COMMENCING AT 4:00 PM ON
MONDAY, DECEMBER 10, 2018**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. 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 HEARINGS:

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES: *(Ordinance No. O-2018-45). 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)*

- A) Submission of Quarterly Report for period ending September 30, 2018.
- 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) Approval of Minutes for November 5, 2018 Regular Called Meeting and November 19, 2018 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action on Resolution ratifying meeting date of the City Commission meeting of Monday, December 3, 2018. (ADMINISTRATION)

C) Consideration and action on ratifying Memorandum of Understanding between Pharr Police Department and UNIDAD Coalition for the 2018 Uniting Neighbors in Drug Abuse Defense (UNIDAD). (POLICE)

D) Consideration and action on agreement between City of Pharr and South Star Security for continued security guard services at the Pharr Events Center. (PROJECT #1819-01-530-IPQ018-001) (EVENTS CENTER)

E) Consideration and action, if any, on request from PSJA ISD for waiving of rental fees of Pharr Events Center for Monday December 17, 2018, Tuesday December 18, 2018 and Tuesday January 29, 2019 for District Choir Concerts. (EVENTS CENTER)

F) Consideration and action, if any, ratifying request from Ministerio Cristiano la Trinidad to waive rental fees for usage of the exhibit hall at the Development Research Center on December 1, 2018. (PARKS)

G) Consideration and action on Viva Fresh Summit Platinum Level Sponsorship and booth for \$15,000. (Project #1819-70-510-IPQ022-001) (BRIDGE)

H) Consideration and action authorizing City Manager to advertise for bids and or competitive sealed proposals for Gateway and Lighting Improvements to Down Town Pharr. (ENGINEERING)

I) Consideration and action on Development Services Cases:

1. Muy Pizza-Tejas, LLC, dba Pizza Hut, 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 the East 125.0' out of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 West Highway 83. **CUP#171165**

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2. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, 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 16.317 acre tract of land out of Lot 3, El Centro Mall No. 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road. **CUP#131046**

3. SBA Communications Corporation, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). The property is legally described as being a 0.016 tract of land, more or less, out of Lot 4A, Re-plat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property is physically located at 500 North Jackson Road. **TWR#180646**

4. Antonio Martinez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being all of Lot 3, Block 1, Los Tesoros Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 828 West Del Oro Lane. **CUP#181173**

5. Maria Mayela Garza, d/b/a Colonia Cinco Estrellas, L.L.C., 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 Lots 27 through 30, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2200 South Cage Boulevard. **CUP#151169**

6. Maria Mayela Garza, d/b/a Friends All Parties, L.L.C., 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 20, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2302 South Cage Boulevard. **CUP#151170**

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-30 revising and updating the Accounting Policies and Procedures. **(3rd and Final Reading)** (FINANCE)

B) 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 W. Caffery Ave., lying between Block 43, Lots 8 & 9 and Block 50, Lots 9, 10, 11 and 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. **(Adoption on 1st Reading)** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Resolution in support of West Ridge Development , LP to submit an application to the Texas Department of Housing and Community Affairs for 2019 Competitive 9% Housing Tax Credits for West Ridge Apartments. (ADMINISTRATION)

6. ADMINISTRATIVE:

A) Consideration and action if any, authorizing City Manager to advertise for Request for Proposals for Independent Financial Advisory Services. (FINANCE)

B) Consideration and action, if any, on Change Order No. 1 with MJA Construction, LLC, in the amount of \$9,191 for the Jackson Rd. Right Turn Lane Project. (Project No. 1718-40-510-C010-252) (ENGINEERING)

C) Consideration and action, if any, on Change Order No. 1 with Jimmy Closner & Sons Construction Company Inc. for the Water Transmission Main Improvements Project. (Bid No. 1415-02-582-0037) (ENGINEERING)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on amendment to Franchise Agreement between the City of Pharr and Magic Valley Electric Cooperative, Inc. (Project #1819-01-510-S007-001) (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to enter into a DIR three (3) year Enterprise Agreement with Microsoft through SHI Government Solutions, Inc. for Office 365 email and software services. (PROJECT #1819-01-518-S006-003) (IT)

C) Consideration and action, if any, authorizing City Manager to enter into a three (3) year (DIR) Select Plus Agreement with Microsoft through SHI Government Solutions, Inc. for server software licenses for City Hall and Police Department. (PROJECT #1819-01-518-IPQ017-003) (IT)

D) Consideration and action, if any, authorizing City Manager to amend contract with The Warren Group, Inc. in the amount of \$18,400 for additional Professional Architectural Services for the New Fire Station No. 1 Project. (Project No. C1718-01-528-0026) (ENGINEERING)

E) Consideration and action, if any, authorizing City Manager to amend contract with Ruben Escobar of Diseno, Inc. in the amount of \$8,400 for additional Professional Architectural Services for the design of a Downtown Park. (Project #1718-01-522-S005-001) (PARKS)

F) Consideration and action, if any, awarding a service contract for Self-Funded Pharmacy Benefit Management Services (PBM). (RFP #1718-01-528-S020-240) (HR)

G) Consideration and action, if any, ratifying contracts for music lineup and headliner for the HubPhest 2019 on Saturday, March 30, 2019. (ADMINISTRATION)

H) Consideration and action, if any, on authorizing City Manager to negotiate and enter into an agreement for Construction Manager services for the Pharr Northside Aquatic Facility (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.

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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.

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

10. ADJOURNMENT:

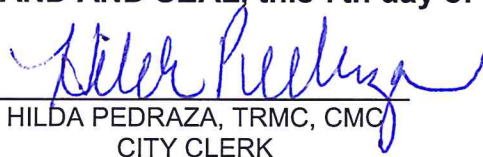
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 7th day of December 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 7th day of December 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: _____