



**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
WEDNESDAY, JUNE 12, 2019**

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) City Engineer's Report.

B) City Events of Interest.

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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 May 6, 2019 Regular Called Meeting; May 13, 2019 Special Called Meeting; and May 23, 2019 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action authorizing City Manager to advertise for formal sealed bids for the purchase of 10-4" Gorman Rupp Pumps for the Wastewater Treatment Plant. (Project #1819-60-586-P020-013) (PUBLIC UTILITIES)

C) Consideration and action on Development Services Cases:

1. All Square, Inc., represented by Mr. Ramiro Armendariz, d/b/a Jackie's, 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 Colonia Santa Barbara, S150' of Lots 5-10, Block 1, Pharr, Hidalgo County, Texas. The property's physical address is 819 West Ferguson. **CUP#120419** (DEVELOPMENT SERVICES)

2. Angel R. Rojas 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 Office Professional District (O-P). The property is legally described as being a 0.16-acre tract of land, out of, Lot 340, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7905 South Cage Boulevard. **COZ#190427** (DEVELOPMENT SERVICES)

3. Michael C. Cobos, d/b/a Cosa Properties, LLC, a Texas Limited Liability Company, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Medium Density Multi-Family District (R-3). The property is legally described as being all of Lot 22, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1312 West Kennedy Street. **COZ#190424** (DEVELOPMENT SERVICES)

PLATS:

1. M.A.S. Engineering LLC., representing Jorge Ivan Garza Valdez, President of AZJOR truck & equipment, Inc., is requesting final plat approval of the proposed AZJOR Subdivision. The property is legally described as being a 0.81-acre tract of land out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4000 and 5000 Block of North IH 69C. **SUB#180615** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance O-2018-36 for budget amendments to the Fiscal Year 2018-2019 Budget. **(Adoption on 1st Reading)** (FINANCE)

B) Consideration and action, if any, on Ordinance amending Chapter 26, Businesses, by adding Article XI, Self-Storage or Mini-Warehouse Facilities, to the Code of Ordinances. **(1st Reading)** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-92-15 providing for a reasonable limit on the amount of time to be spent for repeat public information requestors. **(1st Reading)** (ADMINISTRATION)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2018-41 relating to the number of authorized civil service positions within the Fire and Police Department. **(2nd Reading)** (HR)

E) Consideration and action, if any, on Ordinance amending Appendix A, Zoning Ordinance. **(2nd Reading)** (DEVELOPMENT SERVICES)

F) Consideration and action, if any, on Resolution appointing/re-appointing four (4) members to the Parks and Recreation Advisory Board. (PARKS)

G) Consideration and action if any, on Resolution appointing/re-appointing four (4) members to the Beautification Committee. (PUBLIC WORKS)

H) Consideration and action, if any, on Resolution appointing a Mayor Pro Tem and Alternate Mayor Pro Tem. (ADMINISTRATION)

I) 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 contract extension for four years with Ticketmaster for the handling of all ticket sales for concerts held at the Pharr Events Center. (EVENTS CENTER)

B) Consideration and action, if any, authorizing City Manager to extend the Supply Contract with Gold Star Petroleum for the Purchase and Delivery of Fuel. (Project# 1718-01-517-SP002-59) (PURCHASING)

C) Consideration and action, if any, authorizing City Manager to enter into a lease agreement with Nevill Document Solutions, LLC. for the leased multi-function printers including maintenance plan for city departments utilizing co-op DIR-TSO-3092. (Project #1819-01-518-S030-001) (IT)

D) Consideration and action, if any, authorizing City Manager to amend contract with R. Gutierrez Engineering Corporation in the amount of \$10,270 for Professional Engineering Services for the West Las Milpas Road Reconstruction and Intersection Widening Project. (Project #C1718-01-528-0034A) (ENGINEERING)

E) Consideration and action, if any, authorizing City Manager to amend contract with R. Gutierrez Engineering Corporation in the amount of \$5,090 for Professional Engineering Services for the Thomas Left Turn Lanes Construction Project. (Project #1718-39-510-C009-252A) (ENGINEERING)

F) Consideration and action, if any, authorizing City Manager to use The Interlocal Purchasing System (TIPS) Purchasing Cooperative (#170201) to negotiate and approve a contract for the Communications Center Building Renovations for IT Offices Room Additions. (Project #1819-39-510-C014-001) (ENGINEERING)

G) Consideration and action, if any, on acceptance of the Parks & Recreation Dugouts for Pharr Sports Complex and Witten Park Project (Bid Number 1718-40-510-C008-161) and Release of Final Payment and Retainage in the amount of \$15,611.10. (Project #1718-40-510-C008-161) (ENGINEERING)

H) Consideration and action, if any, on acceptance of the Jackson Road Right Turn Lanes Construction Project (Project #1718-40-510-C010-252) and Release of Final Payment and Retainage in the amount of \$7,937.47. (ENGINEERING)

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7. 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.

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

9. 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 7th day of June 2019 at 4:00 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 June 2019.


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: _____