



**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 19, 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) Submission of Certified Totals for Tax Assessed Values 2019 . (FINANCE)

B) Submission of Sales Tax Collection Report for August 2019. (FINANCE)

C) Submission of Tax Collection Report for July 2019. (FINANCE)

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D) Submission of Quarterly Report for period ending June 2019. (FINANCE)

E) City Events of Interest. (ADMINISTRATION)

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 August 7, 2019 Regular Called Meeting and August 9, 2019 Workshop Meeting. (ADMINISTRATION)

B) Consideration and action authorizing Pharr Police Department to submit application for the 2020 TxDOT STEP CMV Comprehensive Grant. (POLICE)

C) Consideration and action authorizing Pharr Police Department to submit application for the 2020 TxDOT STEP Comprehensive Grant. (POLICE)

D) Consideration and action authorizing Pharr Police Department to submit application for the 2019 Edward Byrne Memorial Justice Grant. (POLICE)

E) Consideration and action, if any, authorizing City Manager to advertise for bids for the Hike & Bike Phase II-Ridge Road Utility Relocation Project. (Project #1819-40-510-C020-301) (ENGINEERING)

F) Consideration and action, if any, on renewal of Memorandum of Understanding with the Texas Department of Public Safety for certification of commercial vehicle and weight enforcement. (POLICE)

G) Consideration and action, if any, on a Memorandum of Understanding between the City of Pharr, Texas and the Government of the State of Zacatecas through the Secretary of CAMPO-Zacatecas, Mexico. (BRIDGE)

H) Consideration and action on Development Services Cases:

1. 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

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2. City of Pharr, d/b/a Tierra del Sol Golf Club, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD). The property is legally described as being a tract of land containing 139.37 acres, more or less, out of Lots 225, 226, 238, 239, 240, 241, 242 and 243 and all land comprising of the Golf Course, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 700 East Hall Acres Road. **CUP#160628**

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**

4. R & R Capital Investment Group LLC 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 Residential-Multi-Family High Density District (R-MFHD). The property is legally described as being a 0.28-acre tract of land, out of the N5 acres of the S15 acres out of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3401 North Sugar Road. **COZ#190748**

5. Maria Del Carmen Alvarez has filed the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to a Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, Block 1, save and except a 0.02-acre tract of land out of the Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 217 West Sam Houston Avenue. **COZ#190751**

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance calling a bond election to be held in the city of Pharr, Texas; making provision for the conduct of an election; and resolving other matters incident and related to such election, including authorizing the execution of any necessary engagement agreements with the city's bond counsel. (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance establishing procedures for public testimony. **(2nd and Final Reading)** (ADMINISTRATION)

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C) Consideration and action, if any, on Ordinance amending Ordinance O-2018-45 pertaining to public comments. **(2nd and Final Reading)** (ADMINISTRATION)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-32 renaming the Pharr Beautification Committee to Keep Pharr Beautiful Committee. **(3rd and Final Reading)** (ADMINISTRATION)

E) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-33 regulating business, storage, disposal, registration and haulers for tires. **(3rd and Final Reading)** (PUBLIC WORKS)

F) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-12 (animal control). **(3rd and Final Reading)** (PUBLIC WORKS)

G) Consideration and action, if any, on Resolution approving the continued receipt of bingo prize fee funds in accordance with House Bill 914. (ADMINISTRATION)

H) Consideration and action, if any, on Resolution adopting rules of procedure for placement and removal of agenda items for city commission agendas. (ADMINISTRATION)

I) Consideration and action, if any, on Resolution appointing/re-appointing three (3) members to the Pharr Economic Development Corporation II Board of Directors. (ADMINISTRATION)

6. ADMINISTRATIVE:

A) Submission and Certification of Effective and Rollback Tax Rate per Hidalgo County Appraisal District for Tax Year 2019. (FINANCE)

B) Discussion and action for vote on proposed tax rate increase and schedule public hearings. (FINANCE)

C) Consideration and action, if any, on authorizing City Manager to Negotiate and Enter into a Contract for Energy Consultant Services. (Project #1819-01-510-S029-235) (PURCHASING)

D) Consideration and action, if any, on counter offer for the land acquisition of Lot 3, Luvill LLC Estates, Pharr, Hidalgo County, Texas (DEVELOPMENT SERVICES)

7. PURCHASING:

A) Consideration and action, if any, on acquisition of technology equipment for the Pharr Police Department.(Project #1819-01-512-IPQ077-001) (POLICE)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action if any on agreement with Pharr San Juan Alamo School District for School Resource Officer (SRO) services. (POLICE)

B) Consideration and action if any of agreement between the Pharr Police Department and Pharr San Juan School district for police K-9 services. (POLICE)

C) Consideration and action if any on agreement with Valley View Independent School district for police K-9 services. (POLICE)

D) Consideration and action, if any, rejecting all bids for the City of Pharr Monument Signage Project (Project No. 1819-40-510-C015-019) and authorizing the City Manager to re-advertise for bids on award of contract. (ENGINEERING)

9. 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

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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.

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

11. 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 August 2019 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).

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WITNESS MY HAND AND SEAL, this 16th day of August 2019.

A handwritten signature in cursive script, appearing to read "Imelda Barrera", is written over a horizontal line.

IMELDA BARRERA, TRMC
ASSISTANT 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: _____