



**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
TUESDAY, SEPTEMBER 3, 2019**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. 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 board.
- B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

- A) Proclamation proclaiming Hunger Action Month.
- B) Proclamation proclaiming Honoring and Remembering September 11th at PSJA Southwest Early College High School Day.

3. PUBLIC TESTIMONY: *(Ordinance No. O-2019-30). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

4. PUBLIC HEARINGS: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 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.*

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A) First Public Hearing: Solicitation of Comments from the general public on the 2019 Tax Year Proposed Property Tax Rate for the City of Pharr.

B) Public Hearing on Development Services Cases

5. 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.

6. 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 19, 2019 Regular Called Meeting.
(ADMINISTRATION)

B) Consideration and action on request from St. Margaret Mary Catholic Church for street closures for their Annual Jamaica on October 5-6, 2019.
(ADMINISTRATION)

C) Consideration and action on request to advertise with Inbound Logistics for \$50,000 for 12 months. (Project No. 1819-70-510-S033-001) (BRIDGE)

D) Consideration and action authorizing City Manager to execute contract with Pyro Shows of Texas for live fireworks display for City of Pharr Salute to Veterans on Saturday, November 9, 2019 in the amount of \$12,000. (Project No. 1819-01-530-IPQ080-003) (EVENTS CENTER)

E) Consideration and action authorizing the submission of an Economically Disadvantaged County (EDC) Program Application for the Hi-Line Road Project from Cage Blvd. to Veterans Road CSJ#0921-02-375.
(ENGINEERING)

F) Consideration and action authorizing the submission of an Economically Disadvantaged County (EDC) Program Application for the PSJA Tri-City Pedestrian Safety Improvements Project Phase II CSJ#0921-02-432.
(ENGINEERING)

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G) Consideration and action, if any, authorizing City Manager to extend Supply Contract with Martin Product Sales d/b/a Martin Asphalt Co. for Construction Materials Prime Coat MC-30 and RC-250 Tack Coat. (Project No. 1718-01-528-IPQ031-139) (PURCHASING)

H) Consideration and action, if any, authorizing City Manager to extend Service Contract with Pavement Markings, Inc. for city-wide Pavement Marking Services. (Project No. 1718-01-517-C006-147) (PURCHASING)

I) Consideration and action, if any, authorizing City Manager to extend interlocal agreement between the City of Pharr and the City of Weslaco for animal care services. (Project No. 1718-01-517-S030-001) (PUBLIC WORKS)

J) Consideration and action, if any, authorizing the City Manager to extend the Supply Contract with Frontera Materials, Inc. for the Purchase and Delivery of HMAC, Cold Mix, and Caliche. (Project No. 1718-01-528-SP007-115) (PURCHASING)

K) Consideration and action, if any, authorizing City Manager to extend the Supply Contract with Core & Main LP (HD Supply Waterworks, Ltd.) for the Purchase & Delivery of RCP, Manholes, & Inlets. (Project No. 1718-01-528-IPQ033-242) (PURCHASING)

L) Consideration and action, if any, authorizing City Manager to extend the Supply Contract with Rio Valley Pipe, LLC dba CAPA for the Purchase & Delivery of RCP, Manholes, & Inlet. (Project No. 1718-01-528-IPQ033-242) (PURCHASING)

M) Consideration and action, if any, authorizing City Manager to extend the Supply Contract with L&R Precast Concrete Works, Inc. for the Purchase & Delivery of RCP, Manholes, & Inlets. (Project No. 1718-01-528-IPQ033-242) (PURCHASING)

N) Consideration and action on Development Services Cases:

1. Angel Villarreal and Maria C. Villarreal, representing VIGA Restaurants, Inc., d/b/a Villa del Mar Restaurant, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Being Lot A, Providence Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6400 South Cage Boulevard, Suites A & B. **CUP#110757**

2. Red Robin 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 Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 409 South Jackson Road. **CUP#030747**

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3. T.W.O. Holdings, LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being approximately 1.068-acre tract of land, more or less, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5201 North Veterans Boulevard. **COZ#190754**

O) PLATS:

1. Spoor Engineering Consultants, Inc., representing Amelio Rivas Jr. and Gloria M. Rivas, Owners, are requesting preliminary plat approval of the proposed Roxanne Subdivision. The property is legally described as being a 0.35-acre tract of land out of a 3.00-acre tract of land, out of the south 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Anaya Road. **SUB#190514**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution entering into an agreement with the Texas Department of Transportation for temporary closure of streets for the City of Pharr First Responders Festival on Saturday, September 28, 2019. (PUBLIC WORKS)

B) Consideration and action, if any, on Resolution adopting the water rate study completed for the City of Pharr by Raftelis Utility Consultants. (FINANCE)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-40 prescribing new rates for water services. **(1st Reading)** (FINANCE)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-39 prescribing new rates for sewer services. **(1st reading)** (FINANCE)

E) Consideration and action, if any, on Ordinance amending Ordinance No. O-2018-37 (rental of city facilities). **(1st Reading)** (PARKS)

F) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-33, Development Services Fee Schedule. **(Adoption on 1st Reading)** (DEVELOPMENT SERVICES)

8. ADMINISTRATIVE:

- A) Consideration and action, if any, on Change Order No. 1 for the City of Pharr International Bridge Facility Expansion and Renovations Project. (Bid No. 1819-70-510-C007-395) (ENGINEERING)
- B) Consideration and action, if any, on Change Order No. 2 and Change Order No. 3 and final payout for Pharr Public Safety Communications Building. (Project #1819-39-510-C004-001) (COMMUNICATIONS)
- C) Consideration and action, if any, on permission to advertise for Financial Advisors for capital financing through the Texas Water Development Board Programs and authorizing City Manager to enter into a contract for such services. (Project No. 1819-01-510-S035-001) (ADMINISTRATION)
- D) Consideration and action, if any, on permission to advertise for Bond Counsel for capital financing through the Texas Water Development Board Programs and authorizing City Manager to enter into a contract for such services. (Project No. 1819-01-510-S036-001) (ADMINISTRATION)
- E) Consultation and action, if any, authorizing City Manager to retain legal counsel to pursue water and/or sewer Certificate of Convenience and Necessity (CCN) service areas. (Project No. 1819-01-510-S038-001) (ADMINISTRATION)

9. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, authorizing City Manager to enter into an agreement with Dr. Raul Barreda for Medical Director. (COMMUNICATIONS)
- B) Consideration and action, if any, on renewal of Interlocal Agreement with the Texas Department of Motor Vehicles for Scofflaw services on vehicle registration records. (MUNICIPAL COURT)
- C) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with Javier Hinojosa Engineering for the Professional Engineering Services for the design and project administration of the Sanitary Sewer Utility Adjustments related to the Regional Linear Park Hike and Bike Trail Phase II, Ridge Road Tunnel Crossing conflict. (Project #1819-40-510-IPQ077-001) (ENGINEERING)
- D) Consideration and action, if any, on agreement with Hollis Rutledge and Associates, Inc. for lobbying services. (Project No. 1718-01-510-S027-001) (ADMINISTRATION)

10. LEGAL:

A) Discussion and action, if any, on legal action concerning Pharr Original Townsite A Tract 1350'x100' North of and Adj to R/W Btwn Cypress ST (7th St) & Hwy 281 3.10 AC Net, Pharr, Hidalgo County, Texas. (LEGAL)

11. 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 Board 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 Board 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 Board 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 Board 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 Board 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.

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Pursuant to Section 551.087, the Board 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.

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

13. 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 30th day of August 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 30th day of August 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: _____