



**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, FEBRUARY 3, 2020**

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 Children's Advocacy Center of Hidalgo County Day. (ADMINISTRATION)

3. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). 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. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

4. PUBLIC HEARINGS:

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES: *(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.*

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) Submission of 1st Quarter 2019-2020 City of Pharr Investment Report.

C) 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 January 6, 2020 Regular Called Meeting and January 13, 2020 Special Called Meeting. (ADMINISTRATION)

B) Consideration and action, if any, on Interlocal Agreement with Hidalgo County and the City of Pharr for library services for county calendar year 2020. (LIBRARY)

C) Consideration and action on sponsorship in the amount of \$1,500 for the Children's Advocacy Center of Hidalgo County 10th Annual Vinos Wine Extravaganza on Saturday, March 7, 2020. (ADMINISTRATION)

D) Consideration and action on sponsorship in the amount of \$10,000 for the 2020 Catholic Charities Gala on Thursday, March 5, 2020. (ADMINISTRATION)

AGENDA REGULAR MEETING
February 3, 2020

E) Consideration and action authorizing City Manager to advertise for bids for the Purchase of Nine (9) 2020 Vehicles. (Project #1920-01-528-P012-129) (PURCHASING)

F) Consideration and action authorizing City Manager to advertise for Request for Proposals for Credit Card Processing Service Fees services. (Project #1920-01-511-S023-030) (FINANCE)

G) Consideration and action on renewal of vendor agreement with County of Hidalgo Community Service Agency and City of Pharr for Bravo Zulu Grant to assist veterans in need with their water bill. (FINANCE)

H) Consideration and action on Development Services Cases:

1. Cadena and Sons, L.L.C. d/b/a Tejas Restaurant and Sports Bar, 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 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1308 Maco Drive. **CUP#161261**

2. 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**

3. 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**

4. Antonio Rodriguez and Sylvia Rodriguez, d/b/a Verona Event Center II, LLC, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being Lots 2 and 3, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 109 East Ferguson Avenue. **CUP#100623**

AGENDA REGULAR MEETING

February 3, 2020

5. Leonel Cantu, representing CDFP Developers, LLC., owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office Professional District (O-P) to Residential Townhouse District (R-TH). The property is legally described as being a 4.38-acre tract of land, more or less, out of Lot 186, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700-800 Block of West Sam Houston Avenue. **COZ#200101**

PLATS:

1. R. Gutierrez Corporation, representing Andres Rodriguez and Ismael Rodriguez, owner's, are requesting final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision. The property is legally described as being a 1.00 acre tract of land, being all of Lot 28, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 304 West Las Milpas Road. **SUB#180825**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-35 to adopt a new and updated Personnel Policy Manual. **(3rd and Final Reading)** (HR)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2019-38 prescribing a discount to residents who make water bill payments online. **(Adoption at 1st Reading)** (FINANCE)

C) Consideration and action, if any, on Resolution designating certain areas of the City as a Neighborhood Empowerment Zone/Business Improvement District 2020-01. (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Ordinance setting guidelines and framework for Neighborhood Empowerment Zone/Business Improvement District 2020-01. **(1st Reading)** (DEVELOPMENT SERVICES)

E) Consideration and action, if any, on Resolution authorizing submission of the 2020 STAR (State of Texas Alliance for Recycling) Bin Grant Program sponsored by Busch Systems. (PUBLIC WORKS)

F) Consideration and action, if any, on Resolution appointing/re-appointing one (1) regular member to the Tierra Del Sol Golf Club Advisory Board. (PARKS)

AGENDA REGULAR MEETING

February 3, 2020

G) 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 2020 Competitive 9% Housing Tax Credits for West Ridge Apartments. (ADMINISTRATION)

8. PURCHASING:

A) Consideration and action, if any, authorizing City Manager to award a contract for the purchase of a Hino 268 Dump (Dump Truck) to Rush Truck Center of Pharr TX using BuyBoard #601-19. (Project #1920-60-583-P014-001) (PUBLIC UTILITIES)

B) Consideration and action, if any, awarding contract for the Purchase of a Pierce Enforcer Heavy Duty Rescue Truck for the Fire Department through Buyboard #571-18.(Project # 1920-01-515-P009-001) (FIRE)

C) Consideration and action, if any, authoring City Manager to enter into a Service Agreement with Pitney Bowes for the lease of a Relay 7000 Inserting System using BuyBoard #576-18.(Project #1920-60-581-S022-001) (FINANCE)

D) Consideration and action, if any, authorizing City Manger to purchase of Ten (10) 2020 Chevy Tahoe(s) through Caldwell Country Chevrolet using H-GAC #VE11-18. (Project #1920-01-512-P013-001) (POLICE)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on agreement between Doctors Hospital at Renaissance, LTD. and City of Pharr for wellness screening services. (HR)

B) Consideration and action, if any, amending lease agreement with Kyocera Document Solutions, LLC. for additional leased multi-function printers including maintenance plan for city departments utilizing co-op DIR-CPO-4428.(Project #1819-01-518-S030-001) (IT)

C) Consideration and action, if any, authorizing City Manager to amend contract with The Warren Group, Inc. in the amount of \$44,600 for additional Professional Architectural Services for the International Bridge Facility Expansion and Renovations Project. (Project #C1617-01-528-0080) (ENGINEERING)

AGENDA REGULAR MEETING
February 3, 2020

D) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and Valley View Independent School District Police Department. (POLICE)

E) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and Pharr-San Juan-Alamo Independent School District Police Department. (POLICE)

F) Consideration and action, if any, authorizing City Manager to use The Interlocal Purchasing System (TIPS) Purchasing Cooperative to negotiate and approve a contract with R.L. Abatement for the Asbestos Abatement and demolition of the Boller Farms Building. (Project #1920-01-522-S025-001) (PARKS)

G) Consideration and action, if any, on ground lease agreement between Union Pacific Railroad and the City of Pharr. (ADMINISTRATION)

10. LEGAL:

A) Consultation and possible action, regarding *Raul Garcia D/B/A Pajaro Promotions v. City of Pharr*, C-3425-17-B. (LEGAL)

B) Consultation with City Attorney and possible action on Texas Municipal League Coverage. (LEGAL)

C) Consideration and action, if any, on counter offer and the legality thereof for incentive agreement for Transcasa/PBBP (ADMINISTRATION)

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.

AGENDA REGULAR MEETING
February 3, 2020

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.

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 31st day of January 2020 at 3:45 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in

AGENDA REGULAR MEETING
February 3, 2020

compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 31st day of January.


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: _____