



**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 3:00 PM ON
MONDAY, FEBRUARY 17, 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 National Engineers Week.

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) Submission of Sales Tax Collection Report for February 2020.

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 January 20, 2020 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action on sponsorship in the amount of \$5,000 for IDEA Dinner Auction Scholarship Gala 2020 on Thursday, April 23, 2020. (ADMINISTRATION)

C) Consideration and action on sponsorship in the amount of \$500 for the PSJA ISD 8th Annual Cancer Awareness Walk Track of Hope on February 22, 2020. (ADMINISTRATION)

D) Consideration and action on local contribution in the amount of \$5,000 to Lower Rio Grande Valley Development Council for the Census 2020 Regional Marketing Initiative. (ADMINISTRATION)

E) Consideration and action on Development Services Cases:

1. Xoticas is requesting renewal of the Sexually Oriented Business License in a Limited Industrial District (L-I). The property is legally described as a 0.6081-acre tract of land out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4502 North Cage Boulevard. **SOB#010105**

2. La Vitamina Jarocha, LLC has filed with the Planning and Zoning Commission a request for 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 all of Lot 6, Raider Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4005 North Veterans Boulevard. **CUP#200103**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance setting guidelines and framework for Neighborhood Empowerment Zone/Business Improvement District 2020-01. **(2nd Reading)** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Resolution entering into an agreement with the Texas Department of Transportation for closure of US 281 (Cage Boulevard) from Clark Avenue to Kelly Avenue and Business 83 from Bluebonnet Avenue to Birch Street for the HUB Phestival from Thursday, April 2, 2020 at 12:01 a.m. until Sunday, April 5, 2020 at 8:00 p.m. (PUBLIC WORKS)

8. ADMINISTRATIVE:

A) Consideration and action, if any, on Pharr Municipal Court Amnesty Program for February 18, 2020 through March 31, 2020. (MUNICIPAL COURT)

B) Discussion and possible action regarding Pharr International Bridge. (ADMINISTRATION)

9. PURCHASING:

A) Consideration and action, if any, authorizing City Manager to award Supply Contract(s) for the Purchase and Delivery of Station Uniforms for the Fire Department to multiple vendors. (Project #1920-01-515-SP006-268) (FIRE)

10. CONTRACTS/AGREEMENTS:

A) 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) **(Tabled Item)** (ENGINEERING)

B) Consideration and action, if any, on License Agreement with SESAC, LLC for public performance rights. (EVENTS CENTER)

C) Consideration and action, if any, on acceptance of Fire Station Number 4 as complete and authorization to release retainage to the Construction Manager at Risk (CMAR) (C1718-01-510-0023) (ENGINEERING)

11. LEGAL:

A) Consultation with City Attorney regarding Jackson Place Apartments.
(LEGAL)

12. 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.

AGENDA REGULAR MEETING
February 17, 2020

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.

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

14. 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 14th day of February 2020 at 2:30 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 14th day of February 2020.



Hilda Pedraza
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: _____

February 12, 2020

ATTN: Honorable Dr. Ambrosio Hernandez
Mayor of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

RE: Proclamation – National Engineers Week – February 16-22, 2020

Dear Mayor Hernandez,

The American Society of Civil Engineers (ASCE)—Rio Grande Valley (RGV) Branch was established in 1987, and serves the counties of Starr, Hidalgo, Willacy and Cameron. As a branch, we are committed to promoting, encouraging and recognizing civil engineering excellence and professional growth through monthly meetings, networking opportunities, scholarship awards and special engineering events.

In pursuit of our commitment, ASCE RGV Branch will be celebrating National Engineers Week taking place February 16-22, 2020, to raise public awareness of engineer's indispensable contributions to society. Engineers not only meet the basic needs of our community, they are also strong leaders who advance our community by building a better quality of life.

As the President of ASCE RGV Branch, it would be an honor for you, Mayor Hernandez, and City Commission, to issue a proclamation to acknowledge and celebrate the accomplishments and continuing contributions of the engineering profession (especially civil engineering!) to the City of Pharr. A proclamation is enclosed for your consideration.

Sincerely,



Sincerely,
Maria Rangel, EIT
Branch President

P.S. The National Society of Professional Engineers (NSPE) established National Engineers Week in 1951 to raise public awareness of engineer's contributions to society. The celebration falls on the week of President George Washington's birthday, who is considered our country's first engineer (he was a surveyor).

OFFICERS 2019-2020

PRESIDENT
PAST PRESIDENT
VICE PRESIDENT
SECRETARY
TREASURER
TREASURER ELECT
HISTORIAN
TECHNICAL DIRECTOR
SECTION DIRECTOR
YOUNGER MEMBER CHAIR
COMMUNICATIONS CHAIR

Maria Rangel, EIT
Humberto Lopez, PE
Jessica Maldonado, PE
Victor Juarez, EIT
Isaac Huacuja, EIT
Cristian Guajardo, EIT
Katia Navar, EIT
Oscar Hernandez
Bilkis Martinez, EIT
Aldo Garcia, EIT
Arlett Rodriguez

City of Pharr
TxDOT
SAMES, Inc.
Millennium Engineers Group, Inc.
Sigler, Winston, Greenwood & Associates
Green, Rubiano & Associates
Raba-Kistner Consultants, Inc.
Millennium Engineers Group, Inc.
City of McAllen
M. Garcia Engineering, LLC
SAMES, Inc.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

WHEREAS, Engineers Week (E-Week) was started in 1951 by the National Society of Professional Engineers (NSPE) to raise public awareness of engineer's contributions to society; and,

WHEREAS, engineers directly contribute to the City of Pharr (City) by using their technical, managerial, leadership and creative skills to meet the City's current and future needs; and,

WHEREAS, engineers provide planning, design and oversight of the water and wastewater systems, storm drainage systems and transportation systems that contribute to a high quality of life for all residents of the City; and,

WHEREAS, engineers make strides to interact with our students to encourage them to realize the importance of a technical education and inspire them to pursue engineering careers in order to increase and maintain the City's economic leadership and quality of life; and,

WHEREAS, engineers are bound by their ethical canons to serve to the highest standards of honesty and integrity so that their efforts may always protect the safety, health and welfare of the public, and enhance the honor, reputation and usefulness of the profession; and,

WHEREAS, it is the mission of the American Society of Civil Engineers (ASCE)—Rio Grande Valley (RGV) Branch to advance our communities through the development of civil engineers as leaders who create a legacy of service through technical proficiency, educational opportunities and professional advocacy;

NOW, THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the week of February 16-22, 2020, as:

"National Engineers Week"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 17th day of February, 2020.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Secretary



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED: February 11, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public Hearing on Development Services Cases

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 2/11/2020



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: February 12, 2020

MEETING DATE: February 17, 2020

FROM: Karla Moya, Finance Director

DEPARTMENT: Finance

DIRECTOR:

Agenda Item: Submission of Sales Tax Collection Report for February 2020.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of 9.62% compared to last February 2020 collections, the City ranked No. 4 this month compared to 9 other cities in the Valley in sales collections compared to last year.

Please feel free to contact me should the need arise; I am at extension 1907.

THANK YOU

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Karla Moya

Edward Wylie

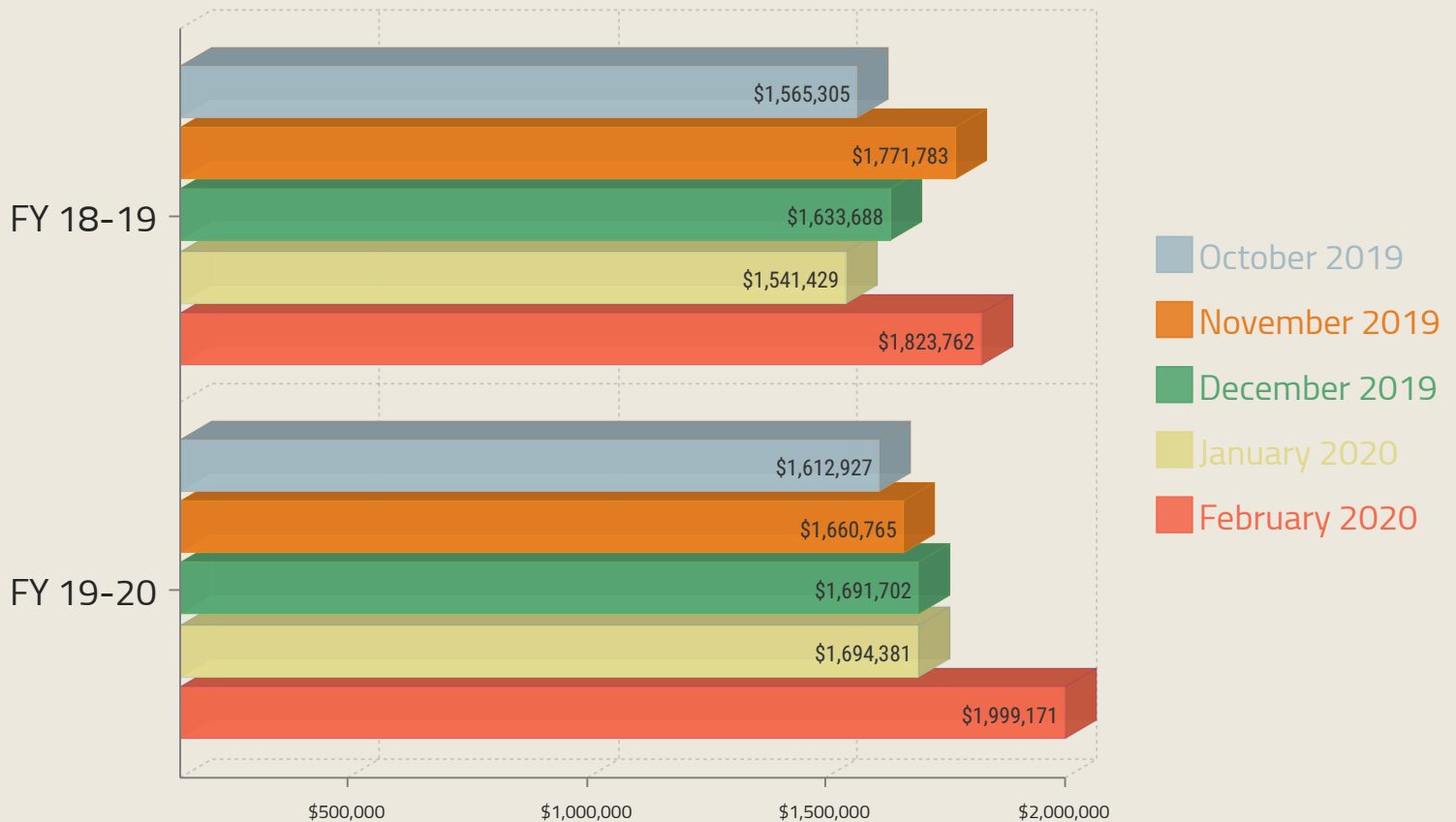
Created/Initiated - 2/12/2020

Final Approval - 2/14/2020

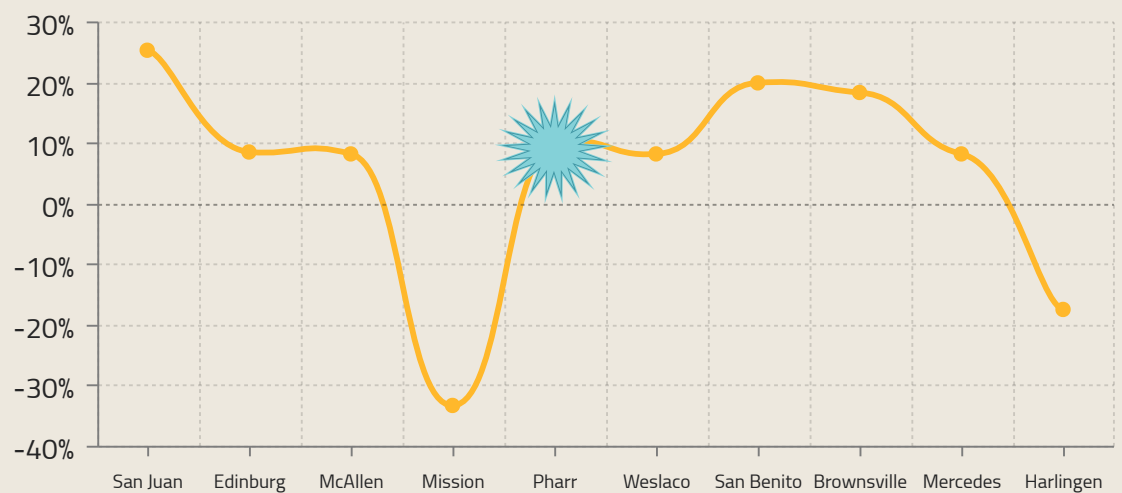
Sales Taxes Collection Snapshot-February 2020



9.62% Increase in Sales Tax
from Last Year*



Ranked No. 4
compared to neighbor
Cities



*Excludes February 2019 One-Time Payment of \$636,901.



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.

DATE SUBMITTED: February 12, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 2/12/2020



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED: February 14, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Approval of Minutes for January 20, 2020 Regular Called Meeting.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 2/14/2020
Final Approval - 2/14/2020

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JANUARY 20, 2020
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, January 20, 2020 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro Tem Roberto "Bobby" Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Eleazar Guajardo

STAFF PRESENT: Edward Wylie, Deputy City Manager
Hilda Pedraza, ACM/City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Events Ctr. Director
Karla Saavedra, Finance Director
Anali Alanis, ACM/HR Director
Marissa Hernandez, Municipal Court Judge
Jose Luengo, Police Chief
Leonardo Perez, Fire Chief
Melanie Cano, Dev. Services Director
Rey Cano, Asst. Public Works Dir.
Sergio Alanis, Parks & Rec. Director
Raul Garza, CDBG Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Fred Brouwen, Asst. Bridge Director
Veronica Gutierrez, Purchasing
Kenneth Ennis, Asst. Comm. Director

CITY ATTORNEY Patricia Rigney, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD

Mayor Hernandez called the meeting to order at 4:02 p.m. Roll call established a quorum.

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January 20, 2020

Mayor Hernandez moved to excuse the absent member. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Ed Wylie, Interim City Manager, led in the pledge of allegiance and Jose Luengo, Police Chief, said the invocation.

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Mayor Hernandez opened the public hearing. There being no comments from the public, the public hearing was closed.

ITEM 4. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JANUARY 2020

Ed Wylie, Interim City Manager, introduced the item and reported the City of Pharr had an increase of 9.92% and the city ranked No. 6 compared to other valley cities.

B) SUBMISSION OF TAX COLLECTION REPORT FOR DECEMBER 2019

Ed Wylie, Interim City Manager, introduced the item and reported current tax collections decreased 1.97% compared to last year.

C) SUBMISSION OF 1ST QUARTER 2019-2020 CITY OF PHARR INVESTMENT REPORT

Ed Wylie, Interim City Manager, introduced the item and stated no action was needed.

D) CITY EVENTS OF INTEREST

Ed Wylie, Interim City Manager, reported the Pharr Municipal Court was actively enhancing customer service by incorporating self-pay kiosks for court payments.

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Marissa Hernandez, Municipal Court Judge, stated the Municipal Court was currently working with a new vendor and will be placing two (2) self-serve kiosks at the Municipal Court. She further stated one of the kiosks would enable the court to do digital magistrations by video and the other kiosk would allow the public to make payments.

Ed Wylie, Interim City Manager, reported the Parks and Recreation after-school program continues to grow and doubled its number from 300 students to 600 students. He stated this has been a very successful program and staff was managing it very well. Mayor Hernandez asked staff if the students were from one school district or how this was being handled. Sergio Alanis, Parks & Recreation Director, stated it was mainly PSJA ISD students across twelve elementary schools located in Pharr.

Ed Wylie, Interim City Manager, announced the City Clerk's Office Vital Statistics division had earned the Five-Star Award from the Texas Department of State Health Services. He stated the award recognizes partners who go above and beyond the call of duty associated with birth and death records. He congratulated staff for a job well done.

Ed Wylie, Interim City Manager, reported Public Works Department had recently completed upgrades on several traffic signals in our community by enhancing public safety and traffic efficiency. Mr. Wylie stated Public Works Department replaced nine traffic loops within the city at major intersections and traffic should be flowing better. Lastly, he stated hopefully by March a study would be completed for pre-programmed signal timings.

ITEM 5. CONSENT AGENDA

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF SOUTH U.S. 281 AND EAST OLD BUSINESS 83 FOR THE 14TH ANNUAL ST. PATRICK'S DAY 5K RUN/WALK ON SATURDAY, MARCH 14, 2020 FROM 7:00 A.M. TO 11:00 A.M. (PARKS)**
- B) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS (RFQ'S) FOR PROFESSIONAL ENGINEERING SERVICES FOR PROJECTS REQUIRING GENERAL CIVIL ENGINEERING, TRAFFIC ENGINEERING, CONSTRUCTION ENGINEERING INSPECTION (CEI), STRUCTURAL ENGINEERING, MEP (MECHANICAL, ELECTRICAL, PLUMBING) AND ELECTRICAL ENGINEERING DURING THE 2020-2022 YEAR PERIOD. (PROJECT #1920-01-528-S013-001) (ENGINEERING)**

- C) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS (RFQ'S) FOR PROFESSIONAL ENGINEERING SERVICES FOR WATER AND WASTEWATER IMPROVEMENT PROJECTS DURING THE 2020-2022 YEAR PERIOD (PROJECT #1920-60-583-S014-001) (ENGINEERING)**
- D) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS (RFQ'S) FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR 2020-2022 PROJECTS (PROJECT #1920-01-528-S015-001) (ENGINEERING)**
- E) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE A SOLICITATION FOR REQUEST FOR QUALIFICATIONS (RFQ'S) FOR PROFESSIONAL SURVEYING SERVICES FOR PROJECTS DURING THE 2020-2022 YEAR PERIOD (PROJECT #1920-01-528-S020-001) (ENGINEERING)**
- F) CONSIDERATION AND ACTION ON REQUEST FROM VANGUARD ACADEMY FOR THE CITY OF PHARR TO WAIVE RENTAL FEES OF THE PHARR EVENTS CENTER TO SUPPORT THEIR CAREER AND TECHNICAL EDUCATION EXPO ON WEDNESDAY MARCH 4, 2020 (EVENTS CENTER)**
- G) CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:**
 - 1. REGENCY HALL REQUESTED 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 10 AND 11, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 207 EAST FERGUSON AVENUE. CUP#161155**
 - 2. MUY PIZZA-TEJAS, LLC, DBA PIZZA HUT, REQUESTED 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**
 - 3. AIESTY, INC., D/B/A SEOUL ASIAN MARKET REQUESTED A 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 0.3 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CARMEL SUBDIVISION, VACATED EL CENTRO SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD, SUITE M. CUP#191272**

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4. **ORGO FAMILY LTD. REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, SHALLOW BROOK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3715 SOUTH CAGE BOULEVARD. COZ#191169**
5. **EAST POINT INVESTMENTS, LLC REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.09 ACRES, MORE OR LESS, OUT OF LOTS 13-14, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 1300-1500 BLOCK OF NORTH VETERANS BOULEVARD. COZ#191271**

H) PLATS:

1. **MELDEN & HUNT INC., REPRESENTING MARK BISSELL, MANAGING MEMBER FOR BISSELL SOUTHWEST DC LEASING, LLC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED GEMINI SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 37.397 ACRES OUT OF LOTS 367 AND 370, KELLY-PHARR SUBDIVISION AND OUT OF LOT 14, BLOCK 1, A RE-SUBDIVISION OF CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST HI LINE ROAD. SUB#181238**
2. **PEREZ CONSULTING ENGINEERS, REPRESENTING, CHARLES CLARK, GENERAL PARTNER CLARK-KNAPP HONDA, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED CLARK KNAPP HONDA SUBDIVISION SECTION 2. THE PROPERTY IS DESCRIBED AS BEING A TRACT OF LAND CONTAINING 4.00 ACRES OUT OF LOT 170, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1000 BLOCK OF WEST POLK AVENUE. SUB#160720**
3. **M GARCIA ENGINEERING LLC, REPRESENTING ZARAGOZA HINOJOSA JR., PRESIDENT OF HEAVY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER SUBDIVISION PLAT EAST PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND CONTAINING 17.13 ACRES AND ALSO BEING A PART OR PORTION OF LOTS 13 AND 14, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 AND 1200 BLOCK OF EAST FERGUSON AVENUE. SUB#191229**

Ed Wylie, Interim City Manager, introduced the item. He briefly explained items 5.B, C, D, and E would expire in February 2020 and the city would go out for bids. He further recommended approval of the consent agenda.

Comm. Medina **moved** to approve as recommended. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2020-02 and Ordinances Nos. O-2020-02 and O-2020-03 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2019-40 FOR BUDGET AMENDMENTS TO THE FISCAL YEAR 2019-2020 BUDGET. (ADOPTION ON 1ST READING) (FINANCE)

Ed Wylie, Interim City Manager, introduced the item and explained the City of Pharr was increasing budget by \$855,000. He stated \$700,000 was for the Christmas bonuses and \$155,000 was due to law changing for exempt employees and minor adjustments pay. He further explained the funds were from excess sales tax from last year from Municipal Court and Pharr International Bridge and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2020-04 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2017-35 TO ADOPT A NEW AND UPDATED PERSONNEL POLICY MANUAL (2ND READING) (HR)

Ed Wylie, Interim City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING REIMBURSEMENT OF EXPENDITURES ON CERTAIN CITY CAPITAL PROJECTS TO INCLUDE THE RAW WATER RESERVOIR EXPANSION WITH CITY OF PHARR, TEXAS TEXAS WATER DEVELOPMENT BOARD (FINANCE)

Ed Wylie, Interim City Manager, introduced the item. He explained the city purchased 13-acres on Ridge Road for the raw water reservoir expansion project. He stated the city would be issuing revenue bonds with the Texas Water Development Board and recommended approval.

Comm. Medina **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2020-03 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING OR REMOVAL OF BOARD MEMBER(S) OF THE PARKS AND RECREATION ADVISORY BOARD (PARKS)

Ed Wylie, Interim City Manager, introduced the item and stated staff was recommending some changes to the board. He stated Johnny Ramos resigned and requested he be replaced by Hector Trevino, Efrain Matamoros to be replaced by Gabriel Trevino and Allen Williams to be replaced by Juan Garcia.

Ed Wylie, Interim City Manager, further stated Vanguard Academy Superintendent had requested representation on the Parks Board since they were doing the Nature Park. Mr. Wylie stated this was a good fit and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2020-04 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION EXECUTING AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE HI-LINE EAST ROAD, CAGE BOULEVARD TO VETERANS ROAD, CSJ: 0921-02-375 (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item. He briefly explained this was for the reconstruction of Cage Boulevard and the estimated construction cost to the State was \$211,558. He further recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2020-05 is filed with the City Clerk's Office.

ITEM 7. ADMINISTRATIVE

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS FOR THE WASTEWATER TREATMENT PLANT OXIDATION DITCH NO. 2 AND ELECTRICAL IMPROVEMENTS. (PROJECT #1920-61-587-C002-242) (ENGINEERING)

MINUTES: REGULAR CALLED MEETING
January 20, 2020

Ed Wylie, Interim City Manager, introduced the item. He explained the Wastewater Plant Oxidation Ditch Number 2 needed repairs and the estimated cost was \$5.4 million dollars. He stated city had budgeted \$2 million dollars for this project and the remaining \$3.4 million dollars would be coming from the Texas Water Development Board. He further recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS FOR THE SINGLE MACHINE REPAVING PROJECT YEAR 5 (PROJECT #1920-40-510-C006-105) (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated this was for the Year 5 Single Machine Repaving Project and the estimated construction cost was \$3.9 million. He further recommended approval.

Comm. Medina **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON PERMISSION TO ADVERTISE FOR REQUESTS FOR QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES FOR PHARR CITY HALL RENOVATION AND IMPROVEMENT PROJECT AND GRANTING PERMISSION TO THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR SUCH SERVICES (PROJECT #1920-01-510-S019-001) (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item. He stated the timeline for City Hall 1st floor renovations was very tight and in order to expedite the construction and meet the deadlines, the best route was to hire a construction manager to work with architect. He further recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON DEDUCTIVE CHANGE ORDER NO. 2 IN THE AMOUNT OF \$1,763.80 AND FINAL ACCEPTANCE OF THE THOMAS ROAD - LEFT TURN LANE CONSTRUCTION PROJECT, AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF \$30,887.98 (PROJECT NO. 1718-39-510-C009-252) (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item and stated the project was complete and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

ITEM 8. PURCHASING

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO PURCHASE NEW FURNITURE FOR THE PHARR CIVIC CENTER ADMINISTRATIVE OFFICES THROUGH LONE STAR FURNISHING USING BUYBOARD CONTRACT 584-19. (PROJECT #1920-39-510-P011-001) (PARKS)**

Ed Wylie, Interim City Manager, introduced the item. He stated renovations for the Civic Center was nearing completion and the facility would need new furniture. He stated the cost was approximately \$100,000 and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF A HAZMAT ELITE COMMAND PACKAGE- SINGLE-DIAMOND FTIR IDENTIFIER FOR THE FIRE DEPARTMENT AS PART OF THE 2019 STATE HOMELAND SECURITY GRANT AWARD USING HGAC CONTRACT EP11-17 (PROJECT #1920-01-515-P010-001) (FIRE)**

Ed Wylie, Interim City Manager, introduced the item and stated the City of Pharr was awarded \$96,400 and \$68,950 would be utilized for this purchase. He further recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

ITEM 9. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD SERVICE CONTRACT FOR THE USED TIRES AND RUBBER SCRAP REMOVAL AND DISPOSAL/RECYCLING SERVICES (PROJECT #1920-01-517-S007-257) (PUBLIC WORKS)**

MINUTES: REGULAR CALLED MEETING
January 20, 2020

Ed Wylie, Interim City Manager, introduced the item. He stated only one bid was received from Texas Land Reclamation, LLC. at \$1,775.00 per load and recommended approval.

Comm. Carrillo moved to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE COMMERCIAL VEHICLE TRUCK STAGING AREA PROJECT (PROJECT #1920-01-528-S018-001) (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item. He explained the Pharr Economic Development Corporation purchased 20 acres of property for a truck staging area in the industrial park. He stated the city received a grant in the amount of \$4 million and the cost of the project was \$7 million. Mr. Wylie further stated the city would be going out for bids recommended Javier Hinojosa Engineering as the Engineer of record.

Comm. Carrillo moved to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD CONTRACT IN THE AMOUNT OF \$332,830 FOR THE HIKE AND BIKE PHASE II UTILITY RELOCATION PROJECT (PROJECT NO.1920-61-583-C004-289) (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item. He stated formal bids were opened with nine (9) respondents and the lowest bidder was RDH Site and Concrete, LLC in the amount of \$332,830. He recommended approval and noted correction from agenda packet on true amount being \$332,830.

Comm. Medina moved to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT BETWEEN CITY OF PHARR AND REGION ONE EDUCATION SERVICE CENTER TO PARTICIPATE IN THE ORION (ONE REGIONAL INTERCONNECTED OPTICAL NETWORK) E-RATE CONSORTIUM (LIBRARY)

MINUTES: REGULAR CALLED MEETING
January 20, 2020

Ed Wylie, Interim City Manager, introduced the item and stated services would be upgraded to a 10-gig fiber connection at \$400 a month. He further recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF VARIOUS PARK PROJECTS AS COMPLETE AND AUTHORIZATION TO RELEASE RETAINAGE TO THE CONSTRUCTION MANAGER AT RISK (CMAR) (ENGINEERING)

Ed Wylie, Interim City Manager, introduced the item and stated this was to release retainage for Dr. William Long City/School Park, Allen & William Arnold City/School Splash Park, Allen & William Arnold City/School Park, and Pharr Nature & Birding Center. He stated the total retainage to be released was \$362,544 and recommended approval.

Comm. Medina asked if the money would be released prior to the projects being completed. Mr. Wylie stated this was to authorize the city to release the funds but once projects were final and groundbreaking done, the city would release the final checks.

Comm. Carrillo **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH ERO INTERNATIONAL, LLC FOR ARCHITECTURAL DESIGN AND CONSTRUCTION PLANS FOR THE PHARR CITY HALL RENOVATION PROJECT (ADMINISTRATION)

Ed Wylie, Interim City Manager, introduced the item. He briefly stated staff was seeking to negotiate a fee and enter into a contract for design and construction of City Hall renovation project and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

At this time, Ed Wylie, Interim City Manager stated they would go into closed session. There was no objection.

ITEM 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

The time being 4:23 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 12. RECONVENE

The time being 4:54 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 10. LEGAL

A) CONSULTATION WITH CITY ATTORNEY AND POSSIBLE ACTION ON TEXAS MUNICIPAL LEAGUE COVERAGE (LEGAL)

Ed Wylie, Interim City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Carrillo moved to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:54 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

MINUTES: REGULAR CALLED MEETING
January 20, 2020

ON THIS THE 20th DAY OF JANUARY 2020 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Teas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.B.

DATE SUBMITTED: February 11, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Consideration and action on sponsorship in the amount of \$5,000 for IDEA Dinner Auction Scholarship Gala 2020 on Thursday, April 23, 2020.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: IDEA Public Schools is celebrating their 20th anniversary at their annual dinner and auction gala on April 23, 2020. All funds raised will support scholarships for IDEA seniors and alumni on their journey to and through college.

Financial Consideration: \$5,000

Staff Recommendation: Staff recommends approval of the 100% Every Day Sponsorship in the amount of \$5,000.

Alternatives:

ROUTING:

Hilda Pedraza
Karla Moya
City Management Office

Created/Initiated - 2/11/2020
Approved - 2/12/2020
Final Approval - 2/14/2020

SPONSORSHIP PACKET

Celebrating Our 20th Anniversary



Dinner & Auction
Scholarship Gala 2020

APRIL 23, 2020 | 6:30 PM

Follow us @ideaschools    ideapublicschools.org/support-idea

Dinner & Auction

Scholarship Gala 2020

On Thursday, April 23, we will host our Annual Dinner & Auction Scholarship Gala at the Mission Event Center. Please join us for a vibrant celebration of our past, present and future as we celebrate IDEA's 20th anniversary and longstanding commitment to the Rio Grande Valley. You won't want to miss this evening filled with remarkable and inspiring stories, a silent and live auction, and an exquisite dinner, served by house. wine. & bistro, all in support of IDEA's mission to ensure College For All Children. All funds raised will support our graduating seniors and alumni on their journey to and through college.

Since 2000, IDEA Public Schools has transformed the lives of thousands of students by preparing them for success in college and life. For the past 13 years, 100% of our graduating seniors have been accepted to college, proving that poverty, ethnicity, and race are not determining factors of a student's success. But, for many Rio Grande Valley families, affording college is an impossible financial commitment. Together, we can make a difference in the future of our students and help make their college dreams a reality. With your loyal support, IDEA's next 20 years will be even brighter!

Please consider supporting our mission by sponsoring a table at this year's Scholarship Gala. Your contribution will provide critical financial assistance to deserving students from low-income communities who would otherwise not have the opportunity to attend four-year colleges and universities.

Complete the attached sponsor commitment form to confirm your support. ***The deadline to submit the sponsor form is March 30, 2020.*** Forms should be returned via email to rose.marques@ideapublicschools.org. For more information or questions, please contact Rose Marques at 956-373-2102 or via email, rose.marques@ideapublicschools.org.

We look forward to celebrating with you on Thursday, April 23!

Sincerely,



JoAnn Gama
President and Superintendent



Tom Torkelson
Founder and CEO



SPONSORSHIP LEVELS

\$50,000 (TITLE SPONSOR) COLLEGE FOR ALL

Preferred seating for 16 guests (2 tables)	Complimentary bottle of champagne for each table
10X8 Step & Repeat Banner at the event	Digital communication mentions through IDEA social media
Verbal recognition by emcee during program	An exclusive gift for each of your guests
Logo recognition at the event – printed and online auction software	Two (2) complimentary rooms for a one (1) night stay at the Double Tree Suites
Full page AD in the event program	

\$25,000 WHATEVER IT TAKES

Preferred seating for 16 guests (2 tables)	Digital communication mentions through IDEA social media
Verbal recognition by emcee during program	An exclusive gift for each of your guests
Logo recognition at the event – printed and online auction software	Two (2) complimentary rooms for a one (1) night stay at the Double Tree Suites
Complimentary bottle of champagne for each table	

\$15,000 CLOSING THE ACHIEVEMENT GAP

Preferred seating for 8 guests (1 table)	Logo recognition at the event – printed and online auction software
Complimentary bottle of champagne	Name or Logo on Welcome Banner
Digital communication mentions through IDEA social media	

\$10,000 NO EXCUSES

Preferred seating for 8 guests (1 table)	Logo recognition at the event – printed and online auction software
Digital communication mentions through IDEA social media	Name or Logo on Welcome Banner

\$5,000 100% EVERY DAY

Seating for 8 guests at 1 table
Logo recognition at the event – printed and online auction software
Name or Logo on Welcome Banner

\$2,500 SWEATING THE SMALL STUFF

Seating for 8 guests at 1 table
Logo recognition at the event – printed and online auction software

\$300 INDIVIDUAL TICKETS

Questions? Contact us via email at Rose.Marques@ideapublicschools.org or call 956-373-2102.

Please submit logo in high resolution or .jpeg format to veronica.garcia3@ideapublicschools.org by March 30th. Logos received after this date are not guaranteed for publication in printed materials.



SPONSORSHIP FORM

☐ **College For All (Title Sponsor) \$50,000**
Includes 2 tables of 8

☐ **Whatever it Takes \$25,000**
Includes 2 tables of 8

☐ **Closing The Achievement Gap \$15,000**
Includes 1 table of 8

☐ **No Excuses \$10,000**
Includes 1 table of 8

☐ **100% Everyday \$5,000**
Includes 1 table of 8

☐ **Sweating the Small Stuff \$2,500**
Includes 1 table of 8

☐ **Individual Gala Ticket \$300 x**
Tickets

☐ **I cannot attend, please accept this contribution for IDEA Public Schools.**
\$ _____

Company / Organization

Address

Primary Contact Name

Primary Contact Email

Phone

This pledge will be fulfilled as indicated above or no later than June 30, 2020 is authorized by:

Signature

Print Name

PAYMENT INFORMATION

\$ Total Amount Due ☐ Invoice Me ☐ Check ☐ Credit Card

Email my invoice and/or receipts to:

Credit Card Number

Expiration Date

CVV Code

Name on Credit Card

Billing Zip code

I made this gift: ☐ As a personal contribution or ☐ On behalf of my business

If paying by check, please mail your check with this completed form to:

IDEA Public Schools
ATTN: Advancement Department
2115 W. Pike Blvd.
Weslaco, Texas 78596

Questions? Email rose.marques@ideapublicschools.org





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.C.

DATE SUBMITTED: February 11, 2020

MEETING DATE: February 17, 2020

FROM: Imelda Barrera, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Consideration and action on sponsorship in the amount of \$500 for the PSJA ISD 8th Annual Cancer Awareness Walk Track of Hope on February 22, 2020.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Track of Hope 8th Annual Cancer Awareness Walk is a special family oriented event where members of the community unite for the fight against cancer. The Track of Hope will be held in February 2020 at the PSJA ISD Stadium.

Financial Consideration: \$500

Staff Recommendation: Staff recommends approval of Gold Sponsor in the amount of \$500.

Alternatives:

ROUTING:

Imelda Barrera
Karla Moya
City Management Office

Created/Initiated - 2/11/2020
Approved - 2/13/2020
Final Approval - 2/14/2020



PSJA ISD STUDENTS INVITE YOU TO BE A PART OF THE
8TH ANNUAL CANCER AWARENESS WALK

TRACK OF HOPE

RECEIVED
AT 3:20 O'CLOCK AM/PM

JAN 31 2020

CITY MANAGER'S OFFICE
BY: *[Signature]*



Dear Community Member,

PSJA ECHS, PSJA North ECHS, PSJA Memorial
ECHS, PSJA Southwest ECHS, PSJA Thomas Jefferson
ECHS, and PSJA Collegiate ECHS would like to extend an
invitation to you and your business to take part in the 2020
PSJA ISD Track of Hope Cancer Awareness Walk.

It is a special family oriented event where members of our
community unite for the fight against cancer. The Track of
Hope will be held in February at PSJA ISD Stadium in
Pharr.

We are kindly asking for your donation, as it is our goal to raise \$15,000 to assist cancer warriors
in PSJA. As a sponsor for Track of Hope, your business logo or name will be featured on our
official Track of Hope shirts and other marketing materials.

Thank you for your time and consideration. If you have any questions or concerns, please feel
free to contact our Track of Hope District Advisor, Mr. Aaron Alonzo at
Aaron.alonzo@psjaisd.us or our student chairwoman, Victoria Brewster-Martinez at
Toribrew1228@gmail.com.



Victoria Brewster-Martinez
Track of Hope Student Chairwoman

Mr. Aaron Alonzo
Track of Hope Advisor



PSJA ISD STUDENTS INVITE YOU TO BE A PART OF THE
8TH ANNUAL CANCER AWARENESS WALK

TRACK OF HOPE

Student Committee Representative Name: _____

School: _____

Donor/Business's Name: _____

Contact Name: _____ **Title:** _____

Phone: _____ **Fax Number:** _____

Mailing Address: _____

City: _____ **State:** _____ **Zip:** _____

**Yes! We are interested in participating:
Platinum \$1,000 (Stadium JumboTron, Shirt, Logo on official
backdrop)**

- Gold Sponsor: \$500 (Stadium JumboTron, Shirt)
 - Silver Sponsor: \$250 (Shirt)
 - Bronze Sponsor: \$100 (Shirt)

Please Make All Checks Payable to

PSJA NORTH

*Return this form and payment with one of our committee student representatives
or mail to:*

PSJA North Early College High School
500 East Nolana Loop
Pharr, Texas 78577
Ph.: 956-354-2360
Attn: Track of Hope

Signature of Donor: _____



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.D.

DATE SUBMITTED: February 12, 2020

MEETING DATE: February 17, 2020

FROM: Imelda Barrera, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Consideration and action on local contribution in the amount of \$5,000 to Lower Rio Grande Valley Development Council for the Census 2020 Regional Marketing Initiative.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The 2020 Census is a high priority item for our region and the impacts of an undercount would be detrimental for years to come. The Census Taskforce Committee is proposing a regional initiative to address marketing efforts, specifically radio and TV commercial ad-buys. Only commercials produced by the US Census Bureau would be aired.

For full neutrality, no one individual jurisdiction would be mentioned during the commercial airtime or otherwise.

City of Pharr's local contribution for the Census 2020 Regional Marketing initiative is \$5,000

Financial Consideration: \$5,000

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Imelda Barrera

Created/Initiated - 2/12/2020

Karla Moya
City Management Office

Approved - 2/12/2020
Final Approval - 2/14/2020

Lower Rio Grande Valley Development Council
301 West Railroad Street
Weslaco, Tx. 78596

INVOICE

Phone # (956) 682-3481
Fax # (956) 631-4670

TO: NAME: City of Pharr
ATTN: Cynthia Garza, Director of External Relations
ADDRESS
CITY,STATE,ZIP

DATE	CHARGES	BALANCE
02/12/20	Local Contribution for the Census 2020 Regional Marketing Initiative	\$5,000.00
	TOTAL	\$5,000.00
	Please make check payable to: Lower Rio Grande Valley Development Council Thank You.	



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.

DATE SUBMITTED: February 14, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action on Development Services Cases:

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 2/14/2020



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.1.

DATE SUBMITTED: February 13, 2020

MEETING DATE: February 17, 2020

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Xoticas is requesting renewal of the Sexually Oriented Business License in a Limited Industrial District (L-I). The property is legally described as a 0.6081 acre tract of land out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4502 North Cage Boulevard. **SOB#010105**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Xoticas is requesting renewal of the Sexually Oriented Business License in a Limited Industrial District (L-I). **SOB#010105**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the request for renewal of the Sexually Oriented Business License in a Limited Industrial District (L-I) subject to the listed conditions.

Alternatives:

ROUTING:

Iris Mata
Roland Gomez
Melanie Cano
City Management Office

Created/Initiated - 2/13/2020
Approved - 2/13/2020
Approved - 2/13/2020
Final Approval - 2/14/2020



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

February 17, 2020

Sexually Oriented Business License **Renewal** –

Xoticas

Background:

Xoticas is requesting renewal of the Sexually Oriented Business License. This request constitutes the 19th renewal for Xoticas.

The property is located at 4502 North Cage Boulevard. It is zoned Limited Industrial District (L-I) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and passed.

Recommendations:

Staff recommends **approval** of the request for renewal of the Sexually Oriented Business License subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\SOBs\Xotica_2001



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 17, 2020

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: SEXUALLY ORIENTED BUSINESS LICENSE RENEWAL – FILE NO. SOB#010105 (XOTICA'S)

GENERAL INFORMATION:

APPLICANT: Xoticas is requesting renewal of the Sexually Oriented Business License in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as a 0.6081 acre tract of land out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 4502 North Cage Boulevard.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area to the north, south and east is zoned Limited Industrial District (L-I) and the property to the west is zoned General Business District (C) and Limited Industrial District (L-I). The area is generally designated for industrial use in the Future Land Use Plan.

COMMENTS:

POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
----------------------	--

FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
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**CODE COMPLIANCE
DIVISION:**

Recommends denial of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

PLANNING DEPARTMENT:

Recommends approval of
the Conditional Use Permit.

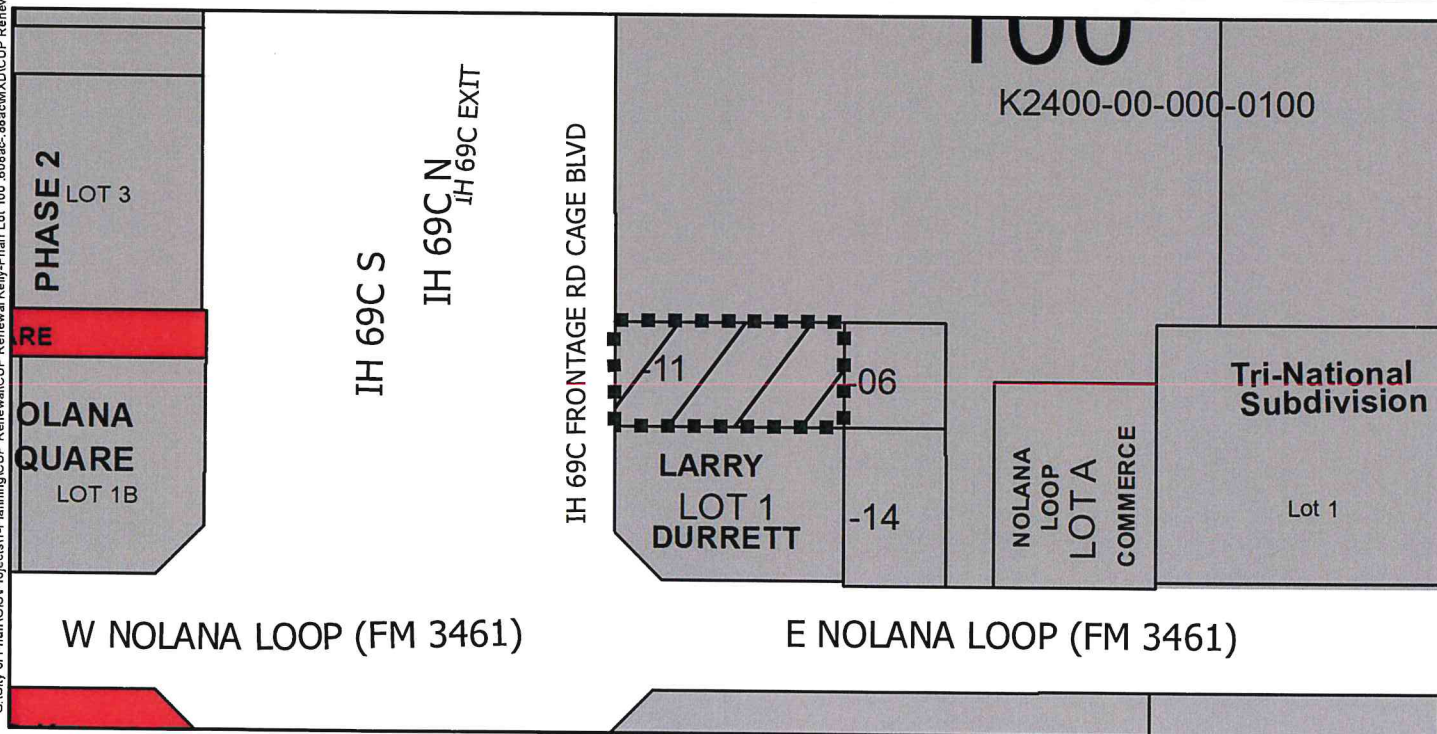
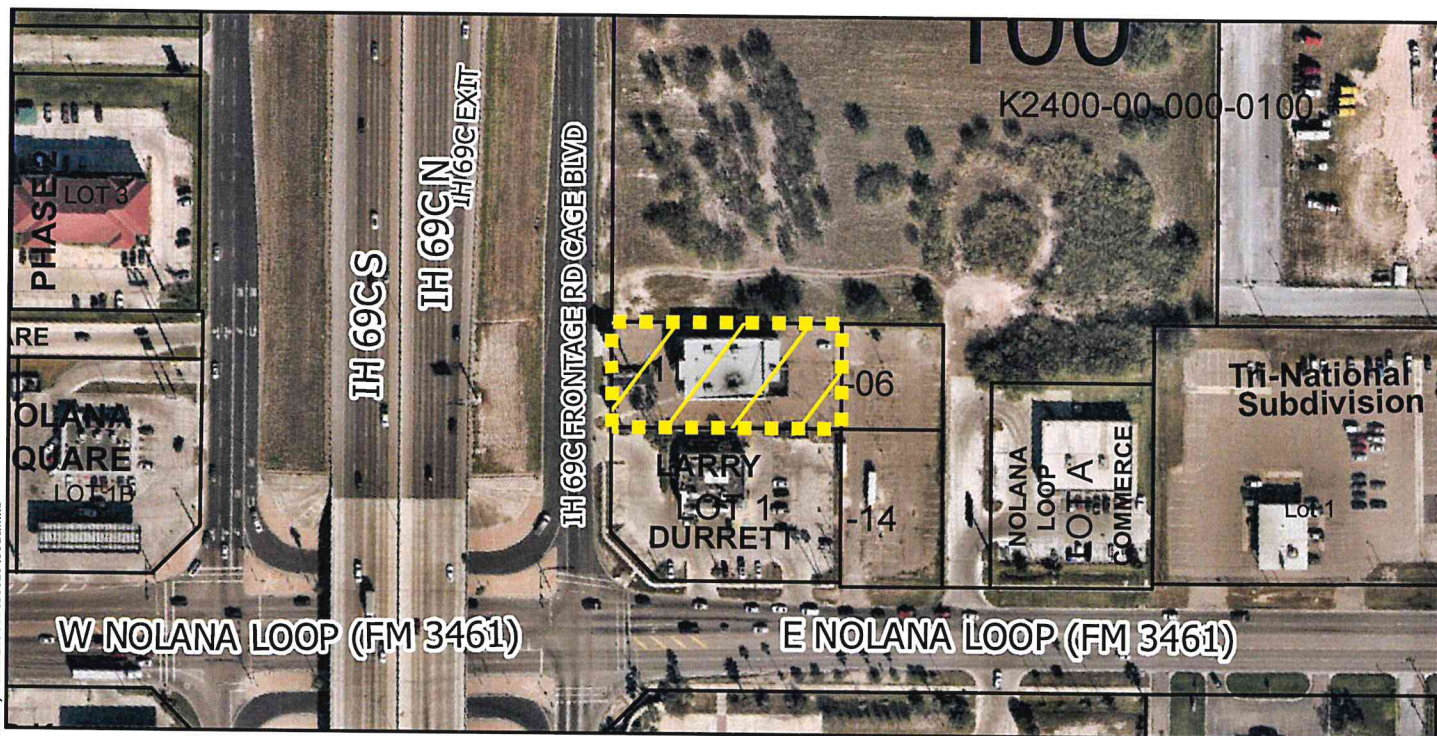
**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending **approval** of the request for renewal of the Sexually Oriented Business License in a Limited Industrial District (L-I) subject to the following conditions:

- 1) Applicant shall comply with all Sexually Oriented Business License requirements, any violation will terminate the Sexually Oriented Business License;
- 2) Applicant shall comply with all City of Pharr Ordinance requirements;
- 3) Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Sexually Oriented Business License;
- 4) Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate the Sexually Oriented Business License;
- 5) This Sexually Oriented Business License shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal ninety (90) days before its expiration date;
- 6) An opaque buffer will be required;
- 7) The premise should not have any public display of any sign, banner, flag, pennant, balloon, photograph, symbol, neon light, fluorescent color indicating that the nature of the business may be Sexually Oriented Business; and
- 8) All employees must wear name tags or uniforms identifying them as employees of the establishment.

G:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal Kelly-Pharr Lot 100 .608ac-.88ac\WDXD\CUP Renewal Kelly-Pharr Lot 100 .608ac-.88ac.mxd



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.E.2.

DATE SUBMITTED: February 13, 2020

MEETING DATE: February 17, 2020

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: La Vitamina Jarocha, LLC has filed with the Planning and Zoning Commission a request for 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 all of Lot 6, Raider Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4005 North Veterans Boulevard. **CUP#200103**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: La Vitamina Jarocha, LLC has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). **CUP#200103**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements.

Alternatives:

ROUTING:

Iris Mata
Roland Gomez
Melanie Cano
City Management Office

Created/Initiated - 2/13/2020
Approved - 2/13/2020
Approved - 2/13/2020
Final Approval - 2/14/2020



MEMORANDUM

DATE: MONDAY, FEBRUARY 17, 2020
TO: MAYOR AND CITY COMMISSION
FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#200103 (LA VITAMINA JAROCHA, LLC)
--

GENERAL INFORMATION:

APPLICANT: La Vitamina Jarocha, LLC has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 6, Raider Plaza Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 4005 North Veterans Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the west and city limits lie to the east. This area is generally designated for single-family residential use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit
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FIRE DEPARTMENT: Pending Re-Inspection for the Conditional Use Permit

CODE COMPLIANCE DIVISION: Pending Re-Inspection for the Conditional Use Permit

HEALTH DIVISION: Pending Re-Inspection for the Conditional Use Permit

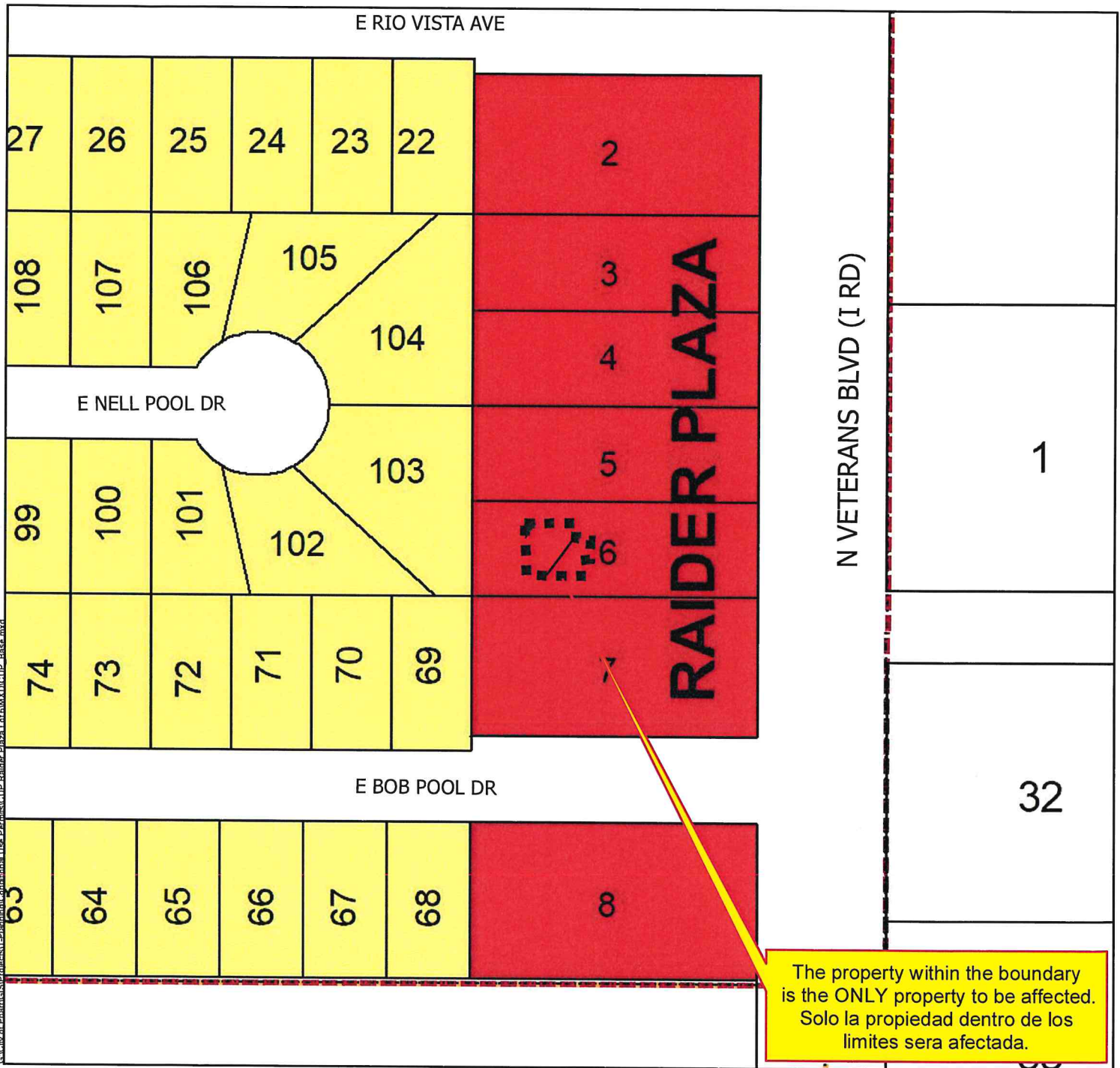
PLANNING DIVISION: Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION: Hours of operation will be from Monday through Sunday from 7:00 AM to 10:00 PM.

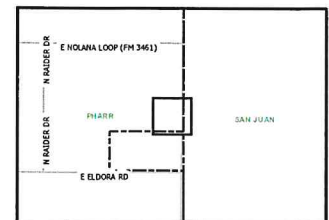
NOTIFICATION OF PUBLIC: Twenty-six (26) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

PLANNING & ZONING COMMISSION: The Planning and Zoning Commission voted unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements.



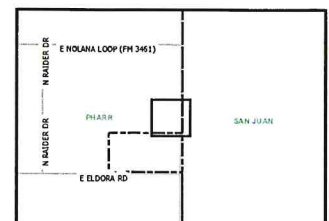
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential Multi-Family | Business District | Hidalgo ISD |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD |
| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

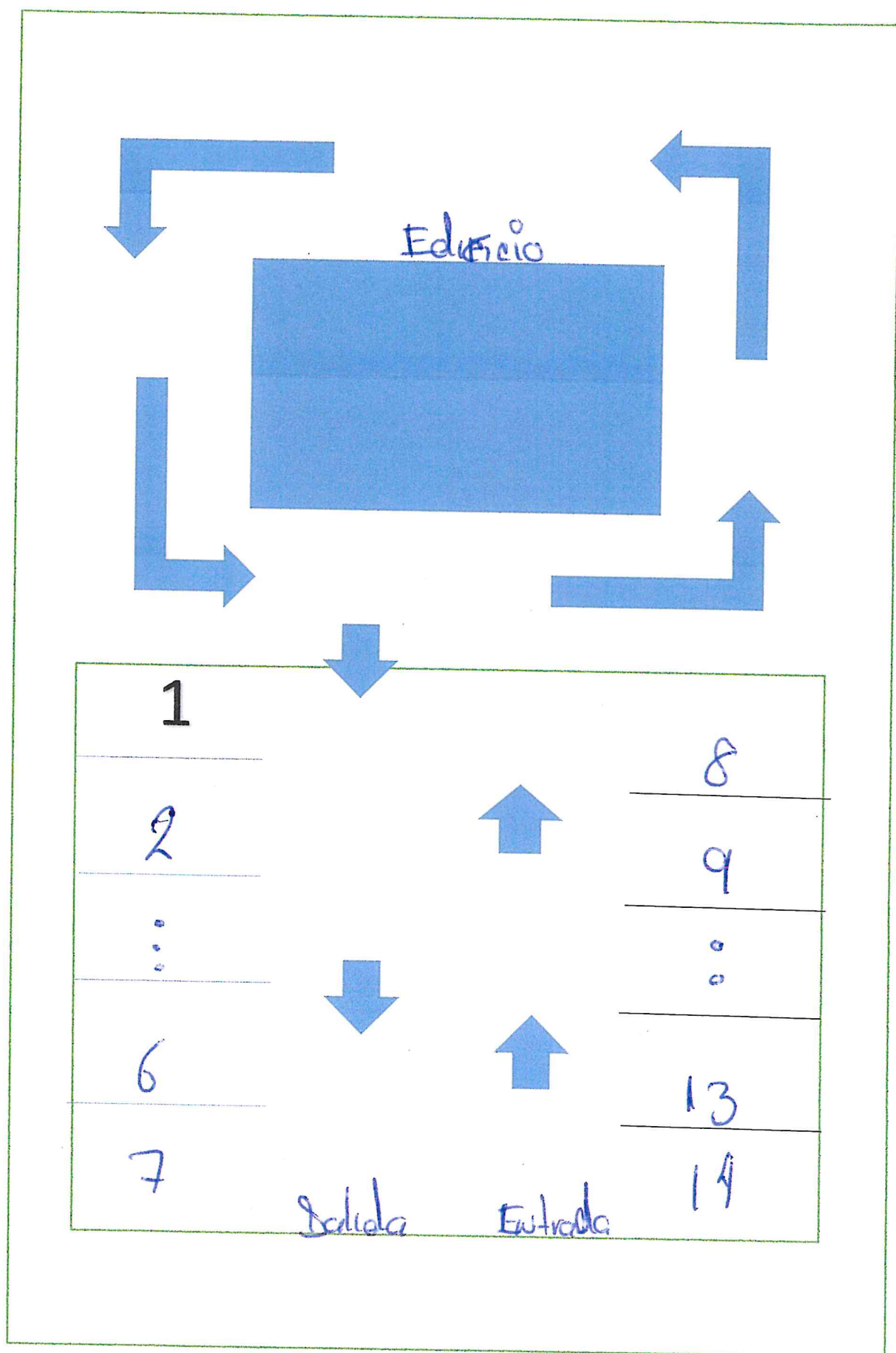




The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential Multi-Family | Business District | Hidalgo ISD |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD |
| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |







Menu



Cerveza

DOMESTICA	\$2.79
IMPORTADA	\$3.59
MICHELADA DOMESTICA	\$6.59
MICHELADA IMPORTADA	\$7.59
MICHELADA ESPECIAL	\$9.95

Entradas

CHORIQUESO	\$7.99
QUESO MIXTO	\$7.99
QUESO FLAMEADO CON CAMARON	\$9.99
GUACAMOLE	\$4.99
TOSTADAS JAROCHO	\$3.89
TOSTADAS DE CAMARON	\$3.25
TOSTADAS DE CEVICHE	\$2.99

BOTANA PARA 2	\$19.99
PARRILLADA PARA 2	\$23.99



Platillo Especial

STEAK CON CAMARONES 16oz. \$21.99
(CAMARONES (5) O PAPAS(3))

VOLCAN DE:
MARISCOS \$13.99
FAJITAS \$12.99
MIXTO \$13.99

RIB-EYE 16 oz. \$17.99

T-BONE 16 oz. \$17.99

TACOS (3) (INCLUYE ARROZ Y ENSALADA)
GOBERNADOR \$8.79
DE PULPO \$8.98
DE PESCADO \$7.98

CHICHARRONES (INCLUYE ARROZ, ENSALADA, PAPAS Y TORTILLAS)
5 CHICHARRONES \$ 7.89
10 CHICHARRONES \$14.78
15 CHICHARRONES \$21.59
20 CHICHARRONES \$27.58

PECHUGA DE POLLO \$8.69
(ARROZ BLANCO, ENSALADA Y PAPAS)

PECHUGA A LA CORDON BLUE \$9.99
(ARROZ BLANCO Y ENSALADA)

PARRILLADA \$12.95
(ARROZ, FRIJOLES, AGUACATE Y TORTILLAS)

TAMPIQUEÑA \$11.95
(1 TACO CRUJIENTE, 1 ENCHILADA AMERICANA, ARROZ, FRIJOLES Y TORTILLAS)

PLATO DE FAJITA DE RES \$10.89
(ARROZ, FRIJOLES, ENSALADA Y TORTILLAS)

MILANESA DE RES \$8.89
(ARROZ, FRIJOLES, ENSALADA, PAPAS A LA FRANCESA Y TORTILLAS)

HAMBURGUESA \$5.99

HAMBURGUESA DE POLLO \$5.99
(LECHUGA, TOMATE, QUESO Y PEPINILLOS)

HAMBURGUESA MEXICANA \$8.99
(LECHUGA, TOMATE, QUESO, JAMON, TOCINO AGUACATE)

BOTANA BOCA DEL RIO \$28.99
(PARA 2 PERSONAS)
CHIPS, FAJITA, FAJITA DE POLLO, FRIJOL, QUESO AMARILLO Y AGUACATE
4 CHICHARRONES DE PESCADO, 4 CAMARONES EMPANIZADOS
2 JAIBAS RELLENAS, 2 JALAPEÑOS RELLENOS DE CAMARÓN
ARROZ A LA TUMBADA, ENSALADA Y PAPAS.

PARRILLADA DE MARISCOS \$36.99
(PARA 3 PERSONAS)
9 CHICHARRONES DE PESCADO, 6 CAMARONES EMPANIZADOS
3 TACOS GOBERNADOR, 1 FILETE ZARANDEADO
ARROZ A LA TUMBADA, ENSALADA Y PAPAS.

Para los Niños

ENCHILADAS PARA NIÑO \$4.99
(2 ENCHILADAS, ARROZ Y FRIJOLES)

TIRAS DE POLLO \$4.99
(4 TIRAS DE POLLO Y PAPAS A LA FRANCESA)

MINI CORDON BLUE(4) \$4.99



Camarones y Pescado

TOUR JAROCHO

2 COCKTELES DE CAMARON CHICOS
2 TOSTADAS DE CEVICHE
4 CHICHARRONES DE PESCADO,
4 CAMARONES EMPANIZADOS
2 CAMARONES JAROCHOS
(ARROZ BLANCO, ENSALADA Y PAPAS)

\$26.99

CAMARONES A LA PARRILLA Y PESCADO

\$12.99

TILAPIA AL GUSTO

\$9.79

PESCADO A LA PARRILLA

\$9.79

FILETE DE HUACHINANGO

\$12.99

PESCADO Y CAMARONES

\$13.99

AL VAPOR

(TODOS INCLUYEN ARROZ Y ENSALADA)

CAMARONES A LA MEXICANA O CAMARONES A LA DIABLA A LA PARRILLA

\$12.59

CAMARONES Y HONGOS

(INCLUYE ARROZ BLANCO Y ENSALADA)

PESCADO Y CAMARONES EMPANIZADOS

\$13.59

CAMARONES EMPANIZADOS

\$12.59

PESCADO EMPANIZADO

(ARROZ BLANCO ENSALADA Y PAPAS)

\$ 9.99

MOJARRA CON PAPAS

\$12.99



Mariscos

CARNITAS DE HUACHINANGO

\$18.99

CAMARONES A LA TOCINETA

\$14.89

PESCADO RELLENO CON CAMARON

(ARROZ BLANCO Y ENSALADA)

\$12.99

CAMARONES COSTA AZUL

\$14.99

CAMARONES EMPANIZADOS RELLENOS
DE QUESO ASADERO Y JAMON ENVUELTOS
EN TOCINO BAÑADOS CON CREMA CHIPOTLE

SALMON AL GUSTO

\$14.89

PIÑA RELLENA DE MARISCOS

\$16.99

MOJARA AL GUSTO

\$12.99

Cocktel

DE CAMARON

CHICO

\$5.99

MEDIANO

\$8.99

GRANDE

\$10.99

OSTIONES (6)

\$ 8.95

OSTIONES (12)

\$12.95

VUELVE A LA VIDA

\$13.99

CAMARONES AL AGUACHILE

\$10.99



PLATO CHICO MEXICANO

(2 ENCHILADAS CON QUESO,
2 TACOS DE BISTECK,
ARROZ Y FRIJOLES)

\$9.59**PLATO MEXICANO
COMBINADO**

(2 ENCHILADAS CON QUESO
1 TACO DE BISTECK
1 CHALUPA, ARROZ Y FRIJOLES)

\$9.59**BISTEC RANCHERO****\$9.89**

Caldos y Pastas

CALDO DE MARISCOS**GRANDE****\$13.59****MEDIANO****\$8.99****CALDO DE PESCADO Y CAMARON****\$11.99****\$7.99****CALDO DE CAMARON****\$12.59****\$6.99****CALDO DE PESCADO****\$ 9.89****\$5.99****HUACHINANGO FRITO**

(ARROZ BLANCO, PAPAS A LA FRANCESA Y ENSALADA)

\$18.99**QUAIL**

(ARROZ BLANCO Y ENSALADA)

\$13.59**PASTA ALFREDO****\$9.58****PASTA ALFREDO CON CAMARONES****\$11.78****PASTA ROCKEFELLER**

(CREMA DE CHAMPIÑONES, TOCINO,
ESPINACAS Y JAMÓN)

12.98

Aguas

FRESCAS**\$2.99**

Refrescos

MEXICANOS**\$2.49**

Bebidas

DE LA FUENTE**\$1.89****LIMONADA NATURAL****JAMAICA****HORCHATA****MELON****COCA COLA****SPRITE****FANTA DE NARANJA****FANTA DE UVA****FANTA DE MANZANA****FANTA DE FRESA****COCA COLA****COCA COLA DE DIETA****SPRITE ZERO, RED FLASH****LIMONADA, TE HELADO****BOTELLA DE AGUA****\$1.50**



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.A.

DATE SUBMITTED: February 4, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Consideration and action, if any, on Ordinance setting guidelines and framework for Neighborhood Empowerment Zone/Business Improvement District 2020-01. *(2nd Reading)*

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: This ordinance will set out the guidelines and rebates offered in the Empowerment Zone

Financial Consideration:

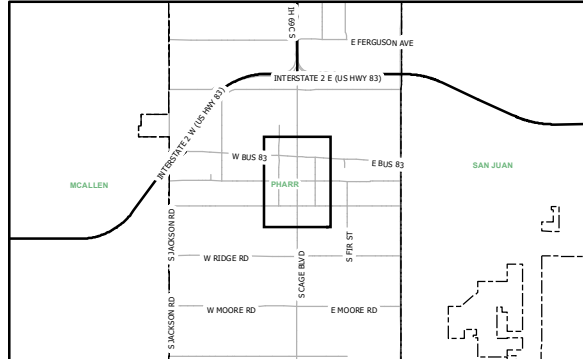
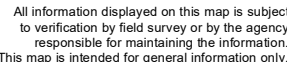
Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza
Melanie Cano
Patricia Rigney
City Management Office

Created/Initiated - 2/4/2020
Approved - 2/13/2020
Approved - 2/13/2020
Final Approval - 2/14/2020



~~RESOLUTION R-2020-__~~

~~A RESOLUTION OF THE CITY OF PHARR, TEXAS DESIGNATING A CERTAIN AREA OF THE CITY AS NEIGHBORHOOD EMPOWERMENT ZONE/BUSINESS IMPROVEMENT DISTRICT (NEZ/BID) #2020-01 PURSUANT TO THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 378; AND PROVIDING LOCAL INCENTIVES~~

~~WHEREAS~~, the City of Pharr recognizes geographic area(s) as a symbol of community pride and quality of life, factors that help create a positive environment to encourage private investment and reinvestment of sustainable neighborhoods and businesses in the City; and

~~WHEREAS~~, the City Commission of the City of Pharr desires to see redevelopment and revitalization of targeted areas of the City; and

~~WHEREAS~~, the creation of affordable housing, coupled with economic development, and the increase in social services, education, and public safety are also high priority issues for the City; and

~~WHEREAS~~, the City has investigated different economic development tools used in other municipalities, and determined that Neighborhood Empowerment Zones have been used effectively and with positive results in other communities facing the same economic challenges facing the City of Pharr; and

~~WHEREAS~~, the State of Texas, through the Neighborhood Empowerment Zone program, as codified in Section 378 of the Texas Local Government Code, has provided municipalities a framework and authorization to provide certain incentives to both residential and commercial property owners, with the goal of achieving redevelopment of targeted areas by creation of a Neighborhood Empowerment Zone; and

~~WHEREAS~~, the City of Pharr, pursuant to Section 378.003, makes the necessary findings that the City and area within Pharr NEZ/BID #2020-01 (see exhibit "A") will benefit the area, and serve the public purpose of increasing public health, safety and welfare of persons in the municipality; and

~~WHEREAS~~, the creation of NEZ/BID #2020-01 by the City Commission does satisfy the requirements set forth in Section 378.002; and

~~WHEREAS~~, the City Commission also supports the attached guidelines, which set the general framework for how the NEZ/BID #2020-01 will incentivize development and redevelopment within the boundary of the Zone.

~~NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS THAT:~~

SECTION 1. The City Commission further resolves that the Department of Development Services, the Pharr Economic Development Corporation II and the Pharr Community Development Block Grant Office will be the departments responsible for the program and authorizes those Departments to prepare and all applications and administrative procedures necessary for implementation of the program._____

SECTION 2. The City Commission further resolves that the attached guidelines will serve as the framework for the implementation of the program.

SECTION 3. The City Commission further resolves that this program and will conclude at the end of business day two years and 1 day after adoption.

SECTION 4. That the Exhibit "A" NEZ/BID #2020-01 attached to and made part of Ordinance No. 2020_____, to specifically include the following designated area:

Comment [MC1]: .

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of February 2020.

CITY OF PHARR

AMBROSIO HERNANDEZ, MD., MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

ORDINANCE NO. O-2020-_____

AN ORDINANCE CREATING A REBATE POLICY AND BASIC INCENTIVES FOR “NEIGHBORHOOD EMPOWERMENT ZONE/BUSINESS IMPROVEMENT DISTRICT #2020-01”; STATING A PURPOSE; DEFINITIONS; ESTABLISHING TAX REBATE STRUCTURE; PERMIT FEE REBATES; PROCEDURAL STEPS; AND INELIGIBLE PROJECT; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; REPEALING ALL ORDINANCES IN CONFLICT; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of Pharr recognizes geographic area(s) as a symbol of community pride and quality of life, factors that help create a positive environment to encourage private investment and reinvestment of sustainable neighborhoods and businesses in the City; and

WHEREAS, the City Commission of the City of Pharr desires to see redevelopment and revitalization of targeted areas of the City; and

WHEREAS, the creation of affordable housing, coupled with economic development, and the increase in social services, education, and public safety are also high priority issues for the City; and

WHEREAS, the City has investigated different economic development tools used in other municipalities, and determined that Neighborhood Empowerment Zones have been used effectively and with positive results in other communities facing the same economic challenges facing the City of Pharr; and

WHEREAS, the State of Texas, through the Neighborhood Empowerment Zone program, as codified in Section 378 of the Texas Local Government Code, has provided municipalities a framework and authorization to provide certain incentives to both residential and commercial property owners, with the goal of achieving redevelopment of targeted areas by creation of a Neighborhood Empowerment Zone; and

WHEREAS, the City of Pharr, pursuant to Section 378.003, makes the necessary findings that the City and area within Pharr NEZ/BID #2020-01 (see Exhibit "A") will benefit the area, and serve the public purpose of increasing public health, safety and welfare of persons in the municipality; and

WHEREAS, the creation of NEZ/BID #2020-01 by the City Commission does satisfy the requirements set forth in Section 378.002; and

WHEREAS, the City Commission also supports the attached guidelines, which set the general framework for how the NEZ/BID #2020-01 will incentivize development and redevelopment within the boundary of the Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS THAT:

SECTION 1. The City Commission ~~further~~ resolves that the Department of Development Services, the Pharr Economic Development Corporation II and the Pharr Community Development Block Grant Office will be the departments responsible for the program and authorizes those Departments to prepare and all applications and administrative procedures necessary for implementation of the program.

SECTION 2. The City Commission further resolves that the attached guidelines will serve as the framework for the implementation of the program.

SECTION 3. The City Commission further resolves that this ordinance will cease to exist at the end of business day two years and 1 day after adoption.

SECTION 4. That the Exhibit "A" NEZ/BID #2020-01 ~~is~~ attached to and made part of Ordinance No. 2020-_____ ~~to specifically include the attached exhibit:~~

CITY OF PHARR NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TAX REBATE POLICY AND BASIC INCENTIVES

I. GENERAL PURPOSE AND OBJECTIVES

Chapter 378 of the Texas Local Government Code allows a municipality to create a Neighborhood Empowerment Zone/Business Improvement District (NEZ/BID) #2020-01 when a municipality determines that the creation of the zone would promote:

1. the creation of affordable housing in the zone;
2. an increase in economic development in the zone;
3. an increase in the quality of social services, education, or public safety provided to residents of the zone; or
4. the rehabilitation of affordable housing in the zone.

The City, by adopting the following NEZ Rebate Policy and Basic Incentives, will promote rehabilitation of single family homes, multi-unit housing and/or economic development in Neighborhood Empowerment Zone/Business Improvement District #2020-01. For each NEZ/BID, the City Commission may approve additional terms and incentives as permitted by Chapter 378 of the Texas Local Government Code or by City Commission resolution. However, any rebate awarded before the expiration of a NEZ/BID shall carry its full term according to its rebate agreement approved by the City Commission.

II. DEFINITIONS

"Affordable Housing" means affordable to persons earning less than 80% Area Median Family Income (AMFI) as defined by U.S. Department of Housing and Urban Development (HUD) for single family housing and under 60% Average Mean Family Income (AMFI) as defined by HUD for rental and multi-family.

"Base Value" is the value of the real property, excluding land, as determined by the Hidalgo County Appraisal District, as of January 1 prior to the execution of the contract.

"Building Code" the City of Pharr adopted code pursuant to the International Building Code.

"Capital Investment" includes only real property improvements such as new facilities and structures, site improvements, facility expansion, and facility modernization. Capital Investment does NOT include land acquisition costs and/or any existing improvements, or personal property (such as machinery, equipment, and/or supplies and inventory).

"City of Pharr Rebate Policy Statement" means the policy adopted by the Pharr City Commission and Pharr Economic Development Corporation II.

"Commercial Development Project" is a development project which proposes to construct or rehabilitate commercial facilities on property that is (or meets the requirements to be) zoned commercial or mixed use as defined by the City of Pharr Zoning Ordinance. The building must be enclosed with a concrete slab, walls, roof, and windows.

"Eligible Rehabilitation" includes only physical improvements to real property. Eligible Rehabilitation does NOT include personal property (such as furniture, appliances, equipment, and/or supplies).

"Energy Star Program" an international standard for energy efficient consumer products originated in the United States of America.

"Gross Floor Area" is measured by taking the outside dimensions of the building at each floor level, except that portion of the basement used only for utilities or storage.

"Mixed-Use Development Project" is a development project which proposes to construct or rehabilitate mixed-use facilities in which residential uses constitute 20-~~%percent~~ or more of the total gross floor area, and office, eating and entertainment, and/or retail sales and service uses constitute 10-~~%percent~~ or more of the total gross floor area and is on property that is (or meets the requirements to be) zoned for mixed-use as described by the City of Pharr Zoning Ordinance.

"Multi-Family Development Project" is a development project which proposes to construct or rehabilitate multi-family residential living units on property that is (or meets the requirements to be) zoned multifamily or mixed use as defined by the City of Pharr Zoning Ordinance.

"New Construction" is a newly constructed improvement requiring a permanent foundation, walls, roof and windows. This excludes accessory structures such as sheds and incidental or secondary use buildings.

"Primary Residence" is the residence that has a Homestead Exemption on file with Hidalgo County Appraisal District.

"Project" means a *"Residential Project"*; *"Commercial Development Project"*; *"Mixed-Use Development Project"*; or a *"Multi-Family Development Project."*

III. MUNICIPAL PROPERTY TAX REBATES

RESIDENTIAL PROPERTIES LOCATED IN A NEZ/BID- REBATE FOR UP TO 5 YEARS

1. For residential property, a homeowner shall be eligible to apply (but not guaranteed) for a 5-year tax rebate by meeting the following:

- a. Property is owner-occupied and is the primary residence of the homeowner prior to the final NEZ/BID designation. Homeowner shall provide proof of ownership by a warranty deed, affidavit of heirship, or a probated will, and shall show proof of primary residence by homestead exemption; and
 - b. Property is rehabilitated after NEZ/BID designation and City Commission approval of the tax rebate;
 - c. Homeowner must perform Eligible Rehabilitation on the property after NEZ designation equal to or in excess of 20% of the Base Value of the property;
 - d. Property is not in a tax-delinquent status when the rebate application is submitted; and
 - e. Property is in conformance with the City of Pharr Zoning Ordinance.
 - f. Property owners may only receive a rebate after all property taxes that are due have been paid in full.
2. For investor owned single family property, an investor shall be eligible to apply (but not guaranteed) for a 5 year tax rebate by meeting the following:
 - a. Property is constructed or rehabilitated after NEZ/BID designation and City Commission approval of the tax rebate;
 - b. For rehabilitated property, Eligible Rehabilitation costs on the property shall be equal to or in excess of 20% of the Base Value of the property;
 - c. Property is not in a tax-delinquent status when the rebate application is submitted; and
 - d. Property is in conformance with the City of Pharr Zoning Ordinance.
 - e. Property owners may only receive a rebate after all property taxes that are due have been paid in full.

IV. RESIDENTIAL UNITS AND MULTI-FAMILY DEVELOPMENT PROJECTS LOCATED IN A NEZ/BID

1. Rebate for up to 5 Years.

Rebates for multi-family development projects may be (but not guaranteed) for 5 years. The applicant may apply with the Development Services Department for such rebate.

In order to be eligible for a property tax rebate upon completion, a newly constructed or rehabilitated multifamily development project in a NEZ/BID must satisfy the following:

- a. For a multi-family development project constructed after NEZ/BID designation, the project must provide at least four (4) residential living units OR have a minimum Capital Investment of \$100,000; or
- b. For a rehabilitation project, the property must be rehabilitated after NEZ/BID designation. _____,

Eligible Rehabilitation costs on the property shall be at least 20% of the Base Value of the

property. Such Eligible Rehabilitation costs must come from the rehabilitation of at least four (4) residential living units or a minimum Capital Investment of \$75,000.

2. Rebate of City Ad Valorem taxes up to 7 years

If an applicant applies for a tax rebate agreement with a term of more than 5 years, this section shall apply.

Rebates for multi-family development projects may be (but not guaranteed) for up to 7 years. The applicant may apply with the Department of Development Services for such rebate.

Years 1 through 5 of the Tax Rebate Agreement refer to IV.1. Years 6 and 7 of the Tax Rebate Agreement

Multi-family projects shall be eligible (but not guaranteed) for up to 100% abatement of City ad valorem taxes for years 6 and 7 of the Tax Rebate Agreement upon the satisfaction of the following:

1. For a multi-family development project constructed after NEZ/BID designation, the project must provide at least four (4) residential living units OR have an additional minimum Capital Investment of \$140,000 since the original application; or
2. For a rehabilitation project, the property must be rehabilitated after NEZ/BID designation. Eligible Rehabilitation costs on the property shall be at least 20% of the Base Value of the property. Such Eligible Rehabilitation costs must come from the rehabilitation of at least four (4) residential living units or a minimum Capital Investment of \$75,000 since the original application.

V. COMMERCIAL PROJECTS LOCATED IN A NEZ/BID

1. Rebate of City Ad Valorem taxes for up to 5 years

Rebates for completed Commercial Projects for up to 5 years are subject to City Commission approval. The applicant may apply (but is not guaranteed) with the Department of Development Services for such rebate.

In order to be eligible for a property tax rebate, a newly constructed or rehabilitated commercial project in a NEZ/BID must satisfy the following:

- a. A commercial project constructed after NEZ/BID designation must have a minimum Capital Investment of \$100,000; or
- b. For a rehabilitation project, it must be rehabilitated after NEZ/BID designation. Eligible Rehabilitation costs on the property shall be at least 20% of the Base Value of the property, or \$75,000, whichever is greater.

2. Rebate of City Ad Valorem taxes for up to 7 years

If an applicant applies for a tax rebate agreement with a term of more than five years, this section shall apply.

Rebate agreements for Commercial projects for up to 7 years are subject to City Commission approval. The applicant may apply (but is not guaranteed) with the Department of Development Services for such rebates.

Years 1 through 5 of the Tax Rebate Agreement section C.1 applies Years 6 and 7 of the Tax Rebate Agreement

Commercial projects shall be eligible (but not guaranteed) for up to 90% rebate of City ad valorem taxes for years 6 and 7 of the Tax Rebate Agreement upon the satisfaction of the following:

- a. A commercial project constructed after NEZ/BID designation must have an additional minimum Capital Investment of \$140,000 since the original application; or
- b. For a rehabilitation project, it must be rehabilitated after NEZ/BID designation. Eligible Rehabilitation costs on the property shall be at least 20% of the Base Value of the property, or \$75,000, whichever is greater.

VI. MIXED-USE DEVELOPMENT PROJECTS LOCATED IN A NEZ/BID

1. Rebate of City Ad Valorem taxes for up to 5 years

Rebates for Mixed-Use Development Projects for up to 5 years are subject to City Commission approval. The applicant may apply (but is not guaranteed) with the Department of Development Services for such rebate.

In order to be eligible for a property tax rebate, upon completion, a newly constructed or rehabilitated mixed-use development project in a NEZ/BID must satisfy the following:

- a. Residential uses in the project constitute 20 percent or more of the total Gross Floor Area of the project; and
- b. Office, eating and entertainment, and/or retail sales and service uses in the project constitute 10 percent or more of the total Gross Floor Area of the project; and
 - (1) A mixed-use development project constructed after NEZ/BID designation must have a minimum Capital Investment of \$100,000; or
 - (2) For a rehabilitation project, it must be rehabilitated after NEZ/BID designation. Eligible Rehabilitation costs on the property shall be at least 20% of the Base Value of the property, or \$75,000, whichever is greater.

2. Rebate of City Ad Valorem taxes up to 10 years

If an applicant applies for a tax rebate agreement with a term of more than five years, this section shall apply.

Rebate agreements for a Mixed Use Development projects for up to 10 years are subject to City Commission approval. The applicant may apply (but is not guaranteed) with the Department of Development Services.

Years 6 through 10 of the Tax Rebate Agreement

Mixed Use Development projects shall be eligible for up to 90% rebate of City ad valorem taxes for years six through ten of the Tax Rebate Agreement upon the satisfaction of the following:

- a. Residential uses in the project constitute 20% or more of the total Gross Floor Area of the project; and
- b. Office, eating and entertainment, and/or retail sales and service uses in the project constitute 10% or more of the total Gross Floor Area of the project;
- c. A new mixed-use development project constructed after NEZ/BID designation must have an additional minimum Capital Investment of \$140,000 since the original application; or for a rehabilitation project, it must be rehabilitated after NEZ designation. Eligible Rehabilitation costs on the property shall be at least 20% of the Base Value of the property, or \$75,000, whichever is greater; and

VII. REBATE GUIDELINES

- 1. A tax rebate shall not be granted for any development project in which a building permit application, excluding grading and/or demolition, has been filed with the Department of Development Services. In addition, the City will not rebate taxes on the value of real or personal property for any period of time prior to the year of execution of a Tax Rebate Agreement with the City.
- 2. Tax rebate for a new construction project will automatically terminate 6 months after City Commission approval of the tax rebate if a building permit has not been pulled and a foundation has not been poured. Construction must be completed and a Certificate of Occupancy must be issued for the property.
- 3. Tax Rebate for rehabilitation will not take effect until the project is complete, as per the information submitted on the application.
- 4. In order to be eligible to apply for a tax rebate, the property owner/developer must:
 - a. Not be delinquent in paying property taxes for any property owned by the owner/developer and;
 - b. Not have any City of Pharr liens filed against any property owned by the applicant property owner/developer. "Liens" include, but are not limited to, weed liens, demolition liens, board-up/open structure liens.
 - c. Paid all taxes in full for the year being rebated.
- 5. Projects to be constructed on property to be purchased under a contract for deed are not eligible for tax rebates.
- 6. The tax rebate agreement shall automatically terminate if the property subject to the tax rebate agreement is in violation of the City of Pharr's Building Code, Zoning Ordinances and the owner is convicted of such violation.
- 7. A tax rebate granted under the criteria set forth in Section III can only be granted once for a property in a NEZ/BID for a maximum term of as specified in the agreement. If a property on which tax is being abated is sold, the City may assign the tax rebate agreement for the remaining term once the new owner submits an application so long as the new owner complies with all of the terms of the tax rebate agreement. A property owner/developer of a multifamily development, commercial, and mixed-use development project in the NEZ who desires a tax rebate under Sections III. A, B, C or D must:

- a. Satisfy the criteria set forth in Sections III A, B, C, or D, as applicable, and
 - b. File an application with the Department of Development Services, as applicable; and
 - c. The property owner must enter into a tax rebate agreement with the City of Pharr. In addition, to the other terms of agreement, the tax rebate agreement shall provide that the agreement shall automatically terminate if the owner receives one conviction of a violation of the City of Pharr's Building Code regarding the property subject to the rebate agreement during the term of the tax rebate agreement; and
 - d. If a property in the NEZ/BID on which tax is being rebated is sold, the new owner may enter into a tax rebate agreement on the property for the remaining term.
8. If the terms of the tax rebate agreement are not met, the City Commission has the right to cancel or amend the rebate agreement. In the event of cancellation, the recapture of all property tax revenue lost.
9. The terms of the agreement shall include the City of Pharr's right to:
 - (1) review and verify the applicant's property ownership;
 - (2) conduct an on-site inspection of the project in each year during the life of the rebate to verify compliance with the terms of the tax rebate agreement;
 - (3) Upon review and/or onsite inspection, the City will immediately terminate the agreement if the project contains any business ineligible for NEZ/BID incentives as per section VI.
10. Upon completion of construction of the facilities, the City shall no less than annually evaluate each project receiving rebate to ensure compliance with the terms of the agreement. Any incidents of non-compliance will be reported to the City Commission. On or before February 1st of every year during the life of the agreement, any individual or entity receiving a tax rebate from the City of Pharr must provide information and documentation which details the property owner's compliance with the terms of the respective agreement and shall certify that the owner is in compliance with each applicable term of the agreement. Failure to report this information and to provide the required certification by the above deadline shall result in cancellation of agreement and any taxes abated in the prior year being due and payable.
11. If a property in the NEZ/BID on which tax is being rebated is sold, the new owner may enter into a tax rebate agreement on the property for the remaining term, as long as the use of the premises does not change or violate the businesses that are not allowed by the NEZ/BID. Any sale, assignment or lease of the property which is not permitted in the tax rebate agreement results in automatic cancellation of the agreement and recapture of any taxes rebated after the date on which an unspecified assignment occurred.
12. Rebates will be issued on a scaling model as follows:

<u>1st Year</u>	<u>-90%</u>
<u>2nd Year</u>	<u>-70%</u>
<u>3rd Year</u>	<u>-50%</u>
<u>4th Year</u>	<u>-30%</u>
<u>5th Year</u>	<u>- 10%</u>

VIII. APPLICATION FEE

1. The non-refundable application fee for residential tax rebates is \$100.
2. The non-application fee for multi-family, commercial, and mixed-use development projects governed under Sections 111.B., C. and D., is one half of one percent (0.5%) of the proposed Project's Capital Investment, with a \$150 minimum not to exceed \$1,000. The Application Fee shall not be credited or refunded to any party for any reason.

IX. PERMIT FEE REBATES

A. ELIGIBLE RECIPIENTS/PROPERTIES

1. For NEZ/BID applicants, the following fee rebates or partial fee rebates including, but not limited to, are reviewed and may be granted on a case-by- case-basis.
 - a. Building Permit fees
 - b. Permit Review fees
 - c. Plan Review fees
 - d. Plumbing fees
 - e. Electrical fees
 - f. Mechanical fees
 - g. Fire fees
 - h. Right-of-way (curb and street cut) fees
 - i. Floodplain fees
 - j. Sewer Connection permit fees
 - k. Sprinkler System permit fees
 - l. Plat application fees
 - m. Demolition fees
 - n. Zoning application fees
 - o. Parkland fees
 - p. Health Permit fees
 - q. Certificate of Occupancy fees
 - r. Subdivision fees
 - s. Demolition fees
 - t. Sign Permit fees

Permit fee rebates will only be issued once a Permanent Certificate of Occupancy is issued. Variances, special exceptions and code violations will disqualify any and all potential permit fee rebates. Rebate will be issued to the person or entity who signs the rebate agreement and will be issued within 60 days of the Certificate of Occupancy.

X. PROCEDURAL STEPS

A. APPLICATION AND REVIEW OF SUBMISSION FOR ALL NEZ/BID TAX REBATES AND PERMIT FEE REBATES

1. The applicant for NEZ/BID incentives under Sections III. IV., and V. must complete and submit a City of Pharr's "Application for NEZ/BID Incentives" and pay the appropriate application fee to the Department of Development Services, as applicable.
2. NEZ/BID benefits will continue for certified projects as stated in the _____ agreement.
3. The Department of Development Services will review the application for accuracy and completeness. A complete application must include proof that the Project is located in a NEZ/BID.
4. Department of Development Services will evaluate a completed and certified application based on:
 - a. The project's increase in the value of the tax base.
 - b. Costs to the City (such as infrastructure participation. etc.).
 - c. Other items which the City and the applicant may negotiate.
5. If criteria and guidelines are met, the Department of Development Services will submit to the City Manager an approval of the agreement for consideration by the Pharr City Commission.

The City Commission retains sole authority to approve or deny any tax rebate agreements. All applications shall go through administrative review and approval will be approved upon City Commission approval.

III. PERMIT FEE REBATES

A. ELIGIBLE RECIPIENTS/PROPERTIES

For NEZ/BIZ applicants, the following fee rebates or partial fee rebates including, but not limited to, are reviewed and may be granted on a case-by-case basis.

- a. Building Permit fees
- b. Permit Review fees
- c. Plan Review fees
- d. Plumbing fees
- e. Electrical fees
- f. Mechanical fees
- g. Fire fees
- h. Right-of-way (curb and street cut) fees
 - Floodplain fees
 - Water permit fees
 - Sprinkler System permit fees
 - Plat application fees
 - Demolition fees
 - Zoning application fees
 - Parkland fees
 - Health Permit fees
- Certificate of Occupancy fees
- Subdivision fees
- Demolition fees
- Sign Permit fees

IV. PROCEDURAL STEPS

~~A. APPLICATION AND REVIEW OF SUBMISSION FOR ALL PERMIT FEE REBATES~~

~~The non-refundable application fee for NEZ/BID incentives and/or rebates is \$20.00.~~

~~The applicant for NEZ/BID incentives must complete and submit a City of Pharr's "Application for NEZ/BID Incentives" and pay the appropriate application fee to the Department of Development Services, as applicable.~~

~~NEZ/BID benefits will continue for certified projects as stated in the agreement.~~

~~The Department of Development Services will review the application for accuracy and completeness. A complete application must include proof that the Project is located in a NEZ/BID;~~

~~5. Department of Development Services will evaluate a completed and certified application based on:~~

~~The project's increase in the value of the tax base.~~

~~Costs to the City (such as infrastructure participation, etc.).~~

~~c. Other items which the City and the applicant may negotiate.~~

~~6. If criteria and guidelines are met, the Department of Development Services will submit to the City Manager an approval of the agreement for consideration by the Pharr City Commission.~~

~~All applications shall go through administrative review and approval will be approved upon City Commission approval.~~

B. APPLICATION EXECUTION AND AGREEMENT

1. Once an applicant's eligibility is approved by the City Manager, the Department of Development Services will inform appropriate departments administering the incentives.

VXI. INELIGIBLE PROJECTS

For the project to be considered for NEZ Incentives, the project must comply with City of Pharr Zoning Ordinance. The following Projects or Businesses shall not be eligible for any incentives under the City of Pharr's Neighborhood Empowerment Zone (NEZ) Tax Abatement Policy and Basic Incentives:

1. Sexually Oriented Businesses
2. Non-residential mobile structures
3. Tattoo Parlors
4. Religious places of worship or Churches
5. Blood Banks
6. Drive-through businesses that serve alcohol
7. Check Cashing Stores
8. Taxi Services
9. Non-conforming uses

SECTION 5. SAVINGS CLAUSE

Except as hereby amended, any provisions of the code of ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 6. SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local, and other guidelines as directed. If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION 7. EFFECTIVE DATE; PUBLICATION

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 8. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2020.

CITY OF PHARR

AMBROSIO HERNANDEZ, MD., MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ___ day of _____, 2020.

CITY OF PHARR

AMBROSIO HERNANDEZ, MD., MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2020.

CITY OF PHARR

AMBROSIO HERNANDEZ, MD., MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.B.

DATE SUBMITTED: February 6, 2020

MEETING DATE: February 17, 2020

FROM: Pilar Rodriguez, Director

DEPARTMENT: Public Works

DIRECTOR:

Agenda Item: Consideration and action, if any, on Resolution entering into an agreement with the Texas Department of Transportation for closure of US 281 (Cage Boulevard) from Clark Avenue to Kelly Avenue and Business 83 from Bluebonnet Avenue to Birch Street for the HUB Phestival from Thursday, April 2, 2020 at 12:01 am until Sunday, April 5, 2020 at 8:00 pm.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr requires entry into an agreement with the Texas Department of Transportation to close US 281 (Cage Boulevard) from Clark Avenue to Kelly Avenue and Business 83 from Bluebonnet Avenue to Birch Street from Thursday, April 2, 2020 at 12:01 am until Sunday, April 5, 2020 at 8:00 pm for the Pharr HUB Phestival.

Financial Consideration:

Staff Recommendation: Staff recommends approval of the Resolution as presented.

Alternatives:

ROUTING:

Pilar Rodriguez

Created/Initiated - 2/6/2020

Pilar Rodriguez

Approved - 2/6/2020

Jose Luengo

Approved - 2/12/2020

Hilda Pedraza

Approved - 2/13/2020

Patricia Rigney

Approved - 2/13/2020

City Management Office

Final Approval - 2/14/2020



MEMORANDUM

DATE: February 6, 2020

TO: Ed Wylie, City Manager

FROM: Pilar Rodriguez, PE, Interim Director of Public Works

Thru: Hilda Pedraza, Asst. City Manager/City Clerk

SUBJECT: Resolution for Tx-Dot street closure permit/Hub Phestival

Agenda Item:

The City of Pharr wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a Cage Boulevard and Business 83 for the HUB Phestival.

NATURE OF THE REQUEST:

Resolution will be needed for the closure of US 281 (Cage Blvd.) and Business 83 on Thursday, April 2, 2020 at 12:01am until Sunday, April 5, 2020 at 8:00 pm. The street closure on Cage will be from Clark Avenue south to Kelly Avenue (6 blocks) and on Business 83 from Bluebonnet Avenue to Birch Street (4 blocks).

STAFF RECOMMENDATION:

Staff recommends approval as submitted.

RESOLUTION R-2019-__

**A RESOLUTION OF THE CITY OF PHARR TEXAS, AUTHORIZING THE CITY TO
ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC
TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF PHARR**

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS:

That the City of Pharr wishes to enter into an agreement with the State of Texas, acting
by and through the Texas Department of Transportation for temporary closure of a
street for public event.

That the closure of U.S. 281 (Cage Blvd.) from State Street to Kelly Avenue and the
closure of Business 83 from Bluebonnet Avenue to Birch Street for the Pharr HUB
Phest will be from Thursday, April 2, 2020 at 12:01 am until Sunday, April 5, 2020 at 8
pm.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been
established for the temporary closure of a segment of the State highway system and
this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 17th day of February 2020, by the Board of
Commissioners of the City of Pharr, Texas.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.A.

DATE SUBMITTED: February 12, 2020

MEETING DATE: February 17, 2020

FROM: Marissa Hernandez, Municipal Judge

DEPARTMENT: Municipal Court

DIRECTOR:

Agenda Item: Consideration and action, if any, on Pharr Municipal Court Amnesty Program for February 18, 2020 through March 31, 2020.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and possible action to authorize the Municipal Court of the City of Pharr to hold its annual amnesty period from February 18, 2020 through March 31, 2020, during which failure to appear and warrant charges will be waived for unjudicated fines paid in full.

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Marissa Hernandez
Patricia Rigney
Karla Moya
City Management Office

Created/Initiated - 2/12/2020
Approved - 2/12/2020
Approved - 2/13/2020
Final Approval - 2/14/2020



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.B.

DATE SUBMITTED: February 14, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Discussion and possible action regarding Pharr International Bridge.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza
Patricia Rigney
City Management Office

Created/Initiated - 2/14/2020
Approved - 2/14/2020
Final Approval - 2/14/2020



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 9.A.

DATE SUBMITTED: February 6, 2020

MEETING DATE: February 17, 2020

FROM: Leonardo Perez, Fire Chief

DEPARTMENT: Fire

DIRECTOR:

Agenda Item: Consideration and action, if any, authorizing City Manager to award Supply Contract(s) for the Purchase and Delivery of Station Uniforms for the Fire Department to multiple vendors. (Project #1920-01-515-SP006-268)

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Annual uniform purchases for the firefighters that is under the Collective Bargaining Agreement and budgeted for this fiscal year. On January 31, 2020 the Purchasing Department received bids from two (2) vendors depicted on the attached bid tabulation. The Fire Department is recommending the award of the Supply Contract(s) to multiple vendors listed below:

Galls LLC from Lexington, KY for Items 1, 3, 4, 6, 8-13

Casco Industries from La Porte, TX for Items 2, 5, 7, and 14-15

Financial Consideration: These items are budgeted for this fiscal year under 51500-1110.

Staff Recommendation: Staff recommends the award of multiple Supply Contracts as depicted on the attached bid tabulation. If awarded staff is requesting authorization, with City Manager approval to exercise the option to extend the contract(s).

Alternatives:

ROUTING:

Leonardo Perez
Veronica Gutierrez
Anali Alanis

Created/Initiated - 2/6/2020
Approved - 2/10/2020
Approved - 2/10/2020

Patricia Rigney
Karla Moya
City Management Office

Approved - 2/10/2020
Approved - 2/11/2020
Final Approval - 2/14/2020

DATE: February 4, 2020

TO: Veronica Gutierrez Purchasing Director

FROM: Leonardo L Perez 

SUBJECT: Project #1920-01-515-SP006-268

STAFF RECOMMENDATION

We recommend approval to enter into a contract for the following equipment with the following vendors for the station uniform equipment for the Fire Department:

Galls, LLC. :

TDU Long Sleeve Shirt	\$ 44.00
Station Short Sleeve Shirt Class A	\$ 40.00
PDU Twill Class A Long Sleeve Men's Shirt	\$ 45.00
PUD Class A Long Sleeve Men's Shirt	\$ 45.00
Apex Men's Pants	\$ 58.00
Apex Women's Pants	\$ 58.00
Cargo Class B Men's Pants	\$ 43.00
Cargo Class B Women's Pants	\$ 43.00
Emergency Rescue Rigger Belt	\$ 38.00
TDU Belt	\$ 14.00

Casco Industries:

PUD Class A Short Sleeve Men's Shirt	\$ 46.75
PUD Class A Short Sleeve Women Shirt	\$ 43.00
PUD Class A Long Sleeve Women Shirt	\$ 43.00
8" Tactical Boots	\$ 125.00
10" Pull On Work Boot	\$ 118.00

This will allow us to better manage the ordering process for these types of equipment plus lock down vendors on their prices. Please feel free to contact me should you have any questions at extension 3001.

THANK YOU



Pharr



BID OPENING: JANUARY 31, 2020 AT 2:00 P.M.

LOCATION: CITY COMMISSION RM-2ND FLOOR

PROJECT #1920-01-515-SP006-268 - FIRE DEPT UNIFORMS

ITEM NO.	DESCRIPTION	TYPE	UO M	QTY	★ GALLS, LLC LEXINGTON, KY		★ CASCO INDUSTRIES, INC. LA PORTE, TX		NON-RESPONSIVE			
									KIRKPATRICK GUNS & AMMO	IMPACT PROMOTIONAL/G OT YOU COVERED UNIFORMS	BRANDID, LLC MCALLEN, TX	WEBB UNIFORMS SPRING, TX
1	TDU Long Sleeve Shirt, Regular or Tall. Size Small, Medium, Large, XL, 2XL, 3XL, 4XL or 5XL	Base	EA	105	\$44.00	\$4,620.00	\$47.75	\$5,013.75				
2	PDU Class A Short Sleeve Shirt, Regular, Short or Tall. Men's Size Small, Medium, Large, XL, 2XL, 3XL, 4XL, 5XL or 6XL	Base	EA	117	\$50.00	\$5,850.00	\$46.75	\$5,469.75				
3	Station Class A Short Sleeve Shirt, Regular, Short or Tall. Men's Size Medium, Large, XL or 2XL	Base	EA	8	\$40.00	\$320.00	\$46.75	\$374.00				
4	Twill PDU Class A Long Sleeve Shirt, Regular, Short or Tall. Men's Size Small, Medium, Large, XL, 2XL, 3XL, 4XL, 5XL or 6XL	Base	EA	15	\$45.00	\$675.00	\$46.75	\$701.25				
5	PDU Class A Short Sleeve Shirt, Regular, Short or Tall. Women's Size Extra Small, Small, Medium, Large or XL	Base	EA	15	\$50.00	\$750.00	\$43.00	\$645.00				
6	PDU Class A Long Sleeve Shirt, Regular, Short or Tall. Men's Size Small, Medium, Large, XL, 2XL, 3XL, 4XL, 5XL or 6XL	Base	EA	117	\$45.00	\$5,265.00	\$46.75	\$5,469.75				
7	PDU Class A Long Sleeve Shirt, Regular, Short or Tall. Women's Size Extra Small, Small, Medium, Large or XL	Base	EA	18	\$45.00	\$810.00	\$43.00	\$774.00				
8	Apex Pant, Men's waist size 28", 30", 32", 34", 36", 38", 40", 42", and 44" inch, Inseam length 30", 32", 34", and 36" inch.	Base	EA	209	\$58.00	\$12,122.00	\$60.00	\$12,540.00				
9	Cargo Class B Men's Pant, waist size 30", 32", 34", 36", 38", 40", 42", and 44" inch. Length Short, Regular, and Tall	Base	EA	209	\$43.00	\$8,987.00	\$46.75	\$9,770.75				
10	Apex Pant, Women's size 0, 2, 4, 6, 8, 10, 12, 14, 16, 18, and 20. Length Regular and Long	Base	EA	21	\$58.00	\$1,218.00	\$60.00	\$1,260.00				
11	Cargo Class B Pant Women's size 2, 4, 6, 8, 10, 12, 14, 16, 18, and 20. Length Regular and Long	Base	EA	21	\$43.00	\$903.00	\$43.00	\$903.00				
12	Emergency Rescue Riggers Belt. Size Small, Medium or Large	Base	EA	10	\$38.00	\$380.00	NO BID	NO BID				
13	TDU Belt Size 28"-30", 32"-34", 36"-38", 40"-42", 44"-46", 48"-50", or 52"-54"	Base	EA	10	\$14.00	\$140.00	\$14.50	\$145.00				
14	8" Tactical Boot, Size 4, 5, 6, 6.5, 7, 7.5, 8, 8.5, 9, 9.5, 10, 10.5, 11, 11.5, 12, 12.5, 13, 14 or 15	Base	EA	10	\$131.00	\$1,310.00	\$125.00	\$1,250.00				
15	10" Pull On Work Boot, Size 4, 5, 6, 6.5, 7, 7.5, 8, 8.5, 9, 9.5, 10, 10.5, 11, 11.5, 12, 12.5, 13, 14 or 15	Base	EA	10	\$140.00	\$1,400.00	\$118.00	\$1,180.00				
ADDENDUM					YES		YES		NO	NO	NO	NO
HARDCOPY OF NID SUBMITTED					YES		YES		NO	NO	YES	YES
ELECTRONIC BID SUBMITTED					YES		YES		YES	YES	NO	NO



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.A.

DATE SUBMITTED: February 4, 2020

MEETING DATE: February 17, 2020

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: 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) **(Tabled Item)**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason: N/A

Issue: The City of Pharr is requesting the authorization from City Commission on approving the City Manager to amend the contract for Professional Architectural Services for the Additional Scope of work related to re-design of the renovations for the front lobby area of the Bridge Administration Building and other related tasks

Financial Consideration: Original Contract \$81,800

Amendment No. 1 \$12,600

Amendment No. 2. \$44,600

Revised Contract Amount \$139,000

Staff Recommendation: Staff recommends approval of Amendment No. 2 to the contract with The Warren Group, Inc. for additional Professional Architectural Services for the International Bridge Facility Expansion and Renovations Project in the amount of \$44,600. Revised contract amount \$139,000.

Alternatives: N/A

ROUTING:

Hilda Pedraza
Omar Anzaldua
Patricia Rigney

Created/Initiated - 2/4/2020
Approved - 2/11/2020
Approved - 2/12/2020

Veronica Gutierrez
Karla Moya
City Management Office

New - 1/30/2020



1801 South 2nd Street, Ste. 330 McAllen, TX 78503

January 24, 2020

Omar Anzaldúa, Jr. PE, CFM, PMP
City Engineer
City of Pharr
118 S. Cage Blvd. 1st. Floor
(956) 540-9122 O
omar.anzaldua@pharr-tx.gov

Re: CITY OF PHARR INTERNATIONAL BRIDGE- **AMENDMENT 2**
Additional Services – Requested by City of Pharr International Bridge

Dear Omar:

The Warren Group greatly appreciates the continued opportunity in providing the City of Pharr with our services. As requested by The City of Pharr International Bridge Director, following is our proposal for additional services for the International Bridge Facility Expansion and Renovations project located in Pharr, Texas.

| UNDERSTANDINGS AND ASSUMPTIONS:

- This proposal includes Architectural, Civil, Structural, Mechanical, Electrical, and Plumbing Engineering Design Services.
- Our team will provide as part of this base fee proposal up to one (1) Plan revision.
- Design to remove and replace existing TPO roof.
- Re-design of existing public restroom E117 and E118. Restroom E117 to be designed to match indoor restroom finishes and fixtures. E118 to be designed into a bathroom with shower and lockers. Finishes and hardware to match indoor restrooms.
- Design to include demolishing the existing windows and provide new larger windows at Office E107. This will include a structural beam to provide structural support to the larger window openings.
- Floor pattern plan to be modified to include adding ceramic tile in lieu of VCT. Ceramic tile to be added to Accounting Room E116.
- Design to fur-out and finish Storage Room E104 walls.
- Civil Engineering to include new slab for concrete steps adjacent to mechanical yard and to replace the portion of existing connector sidewalk that is settling and un-even.
- Civil Engineering design services to provide and approximately 12,000 S.F. asphalt paved maneuvering and overflow parking area. (Note: Due to the existing topographic conditions, extensive drainage design will be required for this task).
- Provide new Gate at truck access with new access control.
- Design to relocate the existing south fence to edge of paving to allow space for the new Generator Pad.
- Design to replace existing canopies located at the east side of the building with smaller ones.
- Design east side of existing building façade to match renovated area and expansion.
- Design to remove the existing air-lock and replace with new, energy efficient and watertight storefront with door access.
- Design for re-painting existing canopy of the Bridge Crossing.
- Design to convert existing mechanical yard into enclosed non-airconditioned area. Relocate and enlarge the Generator with new reinforced concrete pad. A new reinforced concrete pad, fully enclosed walls and lighting is to be provided.
- Design for to renovate and upgrade the ceiling and lighting of the main Lobby area.

- Provide design to replace flag poles with new foundation.
- This proposal excludes Geo-technical Engineering-Soil Testing Services.
- This proposal excludes Soil and Environmental Testing Services.

Stipulated Sum Fee of \$44,600.00

Our team will provide the set of plans in PDF format to the City of Pharr for direct access to ensure consistent involvement throughout the bidding process. We will attend a conference meeting and issue answer any questions that general contractor may have.

| AGREEMENT

Our professional fees are valid through December 31, 2020. Our hourly fees are based on staff salaries and expenses, and are subject to adjustment on January 1st of each year. This proposal will serve as the agreement upon execution of signing below. Either party may void this contract within seven (7) days of written notice. The Warren Group Architects, Inc., will be compensated for all services, reimbursable expenses and additional services incurred up to and including the termination date. If the terms of this proposal meet with your approval, please return a signed original of this agreement to serve as authorization to proceed with services.

Submitted by:



Laura N. Warren, AIA
The Warren Group Architects, Inc.

January 24, 2020
Date

Accepted by:

Mr. Omar Anzaldua, Jr. PE, CFM, PMP
City Engineer, Pharr, Texas

Date

**PROJECT AGREEMENT FOR
PROFESSIONAL ARCHITECTURAL SERVICES**

AMENDMENT NO. 2

The Contract between **The Warren Group Architects, Inc.** and the **City of Pharr** which was executed by the parties on **August 15, 2015** for the design of the **South Pharr Development and Research Center**, is hereby amended by mutual agreement as follows:

- A. Modification to Section 1 – Scope of Work – Additional Scope of Work as outlined below
 - See Attached Scope of Work

- B. Modification to Section 5 – Professional Service Fee – Increase to Fee
 - 1. Add the following fees:
 - a. Additional Services – \$ 44,600

This amendment adds **\$44,600** to the contract and the maximum total payable under the entire contract, including all amendments, is changed from \$ 94,400 to **\$ 139,000.**

All other terms and conditions of the existing contract not changed by this Amendment shall remain in full force and effect.

APPROVAL OF AMENDMENT NO. 2

**The Warren Group Architects, Inc.
1801 S. 2nd Street, Ste.330
McAllen, TX 78503**

Laura N. Warren, AIA

ARCHITECT FIRM

By: _____
Signature

ARCHITECT

SIGNED on this the _____ day of _____, 20 ____.

Ed Wylie
Interim City Manager
City of Pharr, Texas

SIGNED on this the _____ day of _____, 20 ____.



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.B.

DATE SUBMITTED: February 10, 2020

MEETING DATE: February 17, 2020

FROM: Gary Rodriguez, Events Center Director

DEPARTMENT: Events Center

DIRECTOR: Gary Rodriguez

Agenda Item: Consideration and action, if any, on License Agreement with SESAC, LLC for public performance rights.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr, through Pharr Television, Pharr Parks & Recreation Department recital performances, festivals and other forms of communication, plays music written, composed and performed by professional artists. SESAC is an organization that protects artist's intellectual property rights and royalty compensation through licensing agreements with businesses and municipalities around the nation. These licenses are granted through contracts with SESAC.

Financial Consideration: Fiscal consideration for the City of Pharr, if approved, would be \$1,496 based on a population spectrum of between 50,001 and 100,000.

Staff Recommendation: Staff Recommends Approval.

Alternatives: Alternative would be to deny this request.

ROUTING:

Gary Rodriguez

Created/Initiated - 2/10/2020

Hilda Pedraza

Approved - 2/11/2020

Patricia Rigney

Approved - 2/12/2020

Karla Moya

Approved - 2/13/2020

City Management Office

Final Approval - 2/14/2020

SESAC MUSIC PERFORMANCE LICENSE FOR MUNICIPALITIES

This License Agreement, including any attached and referenced Schedules (the “Agreement”), is made in New York by and between SESAC LLC (“SESAC”), a Delaware limited liability company, with offices at 35 Music Square East, Nashville, TN 37203, and

LICENSEE Information			
			(“LICENSEE”)
(Municipality Name)			
Billing Information			
(Street Address)	(City)	(State)	(Zip)
(Telephone #)	(Fax #)	(Email)	

Those locations within the municipality for which the above supplied information applies (the “Municipality”) which are owned, operated or leased by LICENSEE and used as governmental offices or which are otherwise under LICENSEE’s sole control; and other locations within the Municipality while events under LICENSEE’s sole control are occurring at such locations, are referred to herein as the “Premises.”

SESAC and LICENSEE hereby mutually agree as follows:

1. GRANT OF RIGHTS

Effective as of 1, 20 (the "Effective Date"), and subject to the terms and conditions of this Agreement, SESAC grants to LICENSEE the non-exclusive right and license to publicly perform non-dramatic renditions of all of the musical compositions for which SESAC is authorized to license the public performance right (the "Compositions") solely: (i) on the Premises and (ii) via a music-on-hold system operated by LICENSEE in connection with the Municipality.

2. LIMITATIONS OF RIGHTS

- A. Except as specifically described in Paragraph 1, above, nothing contained herein shall be construed as permitting LICENSEE to publicly perform, transmit, re-transmit or reproduce any Composition by any means, medium, method, device or process now or hereafter known, or as permitting LICENSEE to grant any such right to others.
- B. The rights granted pursuant to Paragraph 1, above, shall exclude "Grand Rights" in and to the Compositions ("Grand Rights" include, but are not limited to, the right to perform, in whole or in part, dramatico-musical and dramatic works in a dramatic setting).
- C. The rights granted pursuant to Paragraph 1, above, shall exclude performances of the Compositions: (i) which are part of a background music service originating from any location, including the Premises, which performances are authorized by SESAC pursuant to a separate license agreement, regardless of the means by which such performances are transmitted on or to the Premises, and/or (ii) by coin-operated phonorecord players ("jukeboxes"), as defined in 17 U.S.C. § 116.
- D. The authorization provided in this Agreement shall be limited to public performances made in the United States of America, its territories, possessions and the Commonwealth of Puerto Rico.
- E. The rights granted pursuant to Paragraph 1, above, shall exclude performances of the Compositions made as part of Sporting Events ("Sporting Events" are professional, semi-professional, major or minor league athletic competitions).
- F. The rights granted pursuant to Paragraph 1, above, shall exclude performances of the Compositions made as part of Concerts, other than those promoted solely by LICENSEE ("Concerts" are those performances by an entertainer or entertainment group where the primary focus is the performance of music).
- G. The rights granted pursuant to Paragraph 1, above, shall exclude performances of the Compositions made by and/or on the premises of colleges and/or universities.

3. LICENSE FEE

- A. In consideration of the rights granted herein, LICENSEE shall pay to SESAC an annual license fee (each, a "License Fee") for each calendar year during the Term (each, a "License Fee Period") in accordance with Schedule "A," which is attached hereto and incorporated herein.
- B. Notwithstanding anything to the contrary contained in this Agreement, SESAC shall have the right, upon notice to LICENSEE, to make changes to Schedule "A." In such event, LICENSEE shall have the right to terminate this Agreement as of the date such change(s) are to take effect, provided that LICENSEE gives notice to SESAC of such termination specifically referencing this Paragraph, not later than thirty (30) days after SESAC notifies LICENSEE of such change(s). For the avoidance of doubt, annual rate adjustments made pursuant to Paragraph 3.E below shall not be considered a change to Schedule "A."
- C. Notwithstanding anything to the contrary contained in this Agreement, SESAC shall have the right, but not the obligation, to verify through independent sources any information required to be reported by LICENSEE pursuant to Schedule "A," and SESAC may adjust the License Fee(s) as may be appropriate based on information obtained from such sources.
- D. In the event SESAC is determined by any taxing authority or court to be liable for the payment of a gross receipts, sales, use, business use or other tax which is based on the amount of SESAC's receipts from LICENSEE, then LICENSEE shall reimburse SESAC, within thirty (30) days of notification to LICENSEE therefor, for any such tax derived from receipts received from LICENSEE.

E. Effective each January 1 following the Effective Date, the rates set forth in the Fee Schedule shall be increased by an amount equal to the percent increase in the Consumer Price Index – All Urban Consumers (CPI-U) as published by the Bureau of Labor Statistics, U.S. Department of Labor, between the most recent October and the preceding October or five percent (5%), whichever amount is greater.

4. BREACH AND CURE; LATE PAYMENT CHARGE

A. In the event LICENSEE is in default or breach of any provision of this Agreement, including failure to make any payment when due hereunder, and LICENSEE has not cured such default or breach within thirty (30) days following SESAC's notice to LICENSEE thereof, then SESAC shall have the right to terminate this Agreement in addition to pursuing any and all other rights and/or remedies.

B. SESAC shall have the right to impose a late payment charge of one and one-half percent (1.5%) per month for any License Fee payment that is more than thirty (30) days past due. SESAC shall also have the right to impose a charge of \$35.00 for each dishonored check or other form of payment. In the event SESAC incurs any expenses in connection with the collection of any amounts past due to SESAC hereunder, including but not limited to attorney's fees, LICENSEE shall be responsible for promptly paying such amounts to SESAC.

5. INTENTIONALLY OMITTED

6. TERM OF LICENSE

A. The term of this Agreement shall be for an initial period that commences on the Effective Date and continues for a period of twelve (12) calendar months (the "Initial Period"). Thereafter, this Agreement shall automatically continue in full force and effect for successive additional periods of twelve (12) calendar months (each, a "Renewal Period"). Either party may terminate this Agreement effective as of the last day of the Initial Period or as of the last day of any Renewal Period, upon advance notice to the other party specifically referencing this Paragraph at least thirty (30) days prior to the commencement of the upcoming Renewal Period. The Initial Period and any Renewal Period(s) shall be collectively referred to herein as the "Term."

B. Notwithstanding anything to the contrary contained herein, SESAC shall have the right to terminate this Agreement: (i) at any time upon notice to LICENSEE in the event LICENSEE is adjudicated bankrupt, or a petition in bankruptcy is filed with respect to LICENSEE, or LICENSEE is declared or becomes insolvent; or (ii) upon thirty (30) days' notice to LICENSEE by reason of any law, rule, decree or other enactment having the force of law, by any authority, whether federal, state, local, territorial or otherwise, which results in substantial interference in SESAC's operation or a substantial increase in the cost of conducting its business.

7. MISCELLANEOUS

A. This Agreement shall be governed by and subject to the laws of the State of Texas, applicable to agreements made and to be wholly performed in Texas. This Agreement supersedes and cancels all prior negotiations and understandings between SESAC and LICENSEE in connection with the subject matter hereof. If any part of this Agreement is determined invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having the jurisdiction to make such determination, the remainder of this Agreement shall remain in full force and effect. No waiver of any breach of this Agreement shall be deemed a waiver of any preceding, continuing or succeeding breach of the same, or any other provision of this Agreement.

B. SESAC shall have the right, upon notice to LICENSEE, to withdraw from the scope of this Agreement the right to publicly perform any Composition (or collection of Compositions) as to which any action has been threatened, instituted or a claim made that SESAC does not have the right to license the performance rights in such Composition (or collection of Compositions).

C. This Agreement shall not be assignable by LICENSEE without SESAC's prior written permission. Subject to the preceding sentence, this Agreement shall be binding upon and inure to the benefit of SESAC's and LICENSEE's successors and assigns, but no assignment shall relieve SESAC or LICENSEE of its respective obligations under this Agreement. LICENSEE shall notify SESAC within thirty (30) days of any change of ownership or control of LICENSEE's operations.

D. This Agreement shall not be valid until executed by an authorized signatory of SESAC. This Agreement has been read and is understood by both parties and contains their entire understanding with regard to the subject matter hereof. No waiver, addition or modification shall be valid unless in writing, executed with the same formality as this Agreement.

E. All notices required or permitted herein shall be in writing and deemed given to the other party hereto when sent to an address for such party set forth in this Agreement or such other address as such party may designate by written notice.

The parties agree that venue and jurisdiction shall lie in Hidalgo County, Texas, and further agree that Texas laws shall apply.

IN WITNESS THEREOF, the parties have caused this Agreement to be duly signed as of

(please insert today's date)

LICENSEE

By: _____
(Signature)

(Type or Print Name)

Title: _____

SESAC

By: _____
(Signature)

(Type or Print Name)

Title: _____



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.C.

DATE SUBMITTED: February 13, 2020

MEETING DATE: February 17, 2020

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: Consideration and action, if any, on acceptance of Fire Station Number 4 as complete and authorization to release retainage to the Construction Manager at Risk (CMAR) (C1718-01-510-0023)

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr is requesting the authorization from City Commission on approving the City Manager to accept the Fire Station Number 4 from the Construction Manager at Risk (CMAR) as complete and to release retainage in the amount of \$112,057.54.

Financial Consideration: Original Contract: \$1,500,000.00

Amendment No. 1: \$570,000

Amendment No. 3: \$3,765.00

Amendment No. 5: \$150,000.00

Final Contract: \$2,223,765.00

Previous Payments: \$2,111,707.46

Amount Due: **\$112,057.54**

Staff Recommendation: Staff recommends approval as outlined on the attached information.

Alternatives:

ROUTING:

Maria Rangel
Omar Anzaldua

Created/Initiated - 2/13/2020
Approved - 2/13/2020

Patricia Rigney
Karla Moya
City Management Office

Approved - 2/13/2020
Approved - 2/14/2020
Final Approval - 2/14/2020



CERTIFICATE OF CONSTRUCTION COMPLETION

THIS IS TO CERTIFY THAT ON _____ A FINAL INSPECTION was made of the project herein described.

CONTRACT: _____
BID NO.: _____
CONTRACT DATE: _____
CONTRACTOR: _____
ADDRESS: _____
PROJECT DESCRIPTION: _____

THIS IS TO CERTIFY:

1. That the work has been completed in accordance with the plans and specifications and all addenda, change orders, supplemental agreements thereto, and with the following exceptions: [As-built drawings and close out documents have not been received.](#)
2. That the sum of \$_____, deducted from the final payment of the Contractor is a fair and equitable settlement for the foregoing except work.
3. That the contractor has presented a 'Certificate of Release' starting under oath, that all claims arising out of the performance of work have been fulfilled, and the Owner is released from all claims arising under or by virtue of said contract.
4. That the CONTRACTOR has presented in behalf of itself and its sureties, satisfactory evidence that it is bound to repair, replace, and make good any faulty workmanship and/or materials discovered in the work within a period of one year from this date, as provided in said contract.
5.

Original Contract	\$ _____
Change Orders	\$ _____
Current Contract	\$ _____
Total Earned to Date	\$ _____
Less Previous Payments (-)	\$ _____
Balance with Retainage	\$ _____
Authorized Deductions (-)	\$ _____
Final Payment	\$ _____

6. That the **Final Payment** in the amount of \$(_____)
(_____)
is due and payable.

Architecture Firm

Architect's Signature

APPROVED BY:

Contractor

Signature

Date

APPROVED BY:

City Engineer

Signature

Date



**RELEASE AND WAIVER OF CLAIMS BY
SUBCONTRACTORS AND PRODUCT VENDORS**

STATE OF

COUNTY OF

Personally appeared me the undersigned authority in and for said County and State
· _____ (*Name of Individual*) _____ (*Title*)
of _____ (*Company*), who, being duly sworn by
me states on oath that all bills for labor and products, sales tax, privilege tax or license, old age
benefits tax, state and federal unemployment insurance and other liabilities have been paid in
full, or that funds are in hand to discharge such liabilities when due, incurred in the performance
of its Subcontract for furnishing labor or products in the construction of improvements
_____ (*Name of Project*)
· _____ (*Location*), upon receipt of check in the amount
\$ _____, the undersigned company waives any claims and releases
City of Pharr and _____ (*Contractor*) from any rights or claims
for debts due and owing by virtue of the furnishing of any labor or products and any lien
therefore.

Company

Signature

Print Name

Title

Date

Sworn to and subscribed before me this ____ day of _____, 20__.

Notary Public

My Commission Expires



**AFFIDAVIT AND WAIVER OF LIEN
PRIME CONTRACTOR**

STATE OF

COUNTY OF

Personally appeared me the undersigned authority in and for said County and State
_____ (Name of Individual) _____ (Title)
of _____ (Prime Contractor), who being duly
sworn by me states on oath that all suppliers, subcontractors, payroll, sales tax, privilege tax or
license, benefits tax, state and federal unemployment insurance and other liabilities have been
paid in full in the performance of furnishing labor, products and supplies in the construction of
improvements for _____ (Name
of Project) and that the Prime Contractor waives any claims (including lien rights) debts and
releases City of Pharr from any rights or claims for debts due and owing by virtue of the furnishing
of any labor, products and supplies for such improvements.

The above named Prime Contractor agrees to indemnify City of Pharr and save him harmless on
account of any loss he may sustain in reliance upon this Affidavit and Waiver of Lien including the
amount of any lien he may be compelled to pay all costs relating thereto and a reasonable
attorney's fee.

Company

Signature

Print Name

Title

Date

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public

My Commission Expires



**CONTRACTOR'S AFFIDAVIT
AS TO STATUS OF LIENS**

STATE OF

COUNTY OF

Personally appeared me the undersigned authority in and for said County and State
of _____ (*Name of Individual*) _____ (*Title*)
of _____ (*Prime Contractor*), who being duly
sworn by me states on oath that to the best of his knowledge and belief, except as listed below,
the Releases and Waivers of Claim attached hereto include all subcontractors and all suppliers of
labor, products and equipment provided by all persons who may have liens against the property
of City of Pharr for improvements of _____.
(*Name of Project*) arising out of the construction of improvements thereon.

Exceptions: (If none, write "None". Any exception listed shall be bonded by the Prime Contractor
to indemnify the City of Pharr, and a copy of each such bond shall be attached hereto).

- 1.
- 2.
- 3.
- 4.

Company

Signature

Print Name

Title

Date

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public

My Commission Expires



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 11.A.

DATE SUBMITTED: February 14, 2020

MEETING DATE: February 17, 2020

FROM: Patricia Rigney, City Attorney

DEPARTMENT: Legal

DIRECTOR:

Agenda Item: Consultation with City Attorney regarding Jackson Place Apartments.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Patricia Rigney
City Management Office

Created/Initiated - 2/14/2020
Final Approval - 2/14/2020