



**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 5:00 P.M. ON
TUESDAY, OCTOBER 7, 2014**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2010-32. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. On matters requiring a public hearing, all persons desiring to speak during a public hearing shall sign in with the City Clerk no later than 5:00 p.m. or the close of business on the business day prior to the scheduled public hearing.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing body.
- B) Pledge of Allegiance/Invocation.

2. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) City Engineer's Report
- B) City Events of Interest
- C) Legislative/Project Update

3. 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 September 9, 2014 – Special Called Meeting; September 11, 2014 - Special Called Meeting; and September 16, 2014 – Regular Called Meeting.
- B) Consideration and action, if any, authorizing City Manager to advertise for construction proposals for Single Machine Paving Improvements for the first year pavement program.

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- C) Consideration and action, if any, authorizing City Manager to advertise for construction materials for Paving Improvements for the first year pavement program.
- D) Consideration and action, if any, authorizing City Manager to advertise for sludge management services.
- E) Consideration and action on Planning & Zoning Cases:
Public Hearing
 - 1. Jesus Antonio Magallon, d/b/a Lily's Bar & Grill, is requesting renewal of the Conditional Use Permit and Late Night Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as a portion of Lot 12, and all of Lots 13-16, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 410 West State, Suite D.
 - 2. Rodolfo Cirlos, d/b/a Good Times Bar & Grill, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lots 4 & 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5806 & 5808 South Cage Boulevard.

PLATS:

- 3. Quintanilla, Headley And Associates, Inc. representing Hector Guerra Jr., Member, Tanzania Investments LLC, is requesting preliminary plat approval of the proposed Hacienda La Esperanza Subdivision. The property is legally described as a 9.855 acre tract of land out of the south one-half (1/2) of lot seven (7), block eight (8), A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1200 Block of West Moore Road.

REGULAR AGENDA – OPEN SESSION:

4. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, amending Ordinance No. O-2013-41 (Rental fees Pharr Events Center facility).
- B) Consideration and action, if any, on Ordinance amending Appendix A, Zoning, Article III, Section 1.48 (F) "Establishments selling or distributing alcoholic beverages for consumption on premises", and Section 1.93 "Definitions" to the Code of Ordinances of the City of Pharr, Texas.
- C) Consideration and action, if any, on Ordinance amending Chapter 26, "Businesses" by adding Article X, "Credit Access Businesses" to the Code of Ordinances of the City of Pharr.
- D) Consideration and action, if any, on Ordinance establishing an overweight corridor within the City of Pharr.

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- E) Consideration and action, if any, on Ordinance amending Ordinance No. O-2014-11 the Department of Development Services fee schedule.
- F) Consideration and action, if any, on Resolution authorizing an agreement with TXDOT to close U.S. 281 (Cage Blvd.) on Saturday, November 8, 2014 from Polk Avenue to Sam Houston Boulevard for the Veterans' Day Parade from 3:00 p.m. to 8:00 p.m.
- G) Consideration and action, if any, on Resolution authorizing an agreement with TXDOT to close U.S. 281 (Cage Blvd.) on Saturday, December 6, 2014 from Polk Avenue to Sam Houston Boulevard for the Christmas Fiesta and Lighted Parade from 3:00 pm to 10:00 pm.
- H) Consideration and action, if any, on Resolution related to a Hospital District for Hidalgo County.
- I) Consideration and action, if any, on Resolution appointing a Board Representative to the Amigos Del Valle Board for Fiscal Year 2014-2015.
- J) Consideration and action, if any, on Resolution to acquire property at the corner of North Flag and West Polk Avenue for drainage and park facilities.
- K) Consideration and action, if any, on Resolution to acquire property at the intersection of North Cage Boulevard and West Polk Avenue for landscaping and sidewalk improvements.
- L) Consideration and action, if any, on Resolution proclaiming the existence or threatened existence of a Local Emergency in the City of Pharr.

5. ADMINISTRATIVE:

- A) Submission of approved City of Pharr Budget FY 2014-2015.
- B) Consideration and action, if any, on acceptance of the Department of Commerce's Economic Development Administration (EDA) Financial Assistance Award not to exceed \$1,200,000 to assist in developing the International Trade Center building in Pharr.
- C) Consideration and action, if any, on request from Hidalgo County Regional Mobility Authority for annual pledge amount of \$25,000 for the Advance Project Development of the International Bridge Trade Corridor and State Highway 68.

6. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on contract between City of Pharr and Zambelli Fireworks Manufacturing, Co. for fireworks display on November 8, 2014 in celebration of Veterans' Day.

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- B) Consideration and action, if any, on ratification of Memorandum of Lease for Pharr Paradise Park, LLC.
 - C) Consideration and action, if any, on agreement with Arnaldo Ramirez III (Nano) for promissory note related to the promotion of events in the City of Pharr.
 - D) Consideration and action, if any, amending contract with Raul Garcia (Pajaro Promotions) for promissory note related to the promotion of events in the City of Pharr.
 - E) Consideration and action, if any, authorizing City Manager to negotiate contract for design engineering services with Ambiotec Engineering for rehabilitation of drainage for the boundary of West Polk to West Sam Houston and Sugar Road to Cage Boulevard.
 - F) Consideration and action, if any, authorizing City Manager to negotiate contract for design engineering services with S&GE for rehabilitation of Lift Station 25 and force main.
 - G) Consideration and action, if any, on contract with Legends Sales and Marketing for naming rights.
 - H) Consideration and action, if any, on dry-dock stevedore GSA access at Pharr International Bridge.
 - I) Consideration and action, if any, on contractual agreement with Roy Padilla for consulting services.
7. **CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda, including items 3 - 6 in accordance with the following below:*

Pursuant to Section 551.071, the City may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the City may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the City may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any**

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complaints or charges against an officer or employee. The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the City may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the City may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the City may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

9. **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 sonia.hinojosa@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 3rd day of October, 2014, at 4:30 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 3rd DAY OF OCTOBER, 2014.




HILDA PEDRAZA, TRMC
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 _____, 2014 by,

Title: _____