



**TAKE NOTICE THAT A REGULAR-SPECIAL 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 12:00 NOON ON
THURSDAY, JANUARY 8, 2015**

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) Consideration and action on Planning & Zoning Cases:
Public Hearing**

- 1. Rolando Limon d/b/a Poncho's Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 7, Henderson Plaza Subdivision Phase II, Pharr, Hidalgo County, Texas. The property's physical address is 808 North Cage Boulevard.

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2. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, has filed with the Planning and Zoning Commission a request for renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being a 16.42 acre tract of land out of Lot 6, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road.
3. Dannenbaum Engineering Company, representing Charles Mueller, is requesting preliminary plat approval of the proposed Master Plat of Center on Ridge Road Subdivision. The property is legally described as being a 71.22 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 400 and 1200 Block of West Ridge Road.
4. Sam Engineering & Surveying, representing Maria De La Luz Santana and Jose Luis Delgado, are requesting final plat approval of the proposed La Quinta Subdivision Replat Lots 52-55. The property is legally described as 0.752 acres being all of Lots 52-55 and the south portion of a 20 foot alley, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5900 Block of South Cage Boulevard.
5. M. Garcia Engineering, LLC, representing Bishop Daniel E. Flores, is requesting final plat approval of the proposed Saint Francis Xavier Cabrini Church Subdivision. The property is legally described as being a 5.00 acre tract of land out of Lot 340, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property has a physical address of 8001 South Cage Boulevard.

REGULAR AGENDA – OPEN SESSION:

4. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance establishing the position of Deputy City Manager.
- B) Consideration and action, if any, on Resolution authorizing Police Chief to submit a grant application to the State of Texas Local Border Security Program FY 2015 for Border Safeguarding Project.

5. ADMINISTRATIVE:

- A) Consideration and action, if any, authorizing City Manager to advertise for bids for the construction of Egly & Sugar Drainage Detention Pond – Offsite Improvements.

6. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on contract between Kelly Miller Circus and Pharr Fire Department.

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- B) Consideration and action, if any, on contract ratification with Lumatec Lighting Service for materials and installation of Downtown lighting.
- C) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and Texas A&M University for City Comprehensive Plan Update.

7. LEGAL:

- A) Consideration and action, if any, on acceptance and ratification of agreement in TML claim number #1400217094, and also City of Pharr v. Rosie Perez d/b/a R&R; Cause No. CL-11-0239-A, and related matters.
- B) Consideration and action, if any, on Total Commitment, LLC vs. Ron Rock, Individual doing business as Mastercrafters Construction and Development, City of Pharr, and Pharr Economic Development Corporation, II, Cause No. C-501-11-G; and related matters.

8. 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 3-7 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 acceptance and ratification of agreement in TML claim number #1400217094, and also City of Pharr v. Rosie Perez d/b/a R&R; Cause No. CL-11-0239-A, and related matters; on Total Commitment, LLC vs. Ron Rock, Individual doing business as Mastercrafters Construction and Development, City of Pharr, and Pharr Economic Development Corporation, II, Cause No. C-501-11-G; and related matters 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 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

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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.

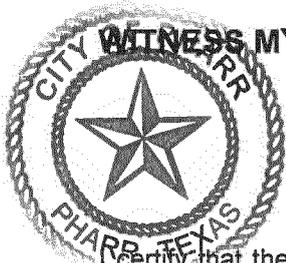
9. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in closed session.

10. **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-Special 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 5th day of January 2015, at 11:30 a.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 5th DAY OF JANUARY 2015.

Hilda Pedraza

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 9th day of January, 2015 by,

Hilda Pedraza

Title: City Clerk