



**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., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 5:00 P.M. ON  
TUESDAY, SEPTEMBER 15, 2015**

*The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. 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 body.
- B) Pledge of Allegiance/Invocation.
- C) Public comments. (Ordinance No. O-2015-28)  
A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

**2. PROCLAMATIONS:**

- A) Proclamation proclaiming National Day of Remembrance for Murder Victims.

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

- A) City Engineer's Report
- B) Submission of monthly report – Pharr Municipal Court
- C) Submission of August 2015 Tax Collection Report
- D) Submission of September 2015 Sales Tax Report
- E) City events of interest

**4. PUBLIC HEARINGS:**

- A) Solicitation of comments on the creation of the City of Pharr TIRZ #2 Project as a Tax Increment Reinvestment Zone. (PEDC)
- B) Proposed Tax Rate. (FINANCE)
- C) Budget Fiscal Year 2015-2016. (FINANCE)

**5. CONSENT AGENDA:** *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

- A) Approval of Minutes for August 25, 2015, Regular-Special Meeting and September 1, 2015 Regular Meeting. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2012-44 adding Chapter 11 under City of Pharr Personnel Policy Manual relating to restrictions on non-professional employee relationships (Non-Fraternization Policy). (ADMINISTRATION)
- C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-38, Section 3, to add Witten Park. (PAL)
- D) Consideration and action, if any, authorizing City Manager to advertise for request of qualifications for non-invasive employee health screenings program (FINANCE/HR)
- E) Consideration and action, if any, authorizing City Manager to advertise for request for qualifications for consulting services for health insurance analysis. (FINANCE/HR)
- F) Consideration and action, if any, authorizing City Manager to advertise for request of qualifications for cafeteria plan administrator services. (HR)
- G) Consideration and action on Planning & Zoning Cases:

**Public Hearing**

- 1. Hector G. Menchaca, d/b/a El Huachinango Pescados y Mariscos, 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 the E100' of Lot 5 and 6, Block 66, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 South Cage Boulevard. CUP#110756

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2. Angel Villarreal and Maria C. Villarreal, representing VIGA Restaurants, Inc., d/b/a Villa del Mar Restaurant, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot A, Providence Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6400 S. Cage Blvd., Suites A & B. CUP#110757
3. Juanita Garza d/b/a Pharr West Club, LLC, 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 3, Replat of Lot 1, Mexican Fiesta Subdivision, and Lot 1, Mexican Fiesta Unit #2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1302 West Nolana. CUP#100728
4. Arnolando Garza Jr., d/b/a El Rodeo 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 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 South Cage Boulevard. CUP#140849
5. Red Robin Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 409 South Jackson Road. CUP#030747
6. El Compadre, d/b/a Los Compadres Mexican Restaurant, has filed with the Planning and Zoning Commission a request for a 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 Lot 1, Sam Houston Heights Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1201 West Sam Houston Avenue. CUP#150851
7. Vincent Gerard & Associates, representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Limited Industrial District (L-I). The property is legally described as a 0.06 acre tract of land, more or less, out of Lot 2, Steel Horse Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property is located at 806 East Owassa Road. CUP#150852
8. Nain Engineering, LLC, representing Roberto Leija, has filed with the Planning and Zoning Commission a request for a change of zone from a Single Family Residential District (R-1) to a General Business District (C). The property is legally described as a 0.75 acre tract of land being the West 124.50 feet of the South 264.00 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 322 West Dicker Road. COZ#150850

**PLATS:**

9. Melden & Hunt Inc., representing Rolando Morales, is requesting final plat approval of the proposed Los Girasoles Subdivision. The property is legally described as being a 1.729 acre tract of land, out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of East Nolana Loop. SUB#140611

10. Melden & Hunt Inc., representing Herbert L. Levine, Manager, is requesting preliminary and final plat approval of the proposed Re-plat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision. The property is legally described as being a re-subdivision of 49.685 acres 17.291 acres out of Lots 3, Re-plat Map of El Centro Mall No. 3 Subdivision and all of Car-Mel Subdivision, and Lot 4 Re-plat Map of El Centro Mall No. 4, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of North Jackson Road. SUB#150818

**REGULAR AGENDA – OPEN SESSION:**

**6. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance designating the City of Pharr – TIF Reinvestment Zone #2. (TABLED) (ADMINISTRATION)
- B) Consideration and action, if any, on Resolution for nomination of (1) one person to the Board of Directors of the Hidalgo County Appraisal District. (ADMINISTRATION)
- C) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of U.S. 281 (Cage Blvd.) from Polk Street to Sam Houston Blvd. for the Red Ribbon “Say No To Drugs” Parade on Saturday, October 24, 2015 from 7:00 am to 12:00 pm. (POLICE)
- D) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of U.S. 281 (Cage Blvd.) from Polk Avenue to Sam Houston Blvd. for the Veteran’s Day Parade on Saturday, November 7, 2015. (PUBLIC WORKS)
- E) Consideration and action, if any, on Resolution appointing (2) two regular members and (4) four alternate members to the Planning and Zoning Commission. (DEVELOPMENT SERVICES)
- F) Consideration and action, if any, on Resolution appointing one (1) member to the Civil Service Commission. (ADMINISTRATION)
- G) Consideration and action, if any, on Resolution donating surplus equipment to the Pharr Volunteer Fire Department. (ADMINISTRATION)

**7. ADMINISTRATIVE:**

- A) Consideration and action, if any, authorizing City Manager to appoint a Local Rabies Control Authority (LRCA) with the Texas Department of State Health Services. (PUBLIC WORKS)

- B) Consideration and action, if any, on request for installation services and programming of (4) four cameras at the Pharr International Bridge. (BRIDGE)

**8. PURCHASING:**

- A) Consideration and action, if any, authorizing the purchase of a SkyWatch tower thru BuyBoard utilizing Stonegarden Grant Funds. (POLICE)

**9. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on professional services with Ezequiel Ordonez for improvements at the Mexican Aduana at the Pharr International Bridge. (BRIDGE)
- B) Consideration and action, if any, on contract with Ezequiel Ordonez DBA Rio Regional Infrastructure Services LLC for consulting and lobbying services. (BRIDGE)
- C) Consideration and action, if any, on contract with Hollis Rutledge & Associates for consulting services. (ADMINISTRATION)
- D) Consideration and action, if any, on contract with Roberto Leal for lobbying services at Pharr International Bridge. (COMM. GUAJARDO)
- E) Consideration and action, if any, on contract with International Billboards for billboard rentals. (BRIDGE)

**10. 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 5 - 9 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.

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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 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.

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

**12. 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](mailto:hilda.pedraza@pharr-tx.gov) or [imelda.barrera@pharr-tx.gov](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 11<sup>th</sup> day of September 2015, at 5:00 P.M. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 11<sup>TH</sup> DAY OF SEPTEMBER 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 18<sup>th</sup> day of September, 2015 by,

*Imelda Barrera*

Title: Asst. City Clerk