



**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, APRIL 16, 2013**

*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. PROCLAMATIONS:**

- A) Proclamation No. P-2013-07 proclaiming Autism Awareness Month.
- B) Proclamation No. P-2013-08 proclaiming Public Safety Telecommunicators Week.
- C) Proclamation No. P-2013-09 proclaiming National Library Week.
- D) Proclamation No. P-2013-10 proclaiming PowerTalk 21 Day.

**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 - Bill Ueckert
- B) Submission of monthly report –Pharr Municipal Court
- C) Submission of March 2013 Tax Collection Report
- D) Submission of April 2013 Sales Tax Report
- E) City events of interest
  - Taste of the Valley
  - Workshop on April 23, 2013 at Noon
  - Mayor's National Day of Prayer
- F) Legislative/Project Update

4. **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 April 2, 2013 - Regular Called Meeting.
- B) Consideration and action, if any, on request for closure of Egly Street between Canna Street and Dahlia Street from 2:00 pm to 8:00 pm on Saturday, May 4, 2013 for the Pharr Police C.A.P.E. Program Cinco de Mayo Festival held at Memorial Park.
- C) Consideration and action, if any, on request by Ana Murphy, d/b/a Chango Sports Bar & Terraza Grill for a mixed beverage late hours permit.
- D) Consideration and action, if any, on request by Sebastian Sobaczak, representing La Ofrenda LLC, d/b/a Golazo Soccer for a mixed beverage late hours permit.
- E) Consideration and action on Planning & Zoning Cases:  
**Public Hearing**
  - 1. Raul Fong, d/b/a Junction Cafe, is requesting a renewal of his Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lot 1 and the S7' of Lot 2, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 S. Cage Blvd.
  - 2. Ana Murphy, d/b/a Chango Sports Bar & Terraza Grill, 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 1.765 acres of Lot 97, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1209 E. Nolana.
  - 3. Sebastian Sobaczak, representing La Ofrenda LLC, d/b/a Golazo Soccer, 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 Limited Industrial District (LI). The property is legally described as all of Lot 7, Steel Horse Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5704 N. Gumwood.
  - 4. The Drennan Company, representing Oakcrest Management, Inc., has filed with the Planning and Zoning Commission request for a change of zone from Agricultural Open Space District (A-O) to General Business District (C). The property is legally described as being the 2.62 acre tract of land out of Lot 301, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical location is the 5800 Blk of S. Cage Blvd.

PLATS:

5. Melden & Hunt, Inc., representing Tim Stephens, is requesting final plat approval of the proposed Johnstone Supply Subdivision. The property is legally described as being a re-subdivision of 4.923 acres out of Lot 136, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 3100 Blk. Of N. Sugar Road.

**REGULAR AGENDA – OPEN SESSION:**

**5. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-52-14 (Noise Ordinance).
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2012-11 for open air events or activities.
- C) Consideration and action, if any, on Ordinance for the abandonment of a 20 foot alley and a portion of North Athol Street out of Block 28, Pharr Original Townsite Subdivision.

**6. ADMINISTRATIVE:**

- A) Consideration and action, if any, on letter of support for medical school in Hidalgo County.
- B) Consideration and possible action, if any, authorizing City Manager to negotiate a lease agreement with the Rio Grande Valley Sports Hall of Fame Museum.
- C) Consideration and action, if any, on Change Order #1 in the amount of add \$49,838.50 and increase thirty six (36) days to the contract for the West Hall Acres Street Improvements.
- D) Consideration and action, if any, on Change Order #8 in the amount of \$215,092.00 for the Water Treatment Plant Expansion Project.
- E) Consideration and action, if any, authorizing the PEDC II to open a credit card account with Lone Star National Bank.
- F) Consideration and action, if any, authorizing City Manager/Executive Director to initiate retail development subdivision process to include infrastructure for Pharr Commercial Park Phase 1.

**7. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and the City of Weslaco for a public safety Spanish early severe weather warning system.

- B) Consideration and action, if any, on contract agreement with Rio Regional Infrastructure Services, LLC.
  - C) Consideration and action, if any, on contract with Glazer's for indoor signage at the Pharr Events Center.
  - D) Consideration and action, if any, on contract with Boot Jack for indoor signage at the Pharr Events Center.
  - E) Consideration and action, if any, on contract with L&F for indoor signage at the Pharr Events Center.
  - F) Consideration and action, if any, on contract with Coca-Cola for indoor signage at the Pharr Events Center.
  - G) Consideration and action, if any, on Interlocal Cooperation Agreement between Hidalgo County Tax Assessor-Collector and the City of Pharr for tax assessment and collection.
  - H) Consideration and action, if any, amending "Exhibit B" of the Inter-local Agreement between City of Pharr, Hidalgo County and Tax Increment Reinvestment Zone Number One (boundaries of zone).
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 4 - 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 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 551.075, the City may convene in a closed, non-public meeting to discuss any matters with any and all **employees to receive information or question the employees**. 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 551.076, 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 551.086, 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](mailto:hilda.pedraza@pharr-tx.gov) or [sonia.hinojosa@pharr-tx.gov](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 12<sup>th</sup> day of April 2013, at 6:00 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).



**WITNESSED BY HAND AND SEAL, this 12<sup>TH</sup> DAY OF APRIL 2013.**

*Hilda Pedraza*

HILDA PEDRAZA, TRMC  
CITY CLERK

\_\_\_\_\_ hereby certifies 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 \_\_\_\_\_, 2013 by,

Title: \_\_\_\_\_