



**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, AUGUST 20, 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. 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 July 2013 Tax Collection Report
- D) Submission of August 2013 Sales Tax Report
- E) Presentation of proposed City of Pharr Budget FY 2013/2014
- F) City events of interest
- G) 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 August 6, 2013 – Regular Called Meeting.
- B) Consideration and action, if any, on request from Friends with Helping Hands for assistance on their 6<sup>th</sup> Annual Cancer Walkathon on Saturday, October 26, 2013.

C) Consideration and action, if any, on Ordinance amending O-2010-48 and adopting the Development & Maintenance Codes for the City of Pharr as described; repealing O-91-19, O-2002-41, O-2003-18, O-2003-48, O-2003-49, O-2003-50, O-2003-51, O-2003-52, O-2003-53, O-2005-20; providing for severability; providing for a penalty clause; and providing for publication and as effective date.

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

1. Danny Buzzard, representing KGI Wireless, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow the co-location of telecommunication equipment on an existing tower in an Agricultural Open-Space District (A-O). The property is legally described as a .08 acre tract out of Lot 230, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 610 W. Hall Acres.
2. Alfonso Quintanilla, P.E., R.P.L.S., representing Esponjas Development, Ltd., has filed with the Planning and Zoning Commission a request for a change of zone from a General Business District (C) to a High Density Multi-Family District (R-4). The property is legally described as a 1.91 acre tract of land out of Lot 1, Tropic Star Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 S. Cage Blvd.

PLAT APPROVAL:

3. Sames Engineering, representing Jose Luis Gastelum, is requesting final plat approval of the proposed Gastelum Estate Subdivision. The property is legally described as being a 2 Lot subdivision containing 0.625 acres, out of Lot 233, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1200 Blk. of W. Hall Acres Rd.
4. SDI Engineering, LLC, representing Pompeyo Monroy, is requesting final plat approval of the proposed Pompeyo Commercial Subdivision. The property is legally described as being a 0.303 acre tract of land out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 100 Blk. of W. Dicker Rd.
5. Rodriguez Engineering, representing Salil Mangi is requesting final plat approval of the proposed Nephron Subdivision. The property is legally described as being a 1.453 acre tract of land out of tract 1, and forming part out of Lot 187, Kelly-Pharr Subdivision, Pharr Hidalgo County, Texas. The property is located at the 500 Blk. of W. Sam Houston Blvd.
6. R. Gutierrez Engineering, representing Pharr-San Juan-Alamo I.S.D., is requesting final plat approval of the proposed Jaime Escalante Middle School Subdivision. The property is legally described as a 36.189 acre tract of land, being 21.878 acres out of Lot 301, and 14.311 acres out of Lot 302, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 6100 Blk. of S. Cage Blvd.
7. R. Gutierrez Engineering, representing Stephen Gano, General Consel, is requesting final plat approval of the proposed Storage Depot South Pharr Subdivision. The property is legally described as being a 6.164 acre tract of land out of Lot 301 Kelly-Pharr Subdivision, Pharr Hidalgo County, Texas. The property is located at the 5800 Blk. of S. Cage Blvd.

**REGULAR AGENDA – OPEN SESSION:**

**4. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance adopting and implementing H.B. 1973, as adopted by the Texas Legislature, adding legal provisions to the Texas Health and Safety Code related to definitions and establishing standards for daily demands, water flow, pressure standards, and maintenance and related obligations for fire hydrants.
- B) Consideration and action, if any, on Ordinance for Texas Gas Service 2013 (COSA) proposed rate settlement.
- C) Consideration and action, if any, on Resolution appointing/re-appointing a Board Representative and Alternate Member to the Amigos Del Valle, Inc. for Fiscal Year 2013-2014.
- D) Consideration and action, if any, on Resolution authorizing a K9 Policing Agreement between the P-SJ-A Independent School District and the City of Pharr for the School Resource Officer K-9 Program for 2013-2014.
- E) Consideration and action, if any, on Resolution authorizing a Policing Agreement between the P-SJ-A Independent School District and the City of Pharr to continue the School Resource Officer Program for 2013-2014.
- F) Consideration and action, if any, on Resolution authorizing a Policing Agreement between the Valley View Independent School District and the City of Pharr to continue the School Resource Officer Program for 2013-2014.

**5. ADMINISTRATIVE:**

- A) Submission of Estimated Collection rate for 2013 and certify the 2012 Estimated Collection Rate.
- B) Submission and certify the 2013 Effective and Rollback Tax Rates.
- C) Discussion of Tax rates.
- D) Consideration and action, if any, on request from Texas Department of Transportation for funds in the amount of \$43,909.00 for the preliminary engineering costs for the reconstruction and widening of Owassa Road.
- E) Consideration and action, if any, authorizing City Manager to initiate infrastructure improvements to GSA area of Pharr-Reynosa port of entry.

**6. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on contract between the City of Pharr and Palm Valley Animal Center.
- B) Consideration and action, if any, on health insurance contract renewal with Blue Cross/Blue Shield for FY 2013-2014.
- C) Consideration and action, if any, on contract with Magellan for the Employee Assistance Program Work-Life Services.
- D) Consideration and action, if any, on Interlocal agreement between the City of Pharr and the Pharr-San Juan-Alamo Independent School District for use of Pharr Aquatics Center facility.
- E) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and the Lower Rio Grande Valley Development Council for the South Pharr Sidewalk Improvements Project funded through the New Freedom Program.

**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 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.

**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](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 16<sup>th</sup> day of August 2013, 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 16<sup>TH</sup> DAY OF AUGUST 2013.**

*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 \_\_\_\_\_ day of \_\_\_\_\_, 2013 by,

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