



**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, APRIL 15, 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. PROCLAMATIONS:

- A) Presentation of Proclamation proclaiming the week of April 13-19, 2014 as National Library Week.
- B) Presentation of Proclamation proclaiming the week of April 21-25, 2014 as National Community Development Week.

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 2014 Tax Collection Report
- D) Submission of April 2014 Sales Tax Report
- E) City events of interest
- 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 March 27, 2014 - Special Called Meeting and April 1, 2014 Regular Called Meeting.

B) Consideration and action, if any, on request from the Knights of Columbus for partial closing of South Ironwood for the St. Jude Catholic Church Annual Jamaica on Sunday, May 4, 2014 from 2:00 pm to 9:00 pm.

C) Consideration and action, if any, on request to advertise for Competitive Sealed Proposals (CSP) for landscaping maintenance for city facilities.

D) Consideration and action, if any, on request to advertise for Competitive Sealed Proposals (CSP) for mowing services for the City of Pharr.

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

1. Raul Fong, d/b/a Junction Cafe, is requesting a renewal of the 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. Sebastian A. Sobczak dba La Ofrenda LLC (Golazo Soccer) 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 Limited Industrial District (L-I). The property is legally described as Lot A, Re-Plat of Lots 9 & 10, Steel Horse Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5704 N Gumwood.

3. Jose Erasmo Barrera, d/b/a El Pato Lucas Bar, 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 follows: Lot 19, Block 2, Los Marineros Phase 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2304 S. Cage Blvd.

PLATS:

4. Treviño Engineering, representing Eluid Garcia, is requesting final plat approval of the proposed Re-Subdivision of Lots 2 & 3, Jackson Ridge Court Subdivision. The property is legally described as being a 5.034 acre tract of land being a re-subdivision of Lots 2 & 3, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1800 Blk. of W. Ridge Rd.

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2013-25 Parks and Recreation Department's Aquatic Center Fee Schedule.
- B) Consideration and action, if any, on Ordinance amending Ordinance No. 2009-38 (Sign Ordinance).
- C) Consideration and action, if any, on Ordinance authorizing the transfer of ownership of real property located at 201, 203, 205, 207, and 211 W. Newcombe (Park) Avenue (old city hall) and 118 W. Cherokee (old fire station) to Pharr Economic Development Corporation II.
- D) Consideration and action, if any, on Resolution authorizing City Engineer to submit a grant application to the Hidalgo County Metropolitan Planning Organization for federal funding assistance made available through the Section 5310 Program for the Pharr Pedestrian Improvements Project.
- E) Consideration and action, if any, on Resolution authorizing City of Pharr participation in the Texas Department of Transportation Turnback Program.
- F) Consideration and action, if any, on Resolution appointing an ex-officio member to the Tierra Del Sol Golf Advisory Board.

6. ADMINISTRATIVE:

- A) Consideration and action, if any, on authorizing staff to negotiate the purchase of 1500 acre ft. of water rights from Laredo WLE, LP.

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on Comprehensive 380 Stimulus and Development Agreement between CopSync, City of Pharr, and Pharr Economic Development Corporation II.
- B) Consideration and action, if any, on Comprehensive 380 Stimulus and Development Agreement with Pharr Economic Development Corp. II, City of Pharr, and Baldy's Coffee Roasting/Moonbeans Coffee, LTD. to include property lease agreement and RBEG Loan.
- C) Consideration and action, if any, on release of lien and acceptance of deed from the Chamber of Commerce for land and building located at 308 W. Newcombe (Park) Avenue.

D) Consideration and action, if any, on contract with Aguilar Zabarte LLC. for legal services.

8. LEGAL:

A) Consideration and action, if any, on *City of Donna v. City of Pharr*, C-0228-13-I.

B) Consideration and action, if any, on Pharr International Services, LLC related to occupancy and related legal matters.

9. 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 - 8 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 *City of Donna v. City of Pharr*, C-0228-13-I; Pharr International Services, LLC related to occupancy and related legal 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 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.

AGENDA REGULAR MEETING
APRIL 15, 2014

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.

- 10. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in closed session.
- 11. **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 11th day of April 2014, 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).

WITNESS MY HAND AND SEAL, this 11th DAY OF APRIL 2014.



Hilda Pedraza

HILDA PEDRAZA, TRMC
CITY CLERK

By _____, 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: _____