



**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 1, 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 PSJA North Lady Raiders Powerlifting Team Day.
- B) Presentation of Proclamation proclaiming Fair Housing Month.

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) City Events of Interest
- C) 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)*

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- A) Approval of Minutes for March 18, 2014 - Regular Called Meeting.
- B) Consideration and action, if any, on Change Order No. 10 for the Water Treatment Plant Expansion Project.
- C) Consideration and action on Planning & Zoning Cases:
Public Hearing

1. Martin Santos, d/b/a Stormy Colors 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 more fully described as follows: Lots 15-19, Inclusive Block 4, Bustamante Subdivision Unit No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 802 E. Expressway 83, Suite H.
2. Raul Fong is requesting 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 14, Block 1, J. T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 107 East Newcombe Avenue (Park).
3. Paradise Bar & Grill, LLC d/b/a Paradise Bar & Grill/Elizabeth Trevino Piña, 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 Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 S. Jackson.
4. Elizabeth Aldape, d/b/a Ciro's Jr., 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 15, Block 4, Bustamante Unit No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 802 East Interstate 2, Suite I.
5. Diana Canales has filed with the Planning and Zoning Commission a request for a change of zone from an Office-Professional District (O-P) to a General Business District (C). The property is legally described as All of Lot 110 W23.8', and Lots 111 & 112, Dunlyn Estates Subdivision Phase II, Pharr, Hidalgo County, Texas. The property's physical address is 1420 West Hall Acres

PLATS:

6. MGE, LLC, representing Crispin N. Flores and Everardo Sustaita is requesting final plat approval of the proposed Replat of Lot 71, Pharr/Las Milpas Industrial Park Subdivision. The property is legally described as a 2.15 acres being all of Lot 71, Pharr/Las Milpas Industrial Park Subdivision, Pharr Hidalgo County, Texas. The property is located at the 9100 Block of South Austin Drive.
7. Perez Consulting Engineers, representing Marcos Sainz and President of España Construction & Development, L.L.C., is requesting final plat approval of the proposed San Ignacio Subdivision Phase I. The property is legally described as being a 1.66 acre tract of land out of a 7.01 acre tract out of the north portion of Lot 112, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1400 Block of East Nolana Loop.

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2012-03, providing for repealing of conflicting ordinance(s) clause, and providing for an effective date. (3rd reading).
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2013-39 for budget amendments to the FY 2013-2014 budget.
- C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2013-09 Section A and B residential and commercial table rates for garbage collection.
- D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2013-25 Parks and Recreation Department's Aquatic Center Fee Schedule.
- E) Consideration and action, if any, on Resolution appointing/re-appointing seven (7) members to the Building and Standards Commission.
- F) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for a public purpose; establishing procedures for the acquisition of market value for the property to be acquired; establishing fair market value for the property to be acquired; and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorizing condemnation proceedings by City Attorney, ratification of prior act.

6. ADMINISTRATIVE:

- A) Consideration and action, if any, on sponsorship for Maraton Internacional Reynosa 2014.
- B) Consideration and action, if any, authorizing City Manager to negotiate a Memorandum of Understanding with Global Universal License and Finance for hydrophone and aquaculture project.
- C) Consideration and action, if any, on final approval of FEMA Community Safe Room design and location(s).

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on lease agreement with Yamaha Golf-Car Company for new golf carts.

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- B) Consideration and action, if any, on consulting contract with Roy Padilla.
- C) Consideration and action, if any, on Interlocal Cooperation Agreement with the County of Hidalgo Library System (HCLS) for library services.
- D) Consideration and action, if any, on first amendment to lease agreement with American Tower Corporation for lease of property at 413 E. Clark.
- E) Consideration and action, if any, on contract between the Pharr Chamber of Commerce and the City of Pharr for land and building located at 308 W. Newcombe (Park) Avenue.

8. LEGAL:

- A) 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 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

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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.

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 28th day of March 2014, at 4:30 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 28TH DAY OF MARCH 2014.




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 _____, 2014 by,

Title: _____