



**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, JUNE 3, 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 University of Texas-Pan American Civil Engineering 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) 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)*

- A) Approval of Minutes for May 22, 2014 – Regular-Special Called Meeting.

- B) Consideration and action, if any, on request from Hidalgo County Elections Department for use of Jose "Pepe" Salinas Civic Center and Las Milpas Community Center as Early Voting and Election Day polling locations for the upcoming July 1, 2014 Democrat Primary Runoff Election.
- C) Consideration and action, if any, on Change Order #1 in the deduct amount of \$28,382.61 for the Pharr Produce District Subdivision Phase I.
- D) Consideration and action, if any, on Change Order #2 in the additional amount of \$16,000.00 for the Rehabilitation and Painting of the LBJ Elevated Tank.
- E) Consideration and action on Planning & Zoning Cases:
Public Hearing
 - 1. Maria Dolores Montenegro, d/b/a Pato's Place, 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 29, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 226 West State Avenue.
 - 2. Amelia Cazares, d/b/a Recuerdo's Café 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 Business District (C-2). The property is legally described as Lots 4-12, Block 58, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 321 South Cage Boulevard.
 - 3. Samuel D. Maldonado, SAM Engineering and Surveying, representing Cesar A. Garcia, President of Inter Enlace LLC, has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural Open-Space District (A-O) to Limited Industrial District (L-I). The property is legally described as 10.20 acre tract out of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 W. Anaya Road.

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2014-14 (Sign Ordinance).
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2013-12 (Noise Ordinance).
- C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-19 (Burglar Alarm Ordinance).
- D) Consideration and action, if any, on Ordinance amending Ordinance No. O-81-18 (Pharr Police Reserve Ordinance).

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- E) Consideration and action, if any, on Resolution authorizing writing off invoices arising from alarm Ordinance No. O-2010-19.
- F) Consideration and action, if any, on Resolution appointing/re-appointing one (1) regular member to the Planning and Zoning Commission.
- G) Consideration and action, if any, on Resolution appointing one (1) regular member to the Library Board.
- H) Consideration and action, if any, on Resolution authorizing an Interlocal Cooperation Agreement with Hidalgo County for participation of the City of Pharr Police Department in Operation Stonegarden 2013 and acceptance of grant funding.

6. ADMINISTRATIVE:

- A) Presentation by Linebarger Goggan Blair and Sampson, LLP on Quarter Delinquent Tax Collection Report for the period of January 1, 2014 through March 31, 2014.
- B) Consideration and action, if any, on request by Amelia Cazares d/b/a Recuerdos Café Restaurant for a mixed beverage late hours permit.
- C) Consideration and action, if any, on South Texas Assets Consortium (STAC) 559 Program.
- D) Consideration and action, if any, on acceptance of Rehabilitation and Painting of LBJ Elevated Tank and release of final payment and retainage in the amount of \$65,926.50.
- E) Consideration and action, if any, on acceptance of Pharr Produce District Subdivision Phase I and release of final payment and retainage in the amount of \$316,993.83.
- F) Consideration and action, if any, on changing CBI (0921-02-193) – Pharr – Reynosa International Bridge (Bridge Improvements) Project to the construction of BSIF Connector Project.
- G) Consideration and action, if any, on changing CBI (0921-02-253) – Pharr – Reynosa International Bridge (Intelligent Transportation System – ITS) Project to a Parking Lot Improvement Project.
- H) Consideration and action, if any, on TxDOT Economically Disadvantage County (EDC) Program Application for CBI (CSJ 0921-02-289) – Pharr – Reynosa International Bridge Northbound Lane Improvements.

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and the Lower Rio Grande Valley Development Council for the Pharr Pedestrian Improvements Project funded through the Section 5310 Program.
- B) Consideration and action, if any, authorizing City Manager to negotiate contract with Hicks & Co. for professional environmental services for Hike & Bike Project.
- C) Consideration and action, if any, authorizing City Manager to negotiate additional services with Hicks & Co. for professional environmental services for Owassa Road Project.
- D) Consideration and action, if any, on contract with Xoana for road signs and small billboard in Reynosa, Tamaulipas, Mexico.
- E) Consideration and action, if any, on proposal for services from Plan Ahead Events for the City of Pharr Truck Expo to be held in November 2014.
- F) Consideration and action, if any, authorizing systems upgrade to Public Safety Building Access Control Systems with Superior Alarms.
- G) Consideration and action, if any, on contract between the City of Pharr and Rex Pharr for rental of digital sign space.

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

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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.

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 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 30th day of May 2014, 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 30th DAY OF MAY 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: _____