



**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 17, 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 Valley View Boys Soccer Team 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
- B) Submission of Pharr Municipal Court monthly report
- C) Submission of May 2014 Tax Collection Report
- D) Submission of June 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) Consideration and action on Planning & Zoning Cases:
Public Hearing**

- a. AEC Engineering, Inc., representing Fernando Cesar Lozano, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural Open Space (A-O) to Heavy Commercial District (H-C). The property is legally described as 3.26 acres, more or less, out of the North 5 acres of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7016 South Cage Boulevard.
- b. Diana Canales, representing Canali Family Investments, LLC, has filed with the Planning and Zoning Commission a request for a change of zone from Neighborhood Commercial District (N-C) to a General Business District (C). The property is legally described as Lots 101 and 102, Pecan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 7303 West Pecan Plantation.
- c. Dann C. Narveson, Director of SCI Management representing The Practice Tee Driving Range and Golf Learning Center, LLC., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a cemetery in an Agricultural Open-Space District (A-O). The property is legally described as being a 26.032 acre tract of land being part or portion of Lots 7 and 8, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1100 West Nolana.
- d. Vincent G. Huebinger, representing Crown Castle, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow a telecommunication tower in a General Business District (C). The property is legally described as a .14 acre tract of land, more or less, of the N ½ EXC 10.382 acres out of Lot 165, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 200 Block of West Expressway 83.
- e. Vincent G. Huebinger, representing M2M Spectrum Networks, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for the Life-of-the-Use to allow the colocation of telecommunication equipment on an existing tower in a General Business District (C). The property is legally described as a .14 acre tract of land, more or less, of the N ½ EXC 10.382 acres out of Lot 165, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at the 200 Block of West Expressway 83.
- f. Jose Ruben Mendez, d/b/a 100% Antojitos Mexicanos, Inc., has filed with the Planning and Zoning Commission a request for a 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 being a .04 acre tract of land, more or less, out of Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Ste. 9.

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-19 (Burglar Alarm Ordinance).
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-83-29 (Pharr Police Reserve Ordinance).

- C) Consideration and action, if any, on Ordinance amending Ordinance O-2012-01 (Vulnerable Road Users).
- D) Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon and close a 4000 square foot (40'x100') portion of street Right-of-Way lying between Block 1, Lot 15 and Block 4, Lot 1, Huasteca Subdivision, Pharr, Hidalgo County, Texas; finding that said Right-of-Way is no longer needed; and establishing an effective date.
- E) Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon and close an approximately thirteen thousand and seventy-seven (13,077) square foot portion of street Right-of-Way, being a portion of South Bluebonnet Street lying between Block 3, Lot 1 of Van Williams Subdivision, Pharr, Hidalgo County, Texas and track 16 out of Kelly-Pharr Subdivision Lot 188, Pharr, Hidalgo County, Texas; finding that said Right-of-Way is no longer needed; and establishing an effective date.
- F) Consideration and action, if any, on Resolution authorizing Police Department to submit an application for the Cops Hiring Program.
- G) Consideration and action, if any, on Resolution authorizing staff to submit an application to the Texas Water Development Board for financial assistance in an amount not to exceed \$4,000,000 for the purchase of water rights.
- H) Consideration and action, if any, on Resolution on acceptance of donation of Right-of-Way.
- I) Consideration and action, if any, on Resolution for tax resale properties.

6. ADMINISTRATIVE:

- A) Consideration and action, if any, on bids received on struck-off properties described as Lot 33, Block 6, Hidalgo Park Addition; Lots 14, 15 and 16, Block 132, Evans Subdivision; Lot 7, Citrus Trails Mobile Home Subdivision; the East 17.00 ft. of Lot 15 and all of Lot 16, Block 2, Thrasher Terrace Addition; Lot 6 and 7, Block 179, Hawk Subdivision No. 3; Lot 8, Block 2, West End Addition; TR. 1: Lot 1, Block 5, Hidalgo Park Addition; TR. 2: Lots 15 and 16, Block 120, Evans Re-subdivision of the Southeast 7.68 acres of Lot 175, Kelly-Pharr Subdivision; Lot 72, Citrus Trails Mobile Home Subdivision; Lot 1, Block 148, Fir Subdivision; Lot 16, Block 21, Citrus Bay, Unit No. 2; Lot 11, Block 9, San Patricio Acres; Lot 82, Los Ranchitos Subdivision; 12.164 acres being out of Lot 361, Kelly-Pharr Subdivision, a 1.50 acres tract and a 9.71 acre tract, and Lots 21 and 22, Block 23, Hidalgo Park Estates Subdivision.

- B) Consideration and action, if any, approving surplus list and authorize public auction of City of Pharr Departments' surplus, awarded, unclaimed and seized property.
- C) Consideration and action, if any, on request by Police Chief to purchase a firearm training lab simulator from Ti Training Corporation in the amount of \$56,450.
- D) Consideration and action, if any, on 2013-2014 Capital Lease Funds for Pharr Police Access Drive Gate Project.

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on professional services agreement between the City of Pharr and Rio Regional Infrastructure Services for the Pharr-Reynosa International Bridge.
- B) Consideration and action, if any, on agreement between Inmobiliaria Jugas, S.A. de C.V. and the City of Pharr.
- C) Consideration and action, if any, on agreement between City of Pharr and Bond & Bond Auctioneers & Realty for an auction of city surplus property.
- D) Consideration and action, if any, authorizing City Manager to negotiate engineering services with Cruz-Hogan consultants for technical assistance on the purchase of water rights.

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**

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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.

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 13th day of June 2014, at 4:00 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 13th DAY OF JUNE 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: _____