



**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, SEPTEMBER 16, 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 September 16, 2014 as Carlos Diego Ferreira Day.
- B) Presentation of Proclamation proclaiming September 25, 2014 as National Day of Remembrance for Murder Victims.
- C) Presentation of Proclamation proclaiming October 23-31, 2014 as Red Ribbon 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
- B) Submission of monthly report – Pharr Municipal Court
- C) Submission of August 2014 Tax Collection Report
- D) Submission of September 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 August 28, 2014 – Joint Special Called Meeting and September 2, 2014 – Regular Called Meeting.

B) Consideration and action, if any, on request from Fire Department to close the 100 and 200 blocks of West Newcombe Avenue from 12:00 a.m. to 12:00 midnight on Saturday, September 27, 2014 for the City of Pharr's Public Safety Fest.

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

1. Hector G. Menchaca, d/b/a El Huachinango Pescados y Mariscos, 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 the E100' of Lot 5 and 6, Block 66, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 South Cage Boulevard.
2. Arnoldo Garza Jr., d/b/a El Rodeo Bar & Grill, 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 General Business District (C). The property is legally described as Lots 14 and 15, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5826 South Cage Boulevard.
3. Raul Palma, Millennium Engineers Group, Inc, representing Valley Cathedral Inc., d/b/a Templo Bethel Asambleas de Dios Church, has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) to an Office Professional District (O-P). The property is legally described as follows:
Tract 1: As being 2.25 AC GR 1.84 AC NET out of the E326.07'-N300.7' of Lot 181, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.
Tract 2: As being 1.84 AC GR 1.547 AC NET out of the E304.8'-S317.5"-N618.2' EXC W83.8'-E304.8-S197.5"-N498.2' out of Lot 181, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.
Tract 3: As being .45 AC tract of land out of the 9.00 AC of the S10.84 AC-N1/2 EXC SE .84 & EXC. NE 1 AC out of Lot 181, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The property is physically located at the 400 Block of South Veterans Boulevard.

PLATS:

4. Melden & Hunt Inc., representing Herbert L. Levine, is requesting final plat approval of the proposed El Centro Mall No.4 Subdivision. The property is legally described as a 32.394 acres out of Lot 6, Block 6 A.J. McColl Subdivision and out of Lots 1-4 and Lots 14-25 John Makens Subdivision, being a re-subdivision of Lot 5, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road.

REGULAR AGENDA – OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance adopting tax rate for FY 2014-2015.
- B) Consideration and action, if any, on Ordinance adopting and approving the budget for year beginning October 1, 2014 and ending September 30, 2015.
- C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2014-33 for budget amendments to the FY 2013-2014 budget.
- D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2012-32 (No texting or use of wireless or portable devices).
- E) Consideration and action, if any, on Resolution entering into an agreement with TxDOT for closure of North U.S. 281, East Old Bus. 83, and E. Expressway 83 (Frontage Rd.) on Saturday, October 11, 2014 from 8:00 a.m. to 10:30 a.m. for the Food Bank of the RGV Cup K/Run Walk.
- F) Consideration and action, if any, on Resolution urging the University of Texas System to preserve local school spirit and regional history by retaining the Bronco as the new University of Texas Rio Grande Valley Mascot.

6. ADMINISTRATIVE:

- A) Consideration and action, if any, on request from Friends with Helping Hands for assistance on their 8th annual Cancer Walkathon on Saturday, October 25, 2014.
- B) Consideration and action, if any, adopting and approving budget for Pharr Economic Development Corporation II FY 2014-2015.
- C) Consideration and action, if any, adopting and approving budget for Pharr Athletic League (PAL) Sports Program FY 2014-2015.
- D) Consideration and action, if any, adopting and approving budget for Tax Increment Reinvestment Zone No. 1 FY 2014-2015.
- E) Consideration and action, if any, adopting and approving budget for Pharr Public Facilities Corporation #1 FY 2014-2015.

7. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on consulting services agreement with Hollis Rutledge & Associates, Inc.
- B) Consideration and action, if any, on contractual agreement with Ramon Tovas for consulting services.
- C) Consideration and action, if any, on contractual agreement with Roy Padilla for consulting services.
- D) Consideration and action, if any, on contractual agreement with Roberto Leal Tovas for lobbying services for the Pharr-Reynosa International Bridge.
- E) Consideration and action, if any, on contractual agreement with Rio Regional Infrastructure Services, LLC – Ezequiel Ordonez for consulting services.
- F) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr D&M Ventures, LLC for multi-family apartment projects.

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 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**

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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 12th day of September 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 12TH DAY OF SEPTEMBER 2014.


HILDA PEDRAZA, TRMC
CITY CLERK

I hereby 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: _____