



**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., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 5:00 P.M. ON  
TUESDAY, SEPTEMBER 2, 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. 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) City Events of Interest
- C) Legislative/Project Update

**3. 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 5, 2014 - Regular Called Meeting and August 19, 2014 – Regular Called Meeting.
- B) Consideration and action, if any, on request from Police Department to close the 100 and 200 blocks of West Newcombe Avenue from 11:00 a.m. to 12:00 midnight on Saturday September 6, 2014 for the Pharr National Night Out event.

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

1. Angel Villarreal and Maria C. Villarreal, representing VIGA Restaurants, Inc., d/b/a Villa del Mar Restaurant, are 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 A, Providence Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6400 S. Cage Blvd., Suites A & B.
2. David and Sonia Quinones have 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 being the South 30.0 feet of Lot 10 and the North 17.5 feet of Lot 11, Gregory Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 307 North Veterans Boulevard.

PLATS:

3. Pharr Economic Development Corp. II, representing Roberto McDonald and Julia H. McDonald are requesting preliminary and final plat approval of the proposed Austin-Hannah Subdivision. The property is legally described as being a 1.74 acre tract of land out of Lot 2, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1300 Block of West Business 83.

**REGULAR AGENDA – OPEN SESSION:**

**4. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2006-50 (Paving and Drainage Assessment Fee).

**5. ADMINISTRATIVE:**

- A) **PUBLIC HEARING**: Proposed Tax Rate.
- B) Presentation of updated proposed City of Pharr Budget FY 2014-2015.
- C) Consideration and action, if any, on request from Food Bank of the RGV for street closure and assistance for their Cup K/Run Walk on Saturday, October 11, 2014 from 8:00 a.m. to 10:30 a.m.
- D) Consideration and action, if any, authorizing Police Chief to purchase (1) video surveillance camera system from Superior Alarms in the amount of \$56,554 thru 2013 Stonegarden Grant Funds.
- E) Consideration and action, if any, authorizing Police Chief to purchase (1) Mobile Digital Recorder System from Coban Technologies in the amount of \$5,845 thru 2013 Stonegarden Grant Funds.

- F) Consideration and action, if any, on request by Rio Grande Valley Literacy Center for sponsorship on their 3<sup>rd</sup> annual Boots and Bling Event on Friday, October 24, 2014 from 7:00 p.m. to 12:00 a.m. at Tierra Del Sol Golf Course.
- G) Consideration and action, if any, on request by Pharr Athletic League to host Octoberfest/Beer Dash on Saturday October 4, 2014.

**6. CONTRACTS/AGREEMENTS:**

- A) Consideration and action, if any, on Interlocal Agreement with Hidalgo County for East Owassa Road street improvements.
- B) Consideration and action, if any, on authorizing City Manager to negotiate contract with Sam Garcia Architect for conceptual plans and final plans and specifications for the Downtown Living Initiative Project.
- C) Consideration and action, if any, authorizing City Manager to negotiate contract with Aldana Engineering & Traffic Design, LLC for a traffic impact analysis and recommend improvements for the Downtown Living Initiative Project.
- D) Consideration and action, if any, authorizing City Manager to negotiate contract with Aldana Engineering & Traffic Design, LLC for a traffic impact analysis on Jackson and Expressway 83.

**7. 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 3 - 6 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 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.

8. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in closed session.
9. **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](mailto:hilda.pedraza@pharr-tx.gov) or [sonia.hinojosa@pharr-tx.gov](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 29<sup>th</sup> day of August 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 29<sup>TH</sup> DAY OF AUGUST 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: \_\_\_\_\_