

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, DECEMBER 4, 2017  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, December 4, 2017 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Comm. Eleazar Guajardo  
Comm. Ramiro Caballero  
Comm. Daniel Chavez  
Comm. Ricardo Medina  
Comm. Mario Bracamontes

**BOARD OF COMMISSIONERS ABSENT:** Comm. Roberto "Bobby" Carrillo

**STAFF PRESENT:** Juan G. Guerra, City Manager  
Edward Wylie, Deputy City Manager  
Hilda Pedraza, City Clerk  
Omar Anzaldua, City Engineer  
Gary Rodriguez, Events Center Director  
Karla Moya, Finance Director  
Rodolfo Martinez, Municipal Court Judge  
Anali Alanis, HR Director  
Joe Luengo, Interim Police Chief  
Leonardo Perez, Fire Chief  
Melanie Cano, Dev. Services Director  
Rick Pedraza, Public Works Director  
Jose Villescascas, Public Utilities Director  
Sergio Alanis, Parks & Rec. Director  
Raul Garza, CDBG Director  
Adolfo Garcia, Library  
Rick Castro, Interim I.T. Director  
Luis Bazan, Bridge Director

**CITY ATTORNEY** Patricia Rigney, City Attorney

**ITEM 1. CALL TO ORDER**

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BODY**

Mayor Hernandez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Guajardo moved to excuse the absent members. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

**B) PLEDGE OF ALLEGIANCE/INVOCATION**

Juan G. Guerra, City Manager, led in the pledge of allegiance and Luis Bazan, Bridge Director, said the invocation.

**ITEM 2. PUBLIC COMMENTS/PUBLIC HEARINGS**

**A) PUBLIC COMMENTS**

Kenneth Fletcher spoke about HVAC system noise coming from Costco and trucks still parked in the fire lanes. He stated this was a public safety issue for emergency vehicles and a health concern for the public. Mr. Fletcher also voiced his concern with the new 1000 watts lights along Cage and stated they waste too much

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electricity. Mr. Fletcher also spoke about the bids for the new downtown lighting improvements and stated the low bid started at \$134,000 and ended up at \$188,695.

**B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES**

None.

**ITEM 3. CITY MANAGER'S REPORTS**

**A) CITY ENGINEER'S REPORT**

Juan G. Guerra, City Manager, stated City Engineer was in the audience and questions could be entertained at this time. There were no questions.

At this time, Juan G. Guerra, called upon Rick Pedraza, Public Works Director, to give a report on city alleys.

Rick Pedraza, Public Works Director, gave a brief update on alleys and stated they were currently working on a plan that involves high grass, paved, and gravel alleys. He stated a survey was done last year and they would be concentrating on the zones with high grass and gravel alleys. He further stated he would put together an exhibit in GIS and present it to the Board for review.

**B) CITY EVENTS OF INTEREST**

Juan G. Guerra, City Manager, reported the Greater Pharr Chamber of Commerce would join the City of Pharr to celebrate the new renovations of Jones Box Park on Tuesday, December 5, 2017 at 10:00 a.m. He stated the city has added a newly resurfaced asphalt walking trail (1 mile), a new west-side parking lot, basketball courts, and more landscaping and irrigation. A pedestrian mural has also been added to the park to highlight several profiles of the city.

Juan G. Guerra, City Manager, also reported a ribbon cutting ceremony for Tamales Guadalajara would take place on Friday, December 8, 2017 at 10:00 a.m. He stated this new restaurant specializes in tamales and chose Pharr for the rapid growth and location.

Juan G. Guerra, City Manager, went over the Tips for Toys at different restaurants and stated the tips collected would be used to purchase toys for the less fortunate.

Juan G. Guerra, City Manager, reported the unveiling of mural at the Pharr Memorial Library would take place on December 6, 2017 at 5:30 p.m. and invited the public to attend. He also reported the Christmas Night at the Library would take place on December 14, 2017 from 6:00 p.m. to 8:00 p.m.

Juan G. Guerra, City Manager, reported the Pharr International Bridge would be hosting their Customer Appreciation Holiday Social from 6:00 p.m. to 10:00 p.m. for bridge customers. They would have entertainment, food, drinks and a raffle.

Juan G. Guerra, City Manager, announced the City of Pharr made the 2017 list of safest cities in the nation and ranked #25 safest city in the State of Texas according to the SafeHome.Org analyzed data by the FBI.

**ITEM 4. CONSENT AGENDA**

**A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE A SOLICITATION FOR REQUEST FOR QUALIFICATIONS (RFQ'S) FOR PROFESSIONAL SURVEYING SERVICES FOR PROJECTS DURING THE 2018-2020 YEAR PERIOD (ENGINEERING)**

**B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE A SOLICITATION FOR REQUEST FOR QUALIFICATIONS (RFQ'S) FOR PROFESSIONAL ENGINEERING SERVICES FOR PROJECTS DURING THE 2018-2020 YEAR PERIOD (ENGINEERING)**

**C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE A SOLICITATION FOR REQUEST FOR QUALIFICATIONS (RFQ'S) FOR PROFESSIONAL GEOTECHNICAL ENGINEERING SERVICES FOR PROJECTS DURING THE 2018-2020 YEAR PERIOD (ENGINEERING)**

**D) CONSIDERATION AND ACTION, IF ANY, ON IMPLEMENTING PROCEDURES FOR POST-ISSUANCE COMPLIANCE FOR THE PURPOSE OF MAINTAINING COMPLIANCE WITH FEDERAL TAX REQUIREMENTS THAT APPLY TO BOND FINANCING (FINANCE)**

**E) CONSIDERATION AND ACTION IF ANY, AUTHORIZING THE PHARR POLICE DEPARTMENT AND THE STATE OF TEXAS TO IMPLEMENT THE FY2018 (GRANT #2018-PHARRPD-IDM-00013) STEP-IMPAIRED DRIVING MOBILIZATION GRANT**

**F) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**

**1. MARIA MAYELA GARZA, D/B/A COLONIA CINCO ESTRELLAS, L.L.C., REQUESTED 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 BEING LOTS 27 THROUGH 30, BLOCK 2, LOS MARINEROS SUBDIVISION PHASE I, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2200 SOUTH CAGE BOULEVARD.**

**2. MARIA MAYELA GARZA, D/B/A FRIENDS ALL PARTIES, L.L.C., REQUESTED 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 BEING LOT 20, BLOCK 2, LOS MARINEROS SUBDIVISION PHASE I, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2302 SOUTH CAGE BOULEVARD.**

Juan G. Guerra, City Manager, introduced the items and recommended approval of the consent agenda.

Comm. Medina **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

## **REGULAR AGENDA - OPEN SESSION**

### **ITEM 5. ORDINANCES AND RESOLUTIONS**

**A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2017-41 FOR BUDGET AMENDMENTS TO THE FISCAL YEAR 2017-2018 BUDGET ADOPTION ON 1ST READING (FINANCE)**

Juan G. Guerra, City Manager, introduced the item and recommended approval.

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Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2017-54 is filed with the City Clerk's Office.

**B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2017-50 (RENTAL OF CITY FACILITIES) *FIRST READING (PARKS)***

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Medina **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

**ITEM 7. CONTRACTS/AGREEMENTS**

**A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AMEND CONTRACT WITH S&GE, LLC FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WATER TRANSMISSION MAINS PROJECT (ENGINEERING)**

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Guajardo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

**B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH ALVARADO ARCHITECTS & ASSOCIATES, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE PARKS AND RECREATION DUGOUTS FOR THE PHARR SPORTS COMPLEX AND WITTEN PARK PROJECT AND APPROVAL TO ADVERTISE ON THIS PROJECT (ENGINEERING)**

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Medina **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

**C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH THE WARREN GROUP, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE MASTER PLANNING FOR THE FIRE STATION NO. 1 PROJECT (ENGINEERING)**

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Guajardo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

**D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH EVERBRIDGE, INC. FOR THE RENEWAL OF EVERBRIDGE MASS NOTIFICATION SYSTEM (INNOVATION & TECHNOLOGY)**

Juan G. Guerra, City Manager, introduced the item and recommended approval.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

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## **ITEM 6. ADMINISTRATIVE**

- A) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FOR RESIDENTIAL INCENTIVE PROGRAM FOR THE PROPERTY LEGALLY DESCRIBED AS A 12.997 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 8 A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS (DEVELOPMENT SERVICES)**

Juan G. Guerra, City Manager, introduced the item and briefly stated this was for the property at the old Summit Sports Complex. He further recommended approval.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

At this time, Mayor Hernandez, stated they would deviate from the agenda and go into closed session. There was no objection.

## **ITEM 9. CLOSED SESSION**

**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. IN ACCORDANCE WITH THE FOLLOWING BELOW**

The time being 4:13 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

## **ITEM 9. RECONVENE**

The time being 5:07 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

## **ITEM 7. CONTRACTS/AGREEMENTS**

- E) CONSIDERATION AND ACTION, IF ANY, ON 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF PHARR AND THE PHARR ECONOMIC DEVELOPMENT CORPORATION II AND CAMPERO HOLDINGS, CO., LLS AND CAMPERO LEGACY PROPERTIES, L.L.C. (ADMINISTRATION)**

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Guajardo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

## **ITEM 8. LEGAL**

- A) CONSULTATION WITH LEGAL AND POSSIBLE ACTION ON CONTRACT WITH ENVIRO-LITE SOLUTIONS, LLC. (LEGAL)**

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

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Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

**B) CONSULTATION WITH ATTORNEY ON SETTLEMENT OF THE FOLLOWING CASES: ISIS GIL VS. CITY OF PHARR, DAHLIA YBARRA VS. CITY OF PHARR, FELIX DE LA GARZA, ANTHONY ALVARADO, VERONICA LIMON VS. CITY OF PHARR, GABRIELA RODRIGUEZ AND ARELI VASQUEZ, LAURA LEE RAMIREZ V. DANIEL LINON AND CITY OF PHARR, AND T-MOBILE AND ATC VS. CITY OF PHARR. (LEGAL)**

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

**C) CONSULTATION WITH LEGAL AND POSSIBLE ACTION ON SETTLEMENT AGREEMENT WITH T-MOBILE & AMERICAN TOWER V. CITY OF PHARR. (LEGAL)**

Juan G. Guerra, City Manager, introduced the item and recommended approval as discussed in closed session.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

**ITEM 11. ADJOURNMENT**

There being no other business to come before the board, Comm. Guajardo **moved** to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:08 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ  
MAYOR

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR

**ON THIS THE 4<sup>th</sup> DAY OF DECEMBER 2017** the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:



HILDA PEDRAZA, CITY CLERK

APPROVED: January 2, 2018