

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 19, 2017
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 19, 2017 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro-Tem Roberto "Bobby" Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Mario Bracamontes

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Juan G. Guerra, City Manager
Edward Wylie, Asst. City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Events Center Director
Karla Moya, Finance Director
Anali Alanis, HR Director
Ruben Villescas, Police Chief
Leonardo Perez, Fire Chief
Roland Gomez, Development Services
Eddie De Leon, Public Utilities
Sergio Alains, Parks & Rec. Director
Raul Garza, CDBG Director
Adolfo Garcia, Library Director
Luis Bazan, Bridge Director
Victor Perez, PEDC II Director

CITY ATTORNEY Patricia Rigney, Attorney

ITEM 1. CALL TO ORDER

Mayor Hernandez called the meeting to order at 4:04 p.m. Roll Call established a quorum.

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

All present.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Juan G. Guerra, City Manager, led in the pledge of allegiance and Ruben Villescas, Police Chief, said the invocation.

ITEM 3. PUBLIC COMMENTS/PUBLIC HEARINGS

A) PUBLIC COMMENTS

No one signed up to speak.

B) PUBLIC HEARING

No one signed up to speak.

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ITEM 4. CITY MANAGER'S REPORTS

A) PROPERTY TAX COLLECTION REPORT MAY 2017(FINANCE)

Juan G. Guerra, City Manager, introduced the tax collection report for the month of May 2017 and reported both current and delinquent taxes were up.

B) JUNE 2017 SALES TAX COLLECTION REPORT (FINANCE)

Juan G. Guerra, City Manager, reported sales tax were down 3% for the month of June 2017 but were positive for the year.

C) CITY EVENTS OF INTEREST (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the events on interest and reported Public Works would be having their Monthly Operation Clean Sweep (OCS) on Saturday, June 24, 2017 at the Pharr Public Works Building, 1015 E. Ferguson, beginning at 8:00 am.

Juan G. Guerra, City Manager, further reported the Faithful Past Get Healthy Mega Clinic would be held on June 23-25, 2017 at the Boggus Ford Events Center and stated free dental, medical and vision services will be provided to the public.

Juan G. Guerra, City Manager, reminded everyone that the Independence Day Festival was scheduled for Saturday, July 1, 2017 at Dr. William Long Elementary School located at 3700 Raider Drive from 6:00 p.m. to 10:00 p.m. and invited the public to join us for food, music, carnival rides, and fireworks.

Juan G. Guerra, City Manager, announced the City of Pharr would be hosting the All Star Sectional Baseball Tournaments on Monday, June 19, 2017 at 6:00 pm. at Witten Park and Pharr Sports Complex. He also reported the Movies at the Park would be held on Saturday, June 24, 2017 at Jones Box Park featuring the movie Moana starting at sunset. Mr. Guerra further reported the Pharr Parks & Recreation would be hosting a TAAF practice swim on Saturday, June 24, 2017 at 8:00 a.m. at the Pharr Aquatic Center and a TAAF practice track meet at PSJA North High School on Friday, June 30, 2017 at 8:00 a.m.

Juan G. Guerra, City Manager, reported the grand opening ceremony for Sears Appliance and Mattress would be held on June 22, 2017 at 10:00 a.m. at 500 N. Jackson Road. He further reported PEDC would be hosting a SBA Workshop "Choosing the correct Legal Entity for your Business" on June 22, 2017 at 1:00 p.m. at 1215 S. Cage. He stated this month's workshop was to learn about the legal requirements for small businesses.

At this time, Juan G. Guerra, City Manager, recognized Finance Department for receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association. He stated this award is the highest form of recognition in governmental budgeting and represents a significant achievement by our finance department. A certificate of recognition has been presented to Karla Moya, Finance Director.

ITEM 4. CONSENT AGENDA

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING AND ESTABLISHING PROCEDURES/REQUIREMENTS TO CREATE A PARKING MANAGEMENT USE DISTRICT. 2ND READING (DEVELOPMENT SERVICES)

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING SUBMISSION OF GRANT APPLICATION TO THE STATE OF TEXAS LOCAL BORDER SECURITY PROGRAM FY 2018 (POLICE)

C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR RFP'S FOR ENERGY SERVICES (FINANCE)

D) CONSIDERATION AND ACTION, IF ANY, APPROVING RENEWAL OF PEDC LINE OF CREDIT WITH LSNB AS APPROVED BY PEDC II BOARD (FINANCE)

E) CONSIDERATION AND ACTION, IF ANY, TO ENTER INTO AN AGREEMENT WITH MICHAEL GABRIELSON OF LONE STAR INSURANCE SERVICES FOR RISK MANAGEMENT SERVICES FOR PROCUREMENT OF PROPERTY AND CASUALTY INSURANCE FOR CITY OF PHARR (HR)

F) CONSIDERATION AND ACTION IF ANY, ON A REQUEST FROM THE CITY OF HIDALGO FOR USE OF THE CITY OF PHARR'S MOBILE STAGE FOR THEIR 4TH OF JULY EVENT TO BE HELD ON TUESDAY JULY 4TH 2017 (PUBLIC WORKS)

G) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF CHANGE ORDER NO. 1 FOR THE WEST MOORE RD. IMPROVEMENTS PROJECT (BID NO. 1617-01-528-0025) (ENGINEERING)

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

1. REYNALDO MATA RIOS, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MOBILE-HOME DISTRICT (R-MH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.53 ACRES OF LAND, OUT OF LOT 236, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 2700 BLOCK OF SOUTH CAGE BOULEVARD. COZ#170532

2. VICTOR PEREZ, EXECUTIVE DIRECTOR OF PHARR ECONOMIC DEVELOPMENT CORPORATION, REPRESENTING PHARR ECONOMIC DEVELOPMENT CORPORATION II, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE SOUTH 250 FEET OUT OF LOT 2, PHARR CITRUS ORCHARD CO. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1300 BLOCK OF WEST BUSINESS 83. COZ#170533

3. ESPONJAS DEVELOPMENT, LTD, REPRESENTING RONALD DEE BOLLMAN, TRUSTEE OF THE RONALD DEE BOLLMAN TRUST, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20 ACRES, MORE OR LESS, OUT OF THE EAST ½ OF LOT 78, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 700 BLOCK OF EAST OWASSA ROAD. COZ#170525

4. SAMES, INC., REPRESENTING RAMON GUAJARDO, JR., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.61-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 400 BLOCK OF EAST FERGUSON AVE.

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5. CHRISSY SANCHEZ, REPRESENTING PHARR CENTER CHURCH, REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, TRINITY WORSHIP CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS 4801 NORTH IH 69C. CUP#170530

6. SONIA GARCIA, REPRESENTING CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO, REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 14, LAS FUENTES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 424 WEST NAVARRO STREET. CUP#170212

7. MR. RAMIRO ARMENDARIZ, REPRESENTING RED TAPE, D/B/A STILETTOS CABARET, REQUESTED RENEWAL OF THE 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 LOT 2, ALBRAD SUBDIVISION UNIT #3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1050 NORTH SUGAR ROAD. CUP#110537

8. MARIA DOLORES MONTENEGRO, D/B/A PATO'S PLACE, REQUESTED 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 THE WEST 8.6 FEET OF LOT 29 AND ALL OF LOT 30, BLOCK 30, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 226 WEST STATE AVENUE. CUP#990583

9. ALBA DORA PEDRAZA, D/B/A SEPI'S, REQUESTED 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 BEING LOT 22, BLOCK 30, PHARR ORIGINAL TOWNSITE, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 212 WEST STATE STREET. CUP#120423

PLATS:

1. MELDEN & HUNT, INC., REPRESENTING LARRY SCHNEIER, GOVERNING PERSON FOR PHARR TERMINAL, LLC, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED PHARR TERMINAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 4.852 ACRES OUT OF LOT 100, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF EAST NOLANA LOOP.

2. MELDEN & HUNT INC., REPRESENTING TOMAS CORONA, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED DELTA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 3.688 ACRES OUT OF LOT 166, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST IH-2.

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

Comm. Carrillo moved to approve consent agenda as recommended. Comm. Medina seconded the motion and when put to a vote, it carried by a majority vote of six (6) ayes and one (1) abstention. Mayor Hernandez abstained from voting on items 4 (D) and (E).

Ordinance O-2017-24, O-2017-25, and O-2017-26 are filed with the City Clerk's Office. Resolution No. R-2017-47 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 5. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING CITY MANAGER TO ENTER INTO A CONTRACT WITH UNIVERSITY OF TEXAS RIO GRANDE VALLEY (UTRGV) TO CONDUCT A SURVEY QUESTIONNAIRE (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and briefly stated the purpose of the survey would be mailed out to a portion of the residents of the city and the cost would be approximately \$10,000. He further recommended approval.

Comm. Medina moved to approve as recommended. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2017-48 is filed with the City Clerk's Office.

ITEM 6. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH R. GUTIERREZ ENGINEERING CORPORATION FOR PROFESSIONAL SURVEYING SERVICES FOR THE PSJA TRI-CITY PEDESTRIAN SAFETY IMPROVEMENTS PROJECT (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and briefly stated the sidewalks would lead to Dan Ramirez Elementary, Aida Escobar Elementary, Carnahan Elementary, Carmen Anaya Elementary, and Kelly-Pharr Elementary and the estimated cost was \$46,000. He further recommended approval.

Comm. Carrillo 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 R. GUTIERREZ ENGINEERING CORPORATION FOR PROFESSIONAL SURVEYING SERVICES FOR THE FY2017 "5310 ENHANCED MOBILITY OF SENIORS AND INDIVIDUALS WITH DISABILITIES-PROJECT" (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and stated grant monies would be used for this project and the estimated cost for surveying was \$11,000. He further stated staff recommended approval.

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

C) CONSIDERATION AND ACTION, IF ANY, ON AWARD OF CONTRACT FOR TWO TRAFFIC SIGNAL IMPROVEMENTS: VETERANS BOULEVARD AT KELLY AVENUE AND AT ELDORA ROAD (BID NO. 1617-01-528-0035) (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and stated staff recommended D&G Energy Corp.

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Comm. Carrillo moved to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A MASTER GRADE CROSSING MAINTENANCE AGREEMENT WITH RIO VALLEY SWITCHING COMPANY FOR THE MAINTENANCE AND REPAIR OF RAILROAD CROSSINGS WITHIN THE CITY OF PHARR (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and briefly stated the purpose of the agreement was to upgrade the various railroad crossings within the City of Pharr, which were in need of repair. He stated approximately it would be \$50,000 per railroad crossing and recommended approval.

Comm. Carrillo asked if the city would be liable for the repairs. Mr. Guerra stated the City had requested the repairs to the railroad company and since they were the only ones who can do the work, an interlocal agreement was needed. He further stated the liability would be on them.

Comm. Carrillo moved to approve as recommended. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL COOPERATION AGREEMENT WITH HIDALGO COUNTY FOR UTILIZATION OF HIDALGO COUNTY POOL (PARKS/PAL)

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

Comm. Carrillo moved to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 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. IN ACCORDANCE WITH THE FOLLOWING BELOW

None.

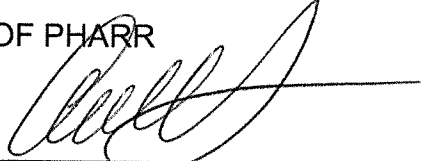
ITEM 8. RECONVENE

None.

ITEM 9. ADJOURNMENT

There being no other business to come before the board, Comm. Medina moved to adjourn. Comm. Carrillo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:14 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

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**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 19th DAY OF JUNE 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, 2nd 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: July 3, 2017