MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, SEPTEMBER 17, 2018
118 SOUTH CAGE 2nd FLOOR

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Tuesday, September 17, 2018 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT:	Mayor Ambrosio Hernandez Comm. Eleazar Guajardo Comm. Ramiro Caballero Comm. Roberto "Bobby" Carrillo Comm. Daniel Chavez Comm. Mario Bracamontes
BOARD OF COMMISSIONERS ABSENT:	Comm. Ricardo Medina
STAFF PRESENT:	Juan G. Guerra, City Manager Edward Wylie, Deputy City Manager Hilda Pedraza, City Clerk Omar Anzaldua, City Engineer Gary Rodriguez, Events Ctr. Director Karla Moya, Finance Director Yesenia Ennis, HR Marissa Hernandez, Municipal Court Judge Leonardo Perez, Fire Chief Jose Luengo, Police Chief Melanie Cano, Dev. Services Dir. Ricardo Pedraza, Public Works Director Jose Villescas, Public Utilities Director Roel Garza, Parks & Rec. Director Raul Garza, CDBG Director Jose Pena, I.T. Director Luis Bazan, Bridge Director Sandra Zamora, Purchasing Dir. Danny Ramirez, Communications 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 4:35 p.m. Roll call established a quorum.

Comm. Carrillo **moved** to excuse the absent member. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led in the pledge of allegiance said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING VALLEY VOTER AWARENESS MONTH (ADMINISTRATION)

Albert Morales, AACT Project Coordinator, thanked the City Commission for the proclamation and asked them for their continued support so they may reach their goal of 65% registered voters.

Mayor Hernandez read proclamation proclaiming September 2018 as Valley Voter Awareness Month and presented proclamation to Albert Morales.

At this time, Juan G. Guerra, City Manager, stated they would deviate from the agenda and go to Item 4.C. There was no objection.

ITEM 4. CITY MANAGER'S REPORTS

C) CITY EVENTS OF INTEREST

Juan G. Guerra, City Manager, called upon Dr. Daniel King, PSJA ISD Superintendent, to approach the podium.

Dr. King expressed appreciation over the numerous partnerships between the City of Pharr and PSJA Independent School District. He stated one of the goals of both entities was to provide resources and services to the community by using taxpayer money efficiently. Dr. King went over some great examples such as the use of school facilities for recreational activities and youth services, extension of parks, and partnership on aquatics facility and police force safety. Dr. King further stated the aquatics facility was being used for water safety, exercise, and competitive sports.

Mayor Hernandez stated the City of Pharr was the only city to have a University collegial natatorium in partnership with PSJA ISD and the University of Rio Grande Valley (UTRGV). He stated the natatorium would be open to the public and PSJA ISD would have 50% use of facility for competition swimming. He further stated this would strengthen our partnership with PSJA ISD and UTRGV as well.

Dr. Daniel King, PSJA ISD Superintendent, further stated the new STC Regional Center for Public Safety Excellence would offer many benefits to high school students and STC students, as well as serving the Pharr Police Academy and residents who want to obtain a higher education. Lastly, Dr. King thanked the City of Pharr for the willingness to work together for the benefit of the community.

ITEM 3. PUBLIC COMMENTS/PUBLIC HEARINGS

A) PUBLIC COMMENTS

Kenneth C. Fletcher stated he was representing a family who was having dust and safety issues with trucks backing out into oncoming traffic on 281 Frontage Road and stated Central Materials was still operating with no Conditional Use Permit (CUP). Mr. Fletcher expressed concern with the fire lanes at Costco and Hidalgo County Precinct 2 having no writing on the curb and stated this was a public health and safety issue.

At this time, Mayor Hernandez clarified the closing of the Boys & Girls Club Las Milpas gym facility. He stated there was some communication taking place with the three entities involved, City of Pharr, Boys & Girls Club and IDEA School. He explained the gym was built in 2015 and construction was not done correctly according to Building Code.

Mayor Hernandez further stated Xavier Salinas, Hidalgo ISD Superintendent, complained to the City of Pharr that his students were not being allowed to use facility due to it being occupied by students from IDEA School and not Pharr children. Mayor Hernandez inquired into the complaint from Superintendent Salinas and mentioned there were some Pharr children at Boys & Girls Club but the majority of kids were from IDEA School. In his discovery, he stated there was an illegal agreement and exchange of monies done between Boys & Girls Club and IDEA School and stated the agreement should not have never been done because the facility belonged to City of Pharr and not the Boys & Girls Club. Additionally, the agreement was to utilize the gym for educational purposes, which changes the usage category to require an Occupancy Permit and meet building code requirements such as a fire sprinkler system and additional exit doors in case of an emergency. Once the requirements are met, the gym could be re-opened.

Comm. Carrillo stated he used to be the Director of the Boys & Girls Club many years ago and mentioned at one point, the Boys & Girls Club was left abandoned but the city had helped by finishing the construction of main building. He stated everyone put their part when gym was built and he did not want to be held responsible if something happened to any of the children if the building was not built to code.

Comm. Chavez echoed Mayor's comments and stated he had lived in south Pharr for more than thirty-five years and agreed the kids need a gym. He stated the Development & Research Center had a library and a gym that not many people use and invited the public to take advantage of all resources available.

Comm. Guajardo stated the City Commission had been proactive by offering afterschool programs in conjunction with PSJA ISD and Pharr Parks and Recreation Department to service all the kids that were affected by this issue.

Mayor Hernandez stated the cost for the afterschool program was $50 dollars per semester and was yet by far the most successful program in partnership with PSJA ISD. He added this program was for the Pharr children only.

Lorena Singh, Social Worker and a longtime resident of Pharr, spoke about children being victims of an ongoing battle between the Boys and Girls Club and the current city administration. She stated the City's decisions were affecting the low-income families, especially single mothers who reside in the south side Pharr area. She went over the dates the building permits were issued and presented pictures of the groundbreaking of the gym on December 2015. She stated when the first inspection was done on October 2017 no violations were found only an extra exit door needed to be installed. Ms. Singh stated no agenda should be more important than the safety of our children regardless of their social economic status.

Mayor Hernandez stated the City of Pharr will always put the safety of the children first and will re-open gym when the Boys and Girls Club complies with the usage of gym.

Fern McClaugherty spoke about the price difference of afterschool program and services provided by the Boys and Girls Club and disseminated some pictures of the gym with the City Commission and the new Development and Research Center.

Maricela De Leon was not present to speak.

Esmeralda Navarro, representing the parents of kids being affected by the closing of the gym at Boys and Girls Club, voiced her concerns with the kids attending the Boys and Girls Club, the funding for the building, various gossip associated with the current situation, the gym usage and the need of the Boys and Girls Club by the parents.

Janie Melendez, Valley View ISD School Teacher, stated she had friends, family and students whom live in the Las Milpas area and voiced her concern with price difference of the membership fee of $30 versus the fee of $50 per semester.

Comm. Caballero appreciated the many comments, opinions and concerns by the public. He stated the kids were the focus when it comes to the partnership with PSJA ISD and various Parks and Recreation programs and stated he hoped the public would share their feelings with IDEA School and Boys and Girls Club as well because this was a three-entity issue. He wished everything gets resolved for the best interest and benefit of everyone.

Comm. Bracamontes stated he had noticed some people were having issues trying to get to the Development and Research Center and perhaps the City could look into transportation methods on how to get these kids to the new building.

Comm. Guajardo asked staff if the City currently had transportation to the afterschool program. Roel Garza, Assistant Parks and Recreation Director, stated the afterschool program was currently being housed at each elementary school and stated transportation was not an issue. He stated there were over 450 students registered for the program to date and reported the City was currently working on the transportation to the Development and Research Center.

B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

None.

C) PUBLIC HEARING: SOLICITATION OF COMMENTS ON 2018 LOCAL EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (POLICE)

Kenneth Fletcher stated he was in agreement about the Pharr Police Department receiving grant funds.

ITEM 4. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR SEPTEMBER 2018

Juan G. Guerra, City Manager, introduced the Sales Tax Collection report for the month of September 2018 and stated sales tax were up by 12.45%, which was an increase of 7.79% year to date.

B) SUBMISSION OF TAX COLLECTION REPORT FOR AUGUST 2018

Juan G. Guerra, City Manager, introduced the Property Tax Collection report for the month of August 2018. He briefly stated the current taxes were up and the delinquent taxes were slightly down but close to where we were last year.

C) CITY EVENTS OF INTEREST

Juan G. Guerra, City Manager, introduced item and advised we would skip item.

At this time, Mayor Hernandez stated they would deviate and go into closed session. There were no objections.

ITEM 10. 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 5:58 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 11. RECONVENE

The time being 6:30 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 5. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR AUGUST 20, 2018 REGULAR CALLED MEETING AND SEPTEMBER 4, 2018 REGULAR CALLED MEETING (ADMINISTRATION)

B) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS FOR THE REHABILITATION OF THE EXPRESSWAY 83 ELEVATED WATER STORAGE TANK (ENGINEERING)

C) CONSIDERATION AND ACTION ON REQUEST FROM PSJA ISD TO WAIVE NON-PROFIT RENTAL RATE FEES OF PHARR EVENTS CENTER FOR MONDAY, SEPTEMBER 24, 2018 FOR NATIONAL VOTER REGISTRATION DAY EVENT (EVENTS CENTER)

D) CONSIDERATION AND ACTION ON REQUEST FROM AMIGOS DEL VALLE, INC. FOR SPONSORSHIP FOR $250.00 FOR THEIR 44TH ANNUAL KING & QUEEN CORONATION EVENT ON NOVEMBER 14, 2018 (ADMINISTRATION)

E) CONSIDERATION AND ACTION ON REQUEST FROM ST. MARGARET MARY CATHOLIC CHURCH FOR MONETARY DONATION IN THE AMOUNT OF $1,000.00 (ADMINISTRATION)

F) CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:

1. **CITY OF PHARR, D/B/A TIERRA DEL SOL GOLF CLUB, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A PLANNED UNIT DEVELOPMENT DISTRICT (PUD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND CONTAINING 139.37 ACRES, MORE OR LESS, OUT OF LOTS 225, 226, 238, 239, 240, 241, 242 AND 243 AND ALL LAND COMPRISING OF THE GOLF COURSE, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS PHYSICALLY LOCATED AT 700 EAST HALL ACRES ROAD. CUP#160628**

2. **ANGEL VILLARREAL AND MARIA C. VILLARREAL, REPRESENTING VIGA RESTAURANTS, INC., D/B/A VILLA DEL MAR RESTAURANT, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C).BEING LOT A, PROVIDENCE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY'S PHYSICAL ADDRESS IS 6400 SOUTH CAGE BOULEVARD, SUITES A & B. CUP#110757**

3. **ALL SQUARE, INC., REPRESENTED BY MR. RAMIRO ARMENDARIZ, D/B/A JACKIE'S, 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 COLONIA SANTA BARBARA, S150' OF LOTS 5-10, BLOCK 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 819 WEST FERGUSON. CUP#120419**

4. **RAMON ROQUE REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1).THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 72, LOS EBANOS SUBDIVISION PHASE I, PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY'S PHYSICAL ADDRESS IS 713 EAST ANAYA ROAD. CUP#180856**

5. **DELFINA VILLALOBOS REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1).THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 59, SAN GABRIEL PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 901 WEST STARR AVENUE. CUP#180539**

6. **BENITO LOPEZ REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE N180'-W100', BLOCK U, PHARR ORIGINAL TOWNSITE, PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY'S PHYSICAL ADDRESS IS 229 WEST JONES AVENUE. CUP#180860**

7. **ELENA OCHOA-GUDINO REQUESTED A SPECIAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O).THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.31 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 5 & 6, BLOCK 13, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 1600 AND 1900 BLOCK OF WEST MILITARY HIGHWAY (281). SUP#180859**

8. **NSGI LLC, A TEXAS LIMITED LIABILITY COMPANY REQUESTED A CHANGE OF ZONE FROM NEIGHBORHOOD COMMERCIAL DISTRICT (N-C) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 7, TARA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1032 WEST SAM HOUSTON. COZ#180753**

9. **SHAVI MAHTANI/ DOMAIN DEVELOPMENT, REPRESENTING GARY A. HOSMER, TRUSTEE OF THE HOSMER LIVING TRUST, AND BARBARA A. SMITH, 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 17.272 ACRES, MORE OR LESS, OUT OF LOT 90, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 800 BLOCK OF WEST MINNESOTA ROAD. COZ# 180855)**

10. **THE CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, REQUESTED CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS THE NORTH TEN (N10) ACRES OF THE WEST ONE-HALF (W ½) OF LOT NO. TWO HUNDRED TWENTY-ONE (221), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1801 SOUTH CAGE BOULEVARD. COZ#180861**

PLATS:

1. **R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING CANO ENTERPRISES, LLC, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED GRANDE PRODUCE WAREHOUSE NO. 2 SUBDVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.10 ACRES OF LAND OUT OF THE WEST 200.00 FEET OF LOT 9, BLOCK 16, JOHN CLOSNER ET. AL SUBDIVISION, SAN JUAN, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2900 BLOCK OF WEST DICKER ROAD.**

2. **MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES SUBDIVISION.THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 17.727 ACRES OUT OF LOT 90, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5100 BLOCK OF NORTH SUGAR ROAD. SUB#170410**

Juan G. Guerra, City Manager, introduced the item. He briefly explained Item 5.F.1 was approval to change zone from Agriculture to General Business District and Item 5 Plats F.1 was approval to deny as recommended by Planning & Zoning Commission. He further recommended approval of the consent agenda.

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

Ordinance No.'s O-2018-30, O-2018-31 and O-2018-32 are filed with the City Clerk's Office.

ITEM REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CREATING THE PUBLIC SAFETY COMMUNICATIONS ADVISORY COMMITTEE AND SETTING BY-LAWS *(3RD AND FINAL READING)* (COMMUNICATIONS)

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

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

Ordinance No. O-2018-33 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE SETTING FORTH THE PURPOSE OF ESTABLISHING A CURFEW FOR MINORS *(3RD AND FINAL READING)* (POLICE)

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

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

Ordinance No. O-2018-34 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2018-06 *(1ST READING)* (PARKS)

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

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

D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING TAX RATE FOR FY 2018-2019 *(ADOPTION ON 1ST READING)* (FINANCE)

Juan G. Guerra, City Manager, introduced the item. He stated there was no change in tax rate of $.649 and recommended approval.

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

Ordinance No. O-2018-35 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING AND APPROVING THE BUDGET FOR YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019 *(ADOPTION ON 1ST READING)* (FINANCE)

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

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

Ordinance No. O-2018-36 is filed with the City Clerk's Office.

F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION IN SUPPORT OF STRENGTHENING THE TEXAS TRAUMA NETWORK (ADMINISTRATION)

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

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

Resolution No. R-2018-53 is filed with the City Clerk's Office.

ITEM 7. ADMINISTRATIVE

A) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHARR ECONOMIC DEVELOPMENT CORPORATION II FOR FISCAL YEAR 2018-2019 (FINANCE)

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

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

B) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR TAX INCREMENT REINVESTMENT ZONE NO. 1 FOR FISCAL YEAR 2018-2019 (FINANCE)

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

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

C) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR TAX INCREMENT REINVESTMENT ZONE NO. 2 FOR FISCAL YEAR 2018-2019 (FINANCE)

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

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

D) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHARR HOUSING FINANCE CORPORATION FOR FISCAL YEAR 2018-2019 (FINANCE)

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

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

E) CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHARR HOUSING FINANCE CORPORATION JACKSON PLACE APARTMENTS FOR FISCAL YEAR 2018-2019 (FINANCE)

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

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

F) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER # 1 FOR UPGRADES FOR HAZARDOUS MATERIAL PUMPER WITH MUNICIPAL FIRE APPARATUS SPECIALISTS LLC FOR THE AMOUNT OF $24,626.00 (PROJECT #1718-01-515-P008-003) (FIRE)

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

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

G) UPDATE ON GOLF COURSE OPERATIONS (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and stated no action was necessary.

H) CONSULTATION WITH THE BOARD OF COMMISSIONERS ON REVIEW OF THE CITY'S ORGANIZATIONAL STRUCTURE (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and stated no action was necessary.

ITEM 8. PURCHASING

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXECUTE A PURCHASE AND INSTALLATION CONTRACT FOR THE REPLACEMENT OF AN MCIFLOWTRONEX PLC PUMP STATION CONTROL PANEL IN THE AMOUNT OF $59,362.85 FOR TIERRA DEL SOL GOLF CLUB (PROJECT #1718-75-510-P027-001) (PARKS)

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

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

ITEM 9. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH HOLLIS RUTLEDGE AND ASSOCIATES, INC. FOR LOBBYING SERVICES (PROJECT #1718-01-510-S027-001) (ADMINISTRATION)

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

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

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF WESLACO FOR ANIMAL SHELTER SERVICES (PROJECT #1718-01-517-S030-001) (PUBLIC WORKS)

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

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

C) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT AND PAYMENT OF PALM VALLEY ANIMAL CENTER INVOICES FOR ANIMAL SHELTER SERVICES PROVIDED TO THE CITY OF PHARR FOR FY17-18 (PROJECT #1718-01-517-S004-001) (PUBLIC WORKS)

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, ON INTERLOCAL AGREEMENT WITH THE SOUTH TEXAS AUTO THEFT TASK FORCE FOR FY 2018-2019 (GRANT # 608-16-0310100) (POLICE)

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

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

E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXECUTE A PRODUCT LICENSE AGREEMENT WITH NEARMAP US INC. FOR HIGH RESOLUTION AERIAL IMAGERY (PROJECT #1718-01-528-IPQ049-001) (ENGINEERING)

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

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

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AMEND THE CONTRACT WITH R. GUTIERREZ ENGINEERING CORPORATION FOR PROFESSIONAL ENGINEERING SERVICES FOR THE JONES BOX PARK PHASE II- WEST EXPANSION PROJECT (PROJECT NO. 1718-01-510-IPQ005-001) (ENGINEERING)

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

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

G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH MILLENNIUM ENGINEERS GROUP, INC. FOR CONSTRUCTION MATERIAL TESTING SERVICES FOR THE PHARR BRIDGE BUSINESS PARK PAVING IMPROVEMENTS (PROJECT #1718-01-528-S028-001) (ENGINEERING)

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

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

H) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD SUPPLY CONTRACT(S) FOR THE PURCHASE & DELIVERY OF RCP, MANHOLES, AND INLETS TO MULTIPLE VENDORS (PROJECT #1718-01-528-IPQ033-242) (PUBLIC WORKS)

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.

I) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD SUPPLY CONTRACT FOR THE PURCHASE & DELIVERY OF HMAC, COLD MIX, AND CALICHE (PROJECT#1718-01-528-SP007-115) (PUBLIC WORKS)

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

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

J) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD CONSTRUCTION MATERIALS PUBLIC WORKS PRIME COAT MC-30 AND RC250 TACK COAT (PROJECT#1718-01-528-IPQ031-139) (PUBLIC WORKS)

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

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

K) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD THOMAS ROAD LEFT TURN LANES CONSTRUCTION PROJECT (PROJECT NO. 1718-39-510-C009-252) (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and recommended award contract to M.J.A. Construction LLC.

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

L) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD CONSTRUCTION CONTRACT FOR JACKSON ROAD RIGHT TURN LANES (PROJECT NO. 1718-40-510-C010-252) (ENGINEERING)

Juan G. Guerra, City Manager, introduced the item and recommended award contract to M.J.A. Construction LLC.

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

M) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO TERMINATE CONTRACT WITH MARCO A. ARREDONDO, INC. FOR ENERGY CONSULTING SERVICES (ADMINISTRATION)

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

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

N) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO TERMINATE CONTRACT WITH RIO REGIONAL INFRASTRUCTURE SERVICES LLC. (BRIDGE)

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

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

O) CONSIDERATION AND ACTION, IF ANY, AMENDING PROFESSIONAL SERVICE AGREEMENT AND LOBBYING SERVICES WITH BORDER INFRASTRUCTURE CONSULTING LLC. (PROJECT #1718-70-510-S029-001) (BRIDGE)

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

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

P) CONSIDERATION AND ACTION, IF ANY, AMENDING THE CITY OF PHARR'S ECONOMIC DEVELOPMENT POLICY TO INCLUDE THE UTILIZATION OF THE STATE LAW EXCEPTION(S) TO COMPETITIVE BIDDING (AS PROVIDED BY SECTION 272.001 TEXAS LOCAL GOVERNMENT CODE) FOR THE SALE AND CONVEYANCE, LEASE, OR TRADE OF CERTAIN REAL PROPERTY THROUGH A NEGOTIATED PROCESS TO PROMOTES QUALITY DEVELOPMENT AND EXPANSION OF THE CITY'S EXISTING BUSINESS TAX BASE. THEREFORE, THE CITY DOES HEREBY ADOPT AND AMEND A POLICY AND PROGRAM AS PART OF ITS ECONOMIC DEVELOPMENT AND BUSINESS INCENTIVES THAT THE BOARD OF COMMISSIONERS, UPON RECEIPT OF A WRITTEN RECOMMENDATION FROM THE CITY MANAGER, MAY SELL OR EXCHANGE LAND WITHOUT COMPETITIVE BIDDING AND AT OR BELOW MARKET VALUE PURSUANT TO THE STATE LAW EXCEPTION(S) AS SPECIFIED IN AN ECONOMIC INCENTIVE AGREEMENT FOR PROJECT EXCHANGE (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and recommended authorization to negotiate and enter into an agreement.

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

Q) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT AMENDMENT AND EXTENSION WITH WASTE MANAGEMENT OF TEXAS (ADMINISTRATION)

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

Comm. Bracamontes **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) abstention. Comm. Carrillo abstained from voting.

ITEM 12. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Guajardo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:39 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 17th DAY OF SEPTEMBER 2018 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

HILDA PEDRAZA, CITY CLERK

APPROVED: October 1, 2018