

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, DECEMBER 10, 2018
3000 N. CAGE BLVD.**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, December 10, 2018 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Eleazar Guajardo
Comm. Roberto “Bobby” Carrillo
Comm. Daniel Chavez
Comm. Mario Bracamontes

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ramiro Caballero
Comm. Ricardo Medina

STAFF PRESENT: Alex Meade, City Manager
Edward Wylie, Deputy City Manager
Hilda Pedraza, City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Events Center Director
Karla Moya, Finance Director
Anali Alanis, HR Director
Marissa Hernandez, Municipal Judge
Leonardo Perez, Fire Chief
Jose Luengo, Police Chief
Melanie Cano, Dev. Services Dir.
Ricardo Pedraza, Public Works Director
Jose Villescas, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Raul Garza, CDBG Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Sandra Zamora, Purchasing Dir.
Danny Ramirez, Communications Dir.

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 Pro Tem Carrillo called the meeting to order at 4:06 p.m. Roll call established a quorum.

Comm. Guajardo moved to excuse the absent members. Comm. Bracamontes 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 and said the invocation.

At this time, Mayor Pro Tem Carrillo advised the public that the meeting would be recessed at 4:08 p.m.

Mayor Pro Tem Carrillo reconvened the meeting at 4:28 p.m.

ITEM 2. PUBLIC HEARINGS

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A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

None.

ITEM 3. CITY MANAGER'S REPORTS

A) SUBMISSION OF QUARTERLY REPORT FOR PERIOD ENDING SEPTEMBER 30, 2018

Alex Meade, City Manager, introduced the quarterly report for period ending September 30, 2018 and stated the city's financials were healthy. He stated Finance Director was in the audience and questions could be entertained at this time.

B) CITY ENGINEER'S REPORT

Alex Meade, City Manager, introduced the City Engineer's report. He stated City Engineer, Omar Anzaldúa, was in the audience and questions could be entertained at this time.

C) CITY EVENTS OF INTEREST

Alex Meade, City Manager, reported the Make a Wish Christmas party for children would be held on December 11, 2018 at the Pharr Events Center from 6:00 p.m. to 8:00 p.m. He also reported a Silver Owl Wizard Craft Show – Harry Potter Expo would be held on December 15, 2018 at the Pharr Events Center from 10:00 a.m. to 8:00 p.m.

Alex Meade, City Manager, reported the Pharr Memorial Library would be hosting a Christmas Night at the Library on December 13, 2018 from 6:00 p.m. to 8:00 p.m. There will be Christmas music, games, pictures with Santa and book giveaway.

Alex Meade, City Manager, further reported the Police Department would be having their Tips for Toys on December 19, 2019 at Red Robin, Freddy's Custards and Burgers, IHop, Tejas Restaurant, and Las Margaritas Restaurant. He stated the tips collected at the restaurants would be used to purchase toys for the toy giveaway.

Alex Meade, City Manager, reported the Parks & Recreation Department hosted a fitness event for the Wounded Warriors on Saturday, August 11, 2018 and representatives were in the audience. Wounded Warrior Outreach Coordinators, Isaac Acosta and Juan Arredondo, presented a plaque to the City as a token of appreciation and thanked the Commission for their support.

At this time, Mayor Pro Tem Carrillo welcomed everyone for attending the meeting at the Pharr Events Center and introduced new City Manager, Alejandro "Alex" Meade.

Alex Meade, City Manager, thanked the Pharr City Commission for the support and confidence they have placed in him as the new City Manager. He went over his educational and professional background and stated he was looking forward to work with the leadership and dedicated employees to improve the quality of life for the community.

ITEM 4. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR NOVEMBER 5, 2018 REGULAR CALLED MEETING AND NOVEMBER 19, 2018 REGULAR CALLED MEETING (ADMINISTRATION)

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- B) **CONSIDERATION AND ACTION ON RESOLUTION RATIFYING MEETING DATE OF THE CITY COMMISSION MEETING OF MONDAY, DECEMBER 3, 2018 (ADMINISTRATION)**
- C) **CONSIDERATION AND ACTION ON RATIFYING MEMORANDUM OF UNDERSTANDING BETWEEN PHARR POLICE DEPARTMENT AND UNIDAD COALITION FOR THE 2018 UNITING NEIGHBORS IN DRUG ABUSE DEFENSE (UNIDAD) (POLICE)**
- D) **CONSIDERATION AND ACTION ON AGREEMENT BETWEEN CITY OF PHARR AND SOUTH STAR SECURITY FOR CONTINUED SECURITY GUARD SERVICES AT THE PHARR EVENTS CENTER (PROJECT #1819-01-530-IPQ018-001) (EVENTS CENTER)**
- E) **CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM PSJA ISD FOR WAIVING OF RENTAL FEES OF PHARR EVENTS CENTER FOR MONDAY DECEMBER 17, 2018, TUESDAY DECEMBER 18, 2018 AND TUESDAY JANUARY 29, 2019 FOR DISTRICT CHOIR CONCERTS (EVENTS CENTER)**
- F) **CONSIDERATION AND ACTION, IF ANY, RATIFYING REQUEST FROM MINISTERIO CRISTIANO LA TRINIDAD TO WAIVE RENTAL FEES FOR USAGE OF THE EXHIBIT HALL AT THE DEVELOPMENT RESEARCH CENTER ON DECEMBER 1, 2018 (PARKS)**
- G) **CONSIDERATION AND ACTION ON VIVA FRESH SUMMIT PLATINUM LEVEL SPONSORSHIP AND BOOTH FOR \$15,000 (PROJECT #1819-70-510-IPQ022-001) (BRIDGE)**
- H) **CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS AND OR COMPETITIVE SEALED PROPOSALS FOR GATEWAY AND LIGHTING IMPROVEMENTS TO DOWN TOWN PHARR (ENGINEERING)**
- I) **CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:**
 - 1. MUY PIZZA-TEJAS, LLC, DBA PIZZA HUT, 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 THE EAST 125.0' OUT OF BLOCK 1, PALM HEIGHTS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1001 WEST HIGHWAY 83. CUP#171165
 - 2. CNMK TEXAS PROPERTIES, LLC, D/B/A CINEMARK EL CENTRO MALL 16, 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 16.317 ACRE TRACT OF LAND OUT OF LOT 3, EL CENTRO MALL NO. 3 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 NORTH JACKSON ROAD. CUP#131046
 - 3. SBA COMMUNICATIONS CORPORATION, REPRESENTING T-MOBILE, REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE CO-LOCATION OF TELECOMMUNICATION EQUIPMENT ON AN EXISTING TOWER IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.016 TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, RE-PLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 500 NORTH JACKSON ROAD. TWR#180646

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4. ANTONIO MARTINEZ REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3, BLOCK 1, LOS TESOROS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 828 WEST DEL ORO LANE. CUP#181173

5. MARIA MAYELA GARZA, D/B/A COLONIA CINCO ESTRELLAS, L.L.C., IS 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. CUP# 151169

6. 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. CUP#151170

Alex Meade, City Manager, introduced the item.

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

Resolution No. R-2018-70 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 5. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ORDINANCE AMENDING ORDINANCE NO. O-2010-30 REVISING AND UPDATING THE ACCOUNTING POLICIES AND PROCEDURES (3RD AND FINAL READING) (FINANCE)

Alex Meade, City Manager, introduced the item.

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

Ordinance No. O-2018-47 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE DIRECTING THE CITY MANAGER TO VACATE, ABANDON, AND CLOSE A PORTION OF STREET RIGHT-OF-WAY, BEING A PORTION OF W. CAFFERY AVE., LYING BETWEEN BLOCK 43, LOTS 8 & 9 AND BLOCK 50, LOTS 9, 10, 11 AND 12, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS (ADOPTION ON 1ST READING) (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item.

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

Ordinance No. O-2018-48 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION IN SUPPORT OF WEST RIDGE DEVELOPMENT , LP TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2019 COMPETITIVE 9% HOUSING TAX CREDITS FOR WEST RIDGE APARTMENTS (ADMINISTRATION)

Alex Meade, City Manager, introduced the item.

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

Resolution No. R-2018-71 is filed with the City Clerk's Office.

ITEM 6. ADMINISTRATIVE

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR PROPOSALS FOR INDEPENDENT FINANCIAL ADVISORY SERVICES (FINANCE)**

Alex Meade, City Manager, introduced the item.

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

- B) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 1 WITH MJA CONSTRUCTION, LLC, IN THE AMOUNT OF \$9,191 FOR THE JACKSON RD. RIGHT TURN LANE PROJECT (PROJECT NO. 1718-40-510-C010-252) (ENGINEERING)**

Alex Meade, City Manager, introduced the item.

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

- C) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 1 WITH JIMMY CLOSNER & SONS CONSTRUCTION COMPANY INC. FOR THE WATER TRANSMISSION MAIN IMPROVEMENTS PROJECT (BID NO. 1415-02-582-0037) (ENGINEERING)**

Alex Meade, City Manager, introduced the item.

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

ITEM 7. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT TO FRANCHISE AGREEMENT BETWEEN THE CITY OF PHARR AND MAGIC VALLEY ELECTRIC COOPERATIVE, INC. (PROJECT #1819-01-510-S007-001) (ADMINISTRATION)**

Alex Meade, City Manager, introduced the item.

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

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A DIR THREE (3) YEAR ENTERPRISE AGREEMENT WITH MICROSOFT THROUGH SHI GOVERNMENT SOLUTIONS, INC. FOR OFFICE 365 EMAIL AND SOFTWARE SERVICES (PROJECT #1819-01-518-S006-003) (IT)**

Alex Meade, City Manager, introduced the item.

Comm. Guajardo **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 ENTER INTO A THREE (3) YEAR (DIR) SELECT PLUS AGREEMENT WITH MICROSOFT THROUGH SHI GOVERNMENT SOLUTIONS, INC. FOR SERVER SOFTWARE LICENSES FOR CITY HALL AND POLICE DEPARTMENT (PROJECT #1819-01-518-IPQ017-003) (IT)**

Alex Meade, City Manager, introduced the item.

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 AMEND CONTRACT WITH THE WARREN GROUP, INC. IN THE AMOUNT OF \$18,400 FOR ADDITIONAL PROFESSIONAL ARCHITECTURAL SERVICES FOR THE NEW FIRE STATION NO. 1 PROJECT (PROJECT NO. C1718-01-528-0026) (ENGINEERING)**

Alex Meade, City Manager, introduced the item.

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 AMEND CONTRACT WITH RUBEN ESCOBAR OF DISENO, INC. IN THE AMOUNT OF \$8,400 FOR ADDITIONAL PROFESSIONAL ARCHITECTURAL SERVICES FOR THE DESIGN OF A DOWNTOWN PARK (PROJECT #1718-01-522-S005-001) (PARKS)**

Alex Meade, City Manager, introduced the item.

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

- F) CONSIDERATION AND ACTION, IF ANY, AWARDING A SERVICE CONTRACT FOR SELF-FUNDED PHARMACY BENEFIT MANAGEMENT SERVICES (PBM) (RFP #1718-01-528-S020-240) (HR)**

Alex Meade, City Manager, introduced the item.

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

- G) CONSIDERATION AND ACTION, IF ANY, RATIFYING CONTRACTS FOR MUSIC LINEUP AND HEADLINER FOR THE HUBPHEST 2019 ON SATURDAY, MARCH 30, 2019 (ADMINISTRATION)**

Alex Meade, City Manager, introduced the item.

Comm. Bracamontes asked who the headliner was. Alex Meade, City Manager, stated Little Joe y la Familia and Tracy Lawrence.

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

H) **CONSIDERATION AND ACTION, IF ANY, ON AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO AN AGREEMENT FOR CONSTRUCTION MANAGER SERVICES FOR THE PHARR NORTHSIDE AQUATIC FACILITY (ADMINISTRATION)**

Alex Meade, City Manager, introduced the item.

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

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

None.

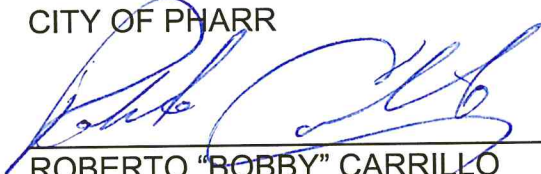
ITEM 9. RECONVENE

None.

ITEM 10. ADJOURNMENT

There being no other business to come before the board, Comm. Guajardo **moved** to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:49 p.m.

CITY OF PHARR


ROBERTO "BOBBY" CARRILLO
MAYOR PRO TEM

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 10th DAY OF DECEMBER 2018 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Pharr Events Center located at 3000 N. Cage Blvd., 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: December 17, 2018