

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, APRIL 1, 2019  
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, April 1, 2019 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Comm. Eleazar Guajardo  
Comm. Roberto "Bobby" Carrillo  
Comm. Daniel Chavez  
Comm. Ricardo Medina

**BOARD OF COMMISSIONERS ABSENT:** Comm. Ramiro Caballero  
Comm. Mario Bracamontes

**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  
Leonardo Perez, Fire Chief  
Jose Luengo, Police Chief  
Melanie Cano, Dev. Services Dir.  
Reynaldo Cano, Asst. Public Works Director  
Jose Villescas, Public Utilities Director  
Sergio Alanis, Parks & Rec. Director  
Raul Garza, CDBG & Grants Director  
Adolfo Garcia, Library Director  
Jose Pena, I.T. Director  
Luis Bazan, Bridge Director  
Veronica Gutierrez, Purchasing Dept.  
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 Hernandez called the meeting to order at 4:01 p.m. Roll call established a quorum.

Comm. Guajardo moved to excuse the absent members. Comm. Carrillo 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.

**ITEM 2. PROCLAMATIONS**

**A) PROCLAMATION PROCLAIMING NATIONAL PUBLIC SAFETY  
TELECOMMUNICATORS WEEK (COMMUNICATIONS)**

Mayor Hernandez read proclamation proclaiming the week of April 14 to 19, 2019 as National Public Safety Telecommunicators Week. He presented proclamation to Danny Ramirez, Communications Director.

Danny Ramirez, Communications Director, thanked the City Commission for the recognition and continued support.

**ITEM 3. PUBLIC HEARINGS**

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

None

**B) PUBLIC HEARING: SOLICITATION OF COMMENTS ON CITY OF PHARR WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN 2019 (PUBLIC UTILITIES)**

Mayor Hernandez opened the public hearing. There being no public comments, the public hearing was closed.

**ITEM 4. CITY MANAGER'S REPORTS**

**A) CITY ENGINEER'S REPORT**

Alex Meade, City Manager, introduced the City Engineer's Report and stated the City Engineer was available for any questions. No questions were asked.

**B) CITY EVENTS OF INTEREST**

Alex Meade, City Manager, reported the Pharr Memorial Library would be having an Easter Egg Hunt on Saturday, April 13, 2019 from 10:00 a.m. to 12:00 p.m. at Witten Park located at 600 S. Ironwood and invited the public to attend.

Alex Meade, City Manager, reported on upcoming events at the Pharr Events Center. He stated the Texas Department of Transportation (TxDOT) in collaboration and partnership with Border Trade Advisory Committee, would be holding a public meeting on Tuesday, April 2, 2019 from 2:00 p.m. to 4:00 p.m. to discuss the development of the Texas-Mexico Border Transportation Master Plan. He further reported TxDOT would be having a Stakeholder Meeting on April 3, 2019 from 10:00 a.m. to 12:00 p.m.

Alex Meade, City Manager, further reported the Rio Grande Valley Hispanic Chamber of Commerce would be hosting a South Texas Senior Summit on Thursday, April 11, 2019 from 8:00 a.m. to 3:00 p.m. at the Pharr Events Center and stated there would be wellness exams, screenings, educational information and fun activities for senior citizens.

**ITEM 5. CONSENT AGENDA**

**A) APPROVAL OF MINUTES FOR MARCH 18, 2019 REGULAR CALLED MEETING AND MARCH 25, 2019 SPECIAL CALLED MEETING (ADMINISTRATION)**

**B) CONSIDERATION AND ACTION ON RESOLUTION AUTHORIZING THE PHARR FIRE DEPARTMENT TO APPLY FOR A FEMA ASSISTANCE TO FIREFIGHTERS GRANT FOR STAFFING ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) PROGRAM (FIRE)**

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- C) **CONSIDERATION AND ACTION ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT AN APPLICATION TO THE OFFICE OF THE ATTORNEY GENERAL FOR VICTIM COORDINATOR AND LIAISON GRANT (APPLICATION # 2020-00156) (POLICE)**
- D) **CONSIDERATION AND ACTION ON ADDENDUM AND AMENDED ESCROW AGREEMENT WITH LONE STAR NATIONAL BANK FOR THE PUBLIC SAFETY COMMUNICATIONS BUILDING (COMMUNICATIONS)**
- E) **CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ENTER INTO A ONE-YEAR CONTRACT WITH SMARTCOM SOLUTION FOR INTERNET SERVICES AT THE PHARR MEMORIAL LIBRARY (LIBRARY)**
- F) **CONSIDERATION AND ACTION ON STREET CLOSURE REQUEST FROM ST. JUDE CATHOLIC CHURCH FOR THEIR ANNUAL CHURCH FESTIVAL ON SUNDAY, MAY 5, 2019 FROM 6:00 A.M. TO 10:00 P.M. (ADMINISTRATION)**
- G) **CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:**
  - 1. YOLANDA G. RODRIGUEZ REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY USE STRUCTURE (GUEST HOUSE) IN A TWO-FAMILY RESIDENTIAL DISTRICT (R-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 33, LAS MILPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 408 WEST LAS MILPAS ROAD. CUP#190211
  - 2. SEBASTIAN A. SOBCZAK, DBA LA OFRENDA, LLC, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS LOT A, RE-PLAT OF LOTS 9 & 10, STEEL HORSE INDUSTRIAL PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5704 NORTH GUMWOOD. CUP#130109
  - 3. RAUL FONG, D/B/A D'S PARADISE LOUNGE, 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 LOT 14, BLOCK 1, J. T. DOSTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 107 EAST NEWCOMBE AVENUE (PARK). CUP#040213
  - 4. JOSE E. MONROY, D/B/A ALICIA'S SU COCINA, LLC, 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 ALL OF LOTS 5 AND 6, FERGUSON PARADISE ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 805 EAST FERGUSON AVENUE. CUP#180313
  - 5. MARTIN RAMIREZ REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 12, BLOCK 2, BUSTAMANTE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 910 EAST ELLER AVENUE. CUP#190215

Alex Meade, City Manager, introduced the item.

Comm. Carrillo moved to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried by majority vote of four (4) ayes and one (1) abstention. Mayor Hernandez abstained from voting on Item 5-D.

Resolution Nos. R-2019-19 and R-2019-20 are filed with the City Clerk's Office.

**REGULAR AGENDA - OPEN SESSION**

**ITEM 6. ORDINANCES AND RESOLUTIONS**

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE APPOINTING PRESIDING JUDGE FOR PRECINCT NOS. 25 AND 36 (PHARR ELEMENTARY SCHOOL) FOR THE GENERAL MUNICIPAL ELECTION ON SATURDAY, MAY 4, 2019 (ADOPTION ON ONE READING) (ADMINISTRATION)**

Alex Meade, City Manager, introduced the item.

Comm. Carrillo **moved** to appoint Nathan Gower Schwarz. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2019-07 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION IF ANY, ON ORDINANCE FOR A MORATORIUM ON THE ISSUANCE OF ANY PERMITS FOR INDIVIDUALLY RENTED STORAGE UNITS WITHIN THE CITY OF PHARR (2ND AND FINAL READING) (DEVELOPMENT SERVICES)**

Alex Meade, City Manager, introduced the item.

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

Ordinance No. O-2019-08 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE RENAMING PUBLIC ROADWAY FROM RANCHO BLANCO ROAD TO JAVELINA DRIVE. (3RD AND FINAL READING) (DEVELOPMENT SERVICES)**

Alex Meade, City Manager, introduced the item.

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

Ordinance No. O-2019-09 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING EMERGENCY HIRING OF A CRIME ANALYST (POLICE)**

Alex Meade, City Manager, introduced the item and briefly stated the position was essential for daily operations of the Police Department 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-2019-21 is filed with the City Clerk's Office

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- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR PUBLIC PURPOSE; ESTABLISHING PROCEDURES FOR THE ACQUISITION OF MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED; AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATE FUNDS, AND AUTHORIZING CONDEMNATION PROCEEDING BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING (DEVELOPMENT SERVICES)**

Alex Meade, City Manager, introduced the item. He stated this property was west of the Hopeland Business Center on Frontage and the City needed to gain access towards FM 495. He further recommended approval.

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

Resolution No. R-2019-22 is filed with the City Clerk's Office

#### **ITEM 7. ADMINISTRATIVE**

- A) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE WITTEN PARK & PHARR SPORTS COMPLEX LIGHTING (EMERGENCY) PROJECT AND RELEASE RETAINAGE IN THE AMOUNT OF \$5,688.75 (ENGINEERING)**

Alex Meade, City Manager, introduced the item and briefly stated Longoria's Electric has completed the project and recommended approval.

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

- B) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FOR WAIVER FOR MORATORIUM ORDINANCE RELATING TO INDIVIDUALLY RENTED STORAGE UNITS (DEVELOPMENT SERVICES)**

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Patricia Rigney, City Attorney, advised the waiver was not necessary on exemption of moratorium as per Chapter 212 pursuant to 245 of the Texas Local Government Code. Therefore, no action was taken on the item.

#### **ITEM 8. PURCHASING**

- A) CONSIDERATION AND ACTION, IF ANY, ON DEDUCTIVE CHANGE ORDER IN THE AMOUNT OF \$5,800 FOR TYLER TECHNOLOGIES PROJECT CODE # C1702B07 (POLICE)**

Alex Meade, City Manager, introduced the item.

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

#### **ITEM 9. CONTRACTS/AGREEMENTS**

**A) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT WITH PYRO SHOWS OF TEXAS FOR LIVE FIREWORKS DISPLAY FOR CITY OF PHARR INDEPENDENCE DAY FESTIVAL ON SATURDAY, JUNE 29, 2019 WITH A RAIN-DATE OF SUNDAY, JUNE 30, 2019 (EVENTS CENTER)**

Alex Meade, City Manager, introduced the item and stated contract amount was \$12,000 and the item has been budgeted. He further 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, AUTHORIZING CITY MANAGER TO AWARD CONTRACT TO JOHNSON CONTROLS THROUGH THE BUYBOARD COOPERATIVE FOR THE HVAC BUILDING AUTOMATION SYSTEM CONTROLS AT THE POLICE STATION AND MEMORIAL LIBRARY IN THE AMOUNT OF \$124,000.00 (ENGINEERING)**

Alex Meade, City Manager, introduced the item.

Comm. Guajardo moved to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried by majority vote with four (4) ayes and one (1) abstention. Comm. Chavez abstained from voting.

**C) CONSIDERATION AND ACTION, IF ANY, EXTENDING COMPREHENSIVE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT FOR MCALLEN LEVCAL, LLC TO DECEMBER 31, 2029 (FINANCE)**

Alex Meade, City Manager, introduced the item. He briefly explained this was for the Pharr Town Center and management was requesting an extension of agreement for an additional six (6) years with contract terms staying the same. He further stated they were adding 14,000 sq. ft. and some restaurants and retail stores and recommended approval.

Comm. Guajardo moved to approve. Comm. Medina 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 FOR THE PURCHASE OF LOTS #3, 4, 5, AND 6 AND LOT #7 FOR ADDITIONAL DOWNTOWN PARKING (GMCD)**

Alex Meade, City Manager, introduced the item. He stated there were some lots south of the Episcopal Church and the City was asking for permission to negotiate and enter into contract.

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

**E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR ENGINEERING DESIGN SERVICES FOR LIFT STATION NO. 1, NO. 29 AND NO. 33 ELIMINATION PROJECT (ADMINISTRATION)**

Alex Meade, City Manager, introduced the item. He stated the contract amount was to be determined and negotiated and funds would be available through the Texas Water Development Board. He further recommended approval.

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

**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**

None

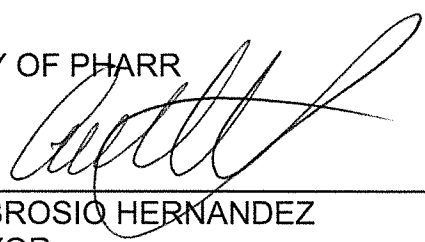
**ITEM 11. RECONVENE**

None

**ITEM 12. 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 4:14 p.m.

CITY OF PHARR



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AMBROSIO HERNANDEZ  
MAYOR

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

**ON THIS THE 1<sup>st</sup> DAY OF APRIL 2019** 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:

  
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HILDA PEDRAZA, CITY CLERK

APPROVED: May 6, 2019