

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, MAY 23, 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, May 23, 2019 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Comm. Eleazar Guajardo  
Comm. Roberto “Bobby” Carrillo  
Comm. Ramiro Caballero  
Comm. Daniel Chavez  
Comm. Itza Flores

**BOARD OF COMMISSIONERS ABSENT:** Comm. Ricardo Medina

**STAFF PRESENT:** Alex Meade, City Manager  
Edward Wylie, Deputy City Manager  
Hilda Pedraza, City Clerk  
Omar Anzaldua, City Engineer  
Karla Moya, Finance Director  
Anali Alanis, HR Director  
Leonardo Perez, Fire Chief  
Jose Luengo, Police Chief  
Roland Gomez, Dev. Services Asst. Dir.  
Ricardo Pedraza, Public Works Director  
Jose Villescascas, Public Utilities Director  
Isaac Escobedo, Parks & Rec. Asst. Dir.  
Adolfo Garcia, Library Director  
Jose Pena, I.T. Director  
Luis Bazan, Bridge Director  
Daniel 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 4:00 p.m. Roll call established a quorum.

Comm. Guajardo moved to excuse absent member. 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 WORKS WEEK**

Ricardo Pedraza, Public Works Director, introduced his staff and invited everyone to attend the Public Works Week event on May 23, 2019 at 5:30 p.m.

Mayor Hernandez read proclamation proclaiming May 19-26, 2019 as National Public Works Week and presented proclamation to Ricardo Pedraza.

At this time, Mayor Hernandez called upon Dr. Eliza Alvarado. Dr. Alvarado introduced PSJA future nurses and stated through Project Heal 2, school districts were given an opportunity to enroll in first year College prerequisite courses through South Texas College. She stated the courses have allowed the students to pursue the path towards earning an Associate's Degree in Nursing at South Texas College, or a Bachelor's Degree in Nursing at UTRGV University.

**ITEM 3. PUBLIC HEARINGS**

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

Rebecca Canchola spoke against item 5.E.6.

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

**A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR MAY 2019**

Alex Meade, City Manager, introduced the sales tax report for the month of May 2019 and stated the report showed an overall positive increase in the amount of \$2,099,316 from last year, or an increase of 17.60%.

**B) SUBMISSION OF TAX COLLECTION REPORT FOR APRIL 2019**

Alex Meade, City Manager, introduced the tax collection report for the month of April 2019 and stated collections were \$17,750,121 or 92.71% collected out of this year's levy. This was a 0.02% increase compared to last year.

Alex Meade, City Manager, further reported delinquent tax collections were \$431,529 which was 17.31% collected of previous year's tax roll. He stated this was a decrease of 0.59% compared to last year.

**C) SUBMISSION OF QUARTERLY REPORT FOR PERIOD ENDING MARCH 2019**

Alex Meade, City Manager, introduced the quarterly report for period ending March 2019 and stated this report was preliminary and prepared by Finance Department as part of city fiscal transparency.

**D) CITY EVENTS OF INTEREST**

Alex Meade, City Manager, reported the Pharr Memorial Library would be having their children's summer reading program from June 3 to July 7, 2019 and stated registrations were now open.

Alex Meade, City Manager, reported the Memorial Day Ceremony would take place on Monday, May 27, 2019 at Memorial Park. He stated the Mayor and City Commission would pay their respects to the fallen heroes and pay tribute in this special ceremony with friends and family. He further extended an invitation to everyone to attend.

Alex Meade, City Manager, reported on upcoming events at the Pharr Events Center and called upon Police Chief Luengo to report on the Mothers Against Drunk Driving (MADD) event.

Chief Luengo stated the City of Pharr received a community award for outstanding dedication to the Mothers Against Drunk Driving Mission within the community and presented a plaque to the Commission in appreciation for their help during an event held on May 7<sup>th</sup>.

**ITEM 5. CONSENT AGENDA**

- A) CONSIDERATION AND ACTION ON PARTICIPATION ON THE 2019 TXDOT CLICK IT OR TICKET CAMPAIGN (GRANT #2019-PHARRPD-CIOT-00019) (POLICE)**
- B) CONSIDERATION AND ACTION ON RENEWAL OF STATE PLAN OF OPERATION (SPO) BETWEEN CITY OF PHARR POLICE DEPARTMENT AND LAW ENFORCEMENT SUPPORT OFFICE (POLICE)**
- C) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR PROPOSALS FOR CONSTRUCTION OF OFFICES FOR IT AT THE PHARR PUBLIC SAFETY COMMUNICATIONS BUILDING (IT)**
- D) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS FOR THE 16-INCH WATERLINE PROJECT ALONG HILINE RD. FROM CAGE BLVD. TO MONARCH BUSINESS PARK (ENGINEERING)**
- E) CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:**
  - 1. JUAN F. GARZA, D/B/A MUELLE 37, 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 A 0.073 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2, BROWNING COMMERCIAL AREA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1000 NORTH CAGE BOULEVARD, SUITE A. CUP#150325**
  - 2. LAS PUPUSAS DEL ITACATE, 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 0.054 ACRES OUT OF LOT 1A, TIM DEVELOPMENT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 807 SOUTH JACKSON ROAD, SUITE 6. CUP#180318**
  - 3. RAMIRO ARMENDARIZ, REPRESENTING RED TAPE VI 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#120418**
  - 4. JHOAN R. GONZALEZ, D/B/A TACOS Y MARISCOS EL SINALOENSE, REQUESTED A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.12 ACRES, MORE OR LESS, OUT OF LOT 194, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6811 SOUTH JACKSON ROAD. CUP#190322**
  - 5. MAYRA ELIZABETH PEDRAZA 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 48, LOS RANCHITOS NO. 3 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7517 SOUTH PLATA LANE. CUP#190319**

6. MICHAEL C. COBOS, D/B/A COSA PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO MEDIUM DENSITY MULTI-FAMILY DISTRICT (R-3). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 22, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1312 WEST KENNEDY STREET. COZ#190424

7. MELDEN & HUNT, INC., REPRESENTING TANCITARO'S FINEST FRUIT LLC, OWNERS, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.662-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 375, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 801 WEST BONA TERRA DRIVE (REAR PORTION OF PROPERTY). COZ#190425

**PLATS:**

1. QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED BRENTWOOD ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 23.36-ACRE TRACT OF LAND OUT OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST RIDGE ROAD. SUB#180101

2. QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED CARMEL ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 28.27-ACRE TRACT OF LAND OUT OF LOTS 202 AND 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST RIDGE ROAD. SUB#180102

3. MELDEN & HUNT INC., REPRESENTING JOSE M. FLORES GONZALEZ, MANAGING MEMBER FOR TANCITARO'S FINEST FRUIT AND FLMU PROPERTIES, LLC, A TEXAS LIMITED PARTNERSHIP, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED TANCITARO'S FINEST FRUIT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 7.555 ACRES CONSISTING OF 5.893 ACRES BEING ALL OF LOT B, RE-SUBDIVISION OF LOTS 4, 5, 6 AND 7 P.E.D.C #1 SUBDIVISION AMENDED AND 1.662 ACRES BEING OUT OF LOT 375, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF WEST BONA TERRA DRIVE. SUB#190309

Alex Meade, City Manager, introduced the item and recommended to remove item 5.E.6 from consent agenda and approve all other items.

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

Ordinance No. O-2019-13 is filed with the City Clerk's Office.

**REGULAR AGENDA - OPEN SESSION**

**ITEM 6. ORDINANCES AND RESOLUTIONS**

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2018-41 RELATING TO THE NUMBER OF AUTHORIZED CIVIL SERVICE POSITIONS WITHIN THE FIRE AND POLICE DEPARTMENT (1ST READING) (HR)**

Alex Meade, 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.

**B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING APPENDIX A, ZONING ORDINANCE (1ST READING) (DEVELOPMENT SERVICES)**

Alex Meade, 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.

**C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING SUBMISSION OF GRANT APPLICATION FOR OPERATION STONE GARDEN (GRANT #3173104) (POLICE)**

Alex Meade, 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.

**ITEM 7. ADMINISTRATIVE**

**A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR COMPETITIVE SEALED PROPOSALS/(BEST VALUE) FOR THE CONSTRUCTION OF THE CITY OF PHARR AQUATIC FACILITY (ENGINEERING)**

Alex Meade, City Manager, introduced item and recommended approval.

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

**B) DISCUSSION AND POSSIBLE ACTION ON CONDITIONS SET FORTH BY PLANNING AND ZONING COMMISSION RELATING TO FENCING REQUIREMENTS FOR AEP SUBSTATIONS (DEVELOPMENT SERVICES)**

Alex Meade, City Manager, introduced the item and stated the item would be discussed in closed session.

**ITEM 8. PURCHASING**

**A) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF THREE (3) 2019 UNMARKED CHEVROLET TRAVERSE VEHICLES UTILIZING THE TARRANT COUNTY CO-OP # 2019-014 CONTRACT (PROJECT #1819-01-512-P018-001) (POLICE)**

Alex Meade, 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.

**B) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF POLICE EQUIPMENT TO OUTFIT NEW POLICE UNITS (PROJECT #1819-01-512-P019-003) (POLICE)**

Alex Meade, 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.

- C) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF TEN (10) PANASONIC MOBILE DATA TERMINALS (MDT) FOR PHARR POLICE DEPARTMENT FROM TURN KEY MOBILE UTILIZING CO-OP DIR-TSO-4025 CONTRACT (PROJECT #1819-01-512-P017-001) (POLICE)**

Alex Meade, 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.

- D) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF PRO QA CALL-TAKING SOFTWARE FROM PRIORITY DISPATCH (PROJECT #1819-39-510-S019-001) (COMMUNICATIONS)**

Alex Meade, 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, AMENDING PROFESSIONAL INFRASTRUCTURE SERVICES AGREEMENT WITH BORDER INFRASTRUCTURE CONSULTING, LLC. (BRIDGE)**

Alex Meade, 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.

At this time, Alex Meade, City Manager, stated they would go into closed session. There was no objection.

#### **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 4:32 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 4:42 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

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

- B) DISCUSSION AND POSSIBLE ACTION ON CONDITIONS SET FORTH BY PLANNING AND ZONING COMMISSION RELATING TO FENCING REQUIREMENTS FOR AEP SUBSTATIONS (DEVELOPMENT SERVICES)**

Alex Meade, City Manager, re-introduced the item and recommended approval as discussed in closed session.

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

## ITEM 12. ADJOURNMENT

At this time, Mayor Hernandez called upon Danny Ramirez, Communications Director, for the signing commitment letter of Evelyn Rocha.

Danny Ramirez, Communications Director, went over the PSJA North Career and Technical Education (CTE) Tele-Communications Program and introduced Evelyn Rocha. He stated she was a high school senior who has been an outstanding student and has expressed an interest in becoming a Tele-Communications Officer with the Pharr Public Safety Communications. Mr. Ramirez stated they would sign a commitment letter to the City of Pharr and they would hold one of the four vacancies for her until August when she is old enough to apply.

Texas Workforce Commissioner, Julian Alvarez, highlighted their major functions and congratulated the City of Pharr for participating in apprenticeship through strengthened partnerships.

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:57 p.m.

CITY OF PHARR

  
\_\_\_\_\_  
AMBROSIO HERNANDEZ  
MAYOR

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR

**ON THIS THE 23<sup>rd</sup> DAY OF MAY 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: June 12, 2019