

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

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, October 2, 2017 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez (arrived at 5:22 pm)
Comm. Eleazar Guajardo
Comm. Roberto "Bobby" Carrillo
Comm. Ramiro Caballero
Comm. Mario Bracamontes
Comm. Daniel Chavez (arrived at 5:07 pm)
Comm. Ricardo Medina

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Juan G. Guerra, City Manager
Edward Wylie, Deputy City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
Omar Anzaldúa, City Engineer
Karla Moya, Finance Director
Anali Alanis, HR Director
Rodolfo Martinez, Municipal Court Judge
Jose Luengo, Police
Leonardo Perez, Fire Chief
Melanie Cano, Dev. Services Director
Rick Pedraza, Public Works Director
Jose Villescas, Public Utilities Director
Roel Garza, Asst. Parks & Rec. Director
Raul Garza, CDBG Director
Rick Castro, Interim I.T. Director
Adolfo Garcia, Library Director
Luis Bazan, Bridge Director

CITY ATTORNEY Patricia Rigney, City Attorney

ITEM 1. CALL TO ORDER

Mayor Pro Tem Carrillo called the meeting to order at 5:00 p.m. Roll call established a quorum.

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

Mayor Hernandez and Comm. Chavez were not present at the time of roll call but arrived at 5:22 p.m. and 5:07 p.m. respectively.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Juan G. Guerra, City Manager, led in the pledge of allegiance and Luis Bazan, Bridge Director, said the invocation.

At this time, Mayor Pro Tem Carrillo asked for a moment of silence for the victims of the Las Vegas shooting.

Comm. Chavez arrived at this time being 5:07 p.m.

ITEM 2. PUBLIC COMMENTS/PUBLIC HEARINGS

A) PUBLIC COMMENTS

Kenneth Fletcher complained about noise from Costco and stated six trucks were parked in the fire lanes, which was against code. Mr. Fletcher stated this year's Rio Reforestation event would take place on October 14, 2017 at the La Sal Del Rey tract of the Lower Rio Grande Valley National Wildlife Refuge. He also spoke about agenda item 4.M.1 Top Golf and requested no lights shining and a traffic analysis be done. He also spoke about agenda item 4.M.2 Rio Grande Valley College and stated the sign was too bright but it has been corrected.

Keith Hackland with the South Texas Nature and stated their mission was to enhance the individual nature tourism marketing efforts of South Texas' communities, and to increase awareness that South Texas was the premier destination in the United States for birding and nature. He asked that the City of Pharr collaborate with South Texas Nature to reach this accomplishment.

B) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

None.

C) PUBLIC HEARING: SOLICITATION OF COMMENTS ON THE FY 2017 LOCAL EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROJECT AWARD FOR \$17,842.00 FOR THE PURCHASE OF A DIGITAL INTERVIEW AND CUSTODIAL RECORDING SYSTEM (POLICE)

Kenneth Fletcher stated he was in favor of the grant and requested that the police chief instruct the police officers not to play loud radio. He also stated COBAN body cameras in the police units were useful information for reports.

ITEM 3. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Juan G. Guerra, City Manager, introduced the City Engineer report and stated Omar Anzaldua, City Engineer, was available for any questions.

B) ABA KICKSTANDS FOR KIDS PRESENTATION

Juan G. Guerra, City Manager, introduced item.

Andrew Cannon, Chapter President, and his team thanked the Mayor, City Commissioners, and Comm. Bracamontes for their support and generous contribution at their annual Kickstands for Kids event on Friday, September 8, 2017 at Carmen Anaya Elementary school. He stated over 400 students received backpacks full of schools supplies.

Mr. Cannon further stated remaining funds would be used for Christmas donations to PSJA Head Start students on December 9, 2017.

C) CITY EVENTS OF INTEREST (ADMINISTRATION)

Juan G. Guerra, City Manager, reported Pharr Economic Development Corporation would be hosting the Manufacturing Day Celebration Mixer on Thursday, October 5, 2017 at 6:00 p.m. at 1215 S. Cage Blvd., in Pharr. He stated several representatives from the maquiladora industry would be present, including local businesses.

MINUTES: REGULAR CALLED MEETING
OCTOBER 2, 2017

Juan G. Guerra, City Manager, also reported Pharr Economic Development Corporation would be hosting Gold's Gym 5 Year Anniversary on Tuesday, October 10, 2017 at 3:30 p.m. at 1317 S. Jackson Road, in Pharr. A Ribbon Cutting for Blue Wave Carwash would take place on Thursday, October 12, 2017 at 10:00 a.m. at 1231 S. Jackson Road, in Pharr. The carwash facility promotes ecofriendly-washing techniques, and they chose to build in Pharr because of the rapid economic growth.

Juan G. Guerra, City Manager, invited the public to attend the 16th annual Fire Fest event to take place on Saturday, October 14, 2017 from 5:00 p.m. to 11:00 p.m. at the Boggus Ford Events Center. He stated there would be live music, fun, and games for the whole family.

Juan G. Guerra, City Manager, further reported the Pharr Memorial Library would be having their haunted house on October 26-27, 2017 and Parks & Recreation would be having their Day of Play at Lore Garcia Park on October 21, 2017 and Movies at the Park on October 28, 2017 at Dr. Long Park.

Lastly, Juan G. Guerra, City Manager, reported Pharr would be celebrating the start of Produce Season on Tuesday, October 10, 2017 at 10:00 a.m. at the Pharr International Bridge. He stated the bridge was the number one port of entry in the United States for fresh fruits and vegetables.

ITEM 4. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR SEPTEMBER 18, 2017 REGULAR CALLED MEETING (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY OF PHARR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE TEXAS OF PUBLIC SAFETY, THE TEXAS DIVISION OF EMERGENCY MANAGEMENT AND STATE OPERATIONS, TEXAS EMERGENCY MANAGEMENT ASSISTANCE TEAM (TEMAT) (FIRE)**
- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF U.S. 281 (CAGE BLVD.) FROM POLK AVE. TO RIDGE ROAD FOR THE ANNUAL VETERAN'S DAY PARADE ON SATURDAY, NOVEMBER 11, 2017 (PUBLIC WORKS)**
- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO ENTER INTO AN INTERLOCAL AGREEMENT AND ACCEPT GRANT AWARD FROM THE AUTO BURGLARY AND THEFT PREVENTION AUTHORITY (POLICE)**
- F) CONSIDERATION, IF ANY, ON PURCHASE OF FURNITURE FOR THE SOUTH PHARR DEVELOPMENT AND RESEARCH CENTER (LIBRARY)**
- G) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF THE FINAL REGIONAL ASSESSMENT OF FAIR HOUSING PLAN. (GMCD)**
- H) CONSIDERATION AND ACTION, IF ANY, ON 2018 NATIONAL CUSTOMS BROKERS & FORWARDERS ASSOCIATION OF AMERICA MEMBERSHIP DIRECTORY FOR \$2,599 (BRIDGE)**
- I) CONSIDERATION AND ACTION, IF ANY, ON 2017 NASCO CONTINENTAL REUNION SPONSORSHIP FOR \$3,500 (BRIDGE)**
- J) CONSIDERATION AND ACTION, IF ANY, ON CENA DE GALA DEL PRIMER CONGRESO MUNDIAL DE PRODUCTORES Y EXPORTADORES DE MANGO SPONSORSHIP FOR \$3,400 (BRIDGE)**
- K) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM ST. JUDE CATHOLIC CHURCH FOR PARTIAL STREET CLOSURE OF SOUTH IRONWOOD, EAST KELLY AVE., SOUTH VETERANS RD. AND WEST SAM HOUSTON AVE. FOR THEIR CHURCH WALK ON FRIDAY, OCTOBER 13, 2017**

FROM 5:30 P.M. TO 7:30 P.M. (ADMINISTRATION)

- L) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY HEAD START PROGRAM FOR THE USAGE OF ALL RENTAL FACILITY HALLS AT THE JOSE "PEPE" SALINAS MEMORIAL CIVIC ON APRIL 15-19, 2018 (PARKS)**

- M) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**

1. **TOPGOLF USA PHARR, LLC., REQUESTED A 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 BEING A 1.27 ACRE TRACT OF LAND, MORE OR LESS OUT OF LOT 3, PHARR CITRUS ORCHARD CO. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1900 BLOCK OF WEST INTERSTATE HIGHWAY 2.**
2. **RIO GRANDE VALLEY COLLEGE REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN A LIMITED INDUSTRIAL DISTRICT (L-I).THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 12.474 ACRE TRACT OF LAND OUT OF LOT 85, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5400 BLOCK OF NORTH IH69C.**

N) PLATS:

1. **MELDEN & HUNT, INC., REPRESENTING VICTOR PEREZ, EXECUTIVE DIRECTOR FOR PHARR ECONOMIC DEVELOPMENT CORP. II, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED TOPGOLF PHARR SUBDIVISION.THE PROPERTY IS LEGALLY DESCRIBED AS BEING 15.420 ACRES OUT OF LOTS 2 AND 3, PHARR CITRUS ORCHARD CO., ALL OF LOTS 2-6 MCALLEN-PHARR STORAGE RENTALS SUBDIVISION, ALL OF LOT 1, PHARR NURSING HOME SUBDIVISION, ALL OF LOTS 4-5, PHARR COMMERCIAL PARK SUBDIVISION PHASE II, AND ALL OF LOT 3A, RE-PLAT OF PHARR COMMERCIAL PARK SUBDIVISION PHASE II, PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 1900 BLOCK OF WEST INTERSTATE 2.**

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

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

Resolutions No. R-2017-68, R-2017-69, and R-2017-70 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 5. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2006-47, STANDARDS MANUAL: CONSTRUCTION AND DEVELOPMENT GUIDE (DEVELOPMENT SERVICES)**

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

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

Ordinance No. O-2017-43 is filed with the City Clerk's Office.

ITEM 6. ADMINISTRATIVE

A) PRESENTATION OF ANNUAL FINANCIAL BUDGET FOR FISCAL YEAR 2017-2018 (FINANCE)

Juan G. Guerra, City Manager, introduced the item and stated the budget document was adopted on September 18, 2017. He stated Karla Moya, Finance Director, was in the audience for any questions.

B) CONSIDERATION AND ACTION, IF ANY, AWARDED PROPOSAL FOR GOLF CART LEASE AGREEMENT (RFP NO. 1617-75-510-0040) (PARKS)

Juan G. Guerra, City Manager, introduced the item and stated staff recommended the low bid of \$76.50 per cart from Yamaha Golf-Car Company.

Comm. Medina moved to award the bid to Yamaha Golf-Car Company. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

C) QUINTANILLA HEADLEY & ASSOCIATES INC., REPRESENTING ESPONJAS DEVELOPMENT, LTD., CRUZ CANTU III, PRESIDENT, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED AMENDED TROPIC STAR ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.748-ACRE TRACT OF LAND OUT OF THE SOUTH 574.00 FEET OF LOT 1, TROPIC STAR ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST TROPIC STAR ROAD

Juan G. Guerra, City Manager, introduced the item.

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

ITEM 7. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE PORT OF BROWNSVILLE (BRIDGE)

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

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

B) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT ADDENDUM WITH KM INTERNATIONAL LLC. (ADMINISTRATION)

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

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

C) CONSIDERATION AND ACTION, IF ANY, ON RATIFICATION OF IT AUDIT CONTRACT (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and briefly stated the contract was with Tareq Allan for \$1,500. He further 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, AUTHORIZING CITY MANAGER TO NEGOTIATE CONTRACT WITH SNG CIVIL ENGINEERS, LLC (SNG) TO UPDATE CITY OF PHARR WATER AND WASTEWATER MASTER PLAN (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and stated the contract amount was \$274,000. He further recommended approval.

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

At this time, Juan G. Guerra, City Manager, stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 9. CLOSED SESSION

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 5:22 p.m., Mayor Pro Tem Carrillo 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.

Mayor Hernandez arrived at this time being 5:22 p.m.

ITEM 10. RECONVENE

The time being 6:10 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 6. ADMINISTRATIVE

D) CONSIDERATION AND ACTION, IF ANY, TO CONFIRM THE CITY MANAGER'S APPOINTMENT OF A DEPARTMENT HEAD FOR THE POLICE DEPARTMENT (ADMINISTRATION)

Juan G. Guerra, City Manager, introduced the item and stated staff recommended the appointment of Lieutenant Jose Luengo as Chief.

Comm. Guajardo moved to appoint Jose Luengo. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 7. CONTRACTS/AGREEMENTS

E) CONSIDERATION AND ACTION, IF ANY, ON 380 COMPREHENSIVE AGREEMENT WITH NOVUS POLARIS (PEDC II)

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

MINUTES: REGULAR CALLED MEETING
OCTOBER 2, 2017

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

F) CONSIDERATION AND ACTION, IF ANY, ON PROFESSIONAL SERVICE AGREEMENT AND LOBBYING SERVICES FOR PROJECT VERDE (BRIDGE)

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

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

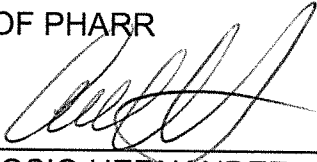
ITEM 8. LEGAL

A) CONSULTATION WITH LEGAL COUNSEL ON APPOINTMENT OF A DEPARTMENT HEAD FOR THE POLICE DEPARTMENT UNDER 551.071 (ADMINISTRATION)

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

ITEM 11. ADJOURNMENT

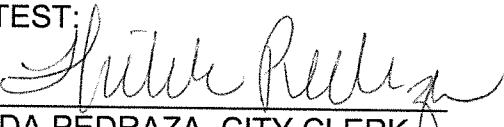
There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.

CITY OF PHARR


AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 2nd DAY OF OCTOBER 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: October 16, 2017