MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
WEDNESDAY, JUNE 12, 2019
118 SOUTH CAGE 2nd FLOOR

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Wednesday, June 12, 2019 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT:	Comm. Eleazar Guajardo Comm. Roberto "Bobby" Carrillo Comm. Ramiro Caballero Comm. Ricardo Medina Comm. Itza Flores
BOARD OF COMMISSIONERS ABSENT:	Mayor Ambrosio Hernandez Comm. Daniel Chavez
STAFF PRESENT:	Alex Meade, 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 Melanie Cano, Dev. Services Director Ricardo Pedraza, Public Works Director Jose Villescas, Public Utilities Director Sergio Alanis, Parks & Rec. Director 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 Pro Tem Carrillo called the meeting to order at 4:01 p.m. Roll call established a quorum.

Comm. Guajardo **moved** to excuse absent members. Comm. Medina 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. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Rebecca Canchola spoke against item 4.C.3. Beatriz Gonzalez also spoke against item 4.C.3 on behalf of her brother Saul Sanchez.

ITEM 3. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Alex Meade, City Manager, introduced the City Engineer's report and any questions could be entertained at this time. There were no questions.

B) CITY EVENTS OF INTEREST

Alex Meade, City Manager, reported the Art Exhibit at Galleria 21 would take place at the Pharr Memorial Library in the month of June 2019 and meet the Artist Idalia Lara would take place on June 19, 2019 from 6:00 p.m. to 8:00 p.m.

Alex Meade, City Manager, reported a health fair for Hidalgo County employees would take place on June 19, 2019 at the Pharr Events Center. He also reported the RGV Sports Hall of Fame would take place on June 22, 2019 from 4:00 p.m. to 10:00 p.m. at the Pharr Events Center.

Alex Meade, City Manager, further reported the Greater Pharr Chamber of Commerce would be hosting a ribbon cutting for CarMax on Thursday, June 13, 2019 at 8:00 a.m. He stated this was their first location in the Rio Grande Valley. He also reported the Pharr Economic Development Corporation would be hosting an orientation seminar for aspiring business owners on June 12, 2019 at 2:00 p.m. and the 5th Annual RGV Fair would take place on July 18 ,2019 at the Pharr Events Center.

At this time, Vitalant (formerly United Blood Services) presented a trophy to Pharr Police Department for winning the Battle of the Badges Challenge Drive.

Comm. Carrillo stated two Pharr Police Officers Emilio Gonzalez and Kevin Garcia assisted a gentleman from Weslaco by fixing a flat tire at 2:00 a.m. at the Pharr interchange. He commended both officers for going above and beyond their duty.

ITEM 4. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR MAY 6, 2019 REGULAR CALLED MEETING; MAY 13, 2019 SPECIAL CALLED MEETING; AND MAY 23, 2019 REGULAR CALLED MEETING (ADMINISTRATION)

B) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR FORMAL SEALED BIDS FOR THE PURCHASE OF 10-4" GORMAN RUPP PUMPS FOR THE WASTEWATER TREATMENT PLANT (PROJECT #1819-60-586-P020-013) (PUBLIC UTILITIES)

C) CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:

1. 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 (DEVELOPMENT SERVICES)

2. ANGEL R. ROJAS REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.16-ACRE TRACT OF LAND, OUT OF, LOT 340, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7905 SOUTH CAGE BOULEVARD. COZ#190427 (DEVELOPMENT SERVICES)

3. 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 (DEVELOPMENT SERVICES)

PLATS:

1. M.A.S. ENGINEERING LLC., REPRESENTING JORGE IVAN GARZA VALDEZ, PRESIDENT OF AZJOR TRUCK & EQUIPMENT, INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED AZJOR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.81-ACRE TRACT OF LAND OUT OF LOT 92, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4000 AND 5000 BLOCK OF NORTH IH 69C. SUB#180615 (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item and recommended approval of the consent agenda.

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

Ordinance Nos. O-2019-14 and O-2019-15 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 O-2018-36 FOR BUDGET AMENDMENTS TO THE FISCAL YEAR 2018-2019 BUDGET (ADOPTION ON 1ST READING) (FINANCE)

Alex Meade, City Manager, introduced the item. He briefly stated the City was required to amend its budget any time there was an increase of appropriations due to increase of revenues or available resources. He further stated this was to be in compliance with GFOA and auditing requirements and recommended approval.

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

Ordinance No. O-2019-16 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ORDINANCE AMENDING CHAPTER 26, BUSINESSES, BY ADDING ARTICLE XI, SELF-STORAGE OR MINI-WAREHOUSE FACILITIES, TO THE CODE OF ORDINANCES (1ST READING) (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item and stated staff 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 ORDINANCE AMENDING ORDINANCE NO. O-92-15 PROVIDING FOR A REASONABLE LIMIT ON THE AMOUNT OF TIME TO BE SPENT FOR REPEAT PUBLIC INFORMATION REQUESTORS (1ST READING) (ADMINISTRATION)

H) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING A MAYOR PRO TEM AND ALTERNATE MAYOR PRO TEM (ADMINISTRATION)

Alex Meade, City Manager, introduced the item and briefly stated appointment of a Mayor Pro Tem and an Alternate were required by city charter as soon as practical following an election. He further recommended approval.

Comm. Caballero **moved** to appoint Roberto "Bobby" Carrillo as Mayor Pro Tem and Daniel Chavez as Alternate Mayor Pro Tem. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2019-33 is filed with the City Clerk's Office.

I) 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 and recommended approval.

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

Resolution No. R-2019-34 is filed with the City Clerk's Office.

ITEM 6. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT EXTENSION FOR FOUR YEARS WITH TICKETMASTER FOR THE HANDLING OF ALL TICKET SALES FOR CONCERTS HELD AT THE PHARR EVENTS CENTER (EVENTS CENTER)

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

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

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT WITH GOLD STAR PETROLEUM FOR THE PURCHASE AND DELIVERY OF FUEL (PROJECT# 1718-01-517-SP002-59) (PURCHASING)

Alex Meade, City Manager, introduced the item and stated staff recommended approval to extend for an additional year with no increase to the original unit pricing.

Comm. Guajardo **moved** to approve. Comm. Flores 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 LEASE AGREEMENT WITH NEVILL DOCUMENT SOLUTIONS, LLC. FOR THE LEASED MULTI-FUNCTION PRINTERS INCLUDING MAINTENANCE PLAN FOR CITY DEPARTMENTS UTILIZING CO-OP DIR-TSO-3092 (PROJECT #1819-01-518-S030-001) (IT)

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

Comm. Guajardo **moved** to approve. Comm. Caballero 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 R. GUTIERREZ ENGINEERING CORPORATION IN THE AMOUNT OF $10,270 FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WEST LAS MILPAS ROAD RECONSTRUCTION AND INTERSECTION WIDENING PROJECT (PROJECT #C1718-01-528-0034A) (ENGINEERING)

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

Comm. Flores **moved** to approve. Comm. Medina 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 R. GUTIERREZ ENGINEERING CORPORATION IN THE AMOUNT OF $5,090 FOR PROFESSIONAL ENGINEERING SERVICES FOR THE THOMAS LEFT TURN LANES CONSTRUCTION PROJECT (PROJECT #1718-39-510-C009-252A) (ENGINEERING)

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

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

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO USE THE INTERLOCAL PURCHASING SYSTEM (TIPS) PURCHASING COOPERATIVE (#170201) TO NEGOTIATE AND APPROVE A CONTRACT FOR THE COMMUNICATIONS CENTER BUILDING RENOVATIONS FOR IT OFFICES ROOM ADDITIONS (PROJECT #1819-39-510-C014-001) (ENGINEERING)

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

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

G) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE PARKS & RECREATION DUGOUTS FOR PHARR SPORTS COMPLEX AND WITTEN PARK PROJECT (BID NUMBER 1718-40-510-C008-161) AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF $15,611.10 (PROJECT #1718-40-510-C008-161) (ENGINEERING)

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

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

H) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE JACKSON ROAD RIGHT TURN LANES CONSTRUCTION PROJECT (PROJECT #1718-40-510-C010-252) AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF $7,937.47 (ENGINEERING)

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

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

ITEM 7. 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 8. RECONVENE

None.

ITEM 9. ADJOURNMENT

There being no other business to come before the board, Comm. Guajardo **moved** to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:26 p.m.

CITY OF PHARR

ROBERTO "BOBBY" CARRILLO
MAYOR PRO TEM

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 12TH DAY OF JUNE 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, 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: July 1, 2019