

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, NOVEMBER 4, 2019
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, November 4, 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. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Alex Meade, City Manager
Edward Wylie, Deputy City Manager
Hilda Pedraza, City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Events Ctr. Director
Karla Saavedra, Finance Director
Anali Alanis, HR Director
Marissa Hernandez, Municipal Court Judge
Leonardo Perez, Fire Chief
Jose Luengo, Police Chief
Melanie Cano, Dev. Services Dir.
Rey Cano, Asst. 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
Daniel Ramirez, Communications Director
Veronica Gutierrez, Purchasing

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 BOARD

Mayor Hernandez called the meeting to order at 4:00 p.m. Roll call established a quorum.

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 MUNICIPAL COURT WEEK.

Judge Marissa Carranza-Hernandez introduced her staff. She briefly stated they were working on a new program with the community and PSJA school district and thanked the Commission for the recognition.

Mayor Hernandez read proclamation proclaiming November 4-8, 2019 as Municipal Court Week and presented proclamation to Judge Hernandez.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Alex Meade, City Manager, opened the public hearing. There being no comments from the public, the public hearing was closed.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Alex Meade, City Manager, introduced the item and stated City Engineer was available for any questions.

B) CITY EVENTS OF INTEREST

Alex Meade, City Manager, reported the Annual Veteran's Day Parade would take place on Saturday, November 9, 2019 at 4:30 p.m. in downtown Pharr and invited the public to come support local veterans.

Alex Meade, City Manager, stated PSJA Southwest Early College High School and PSJA North High School students were available to present their project name and logo for infrastructure projects.

Michelle Hannel, CTE Educator for Southwest High School, and Gabriella Ortega, CTE Robotics Teacher for Southwest High School, announced their team name was the Hogineers and stated this represented the engineers and robotics design and the New E. R. A. Syndicate represented Engineering, Robotics and Architecture.

Comm. Carrillo briefly stated the schools would be working in collaboration with the City of Pharr on the sewer and water project and drainage project throughout the city. He further thanked them for their efforts on these projects.

Mrs. Pestaña, Engineering Teacher at PSJA North High School, stated the students were very excited about this unique opportunity to have hands-on experience and announced their team name was "Raider Nation Infrastructure Project". She further stated the students were currently working on their logo and would be coming back to present to city commission.

ITEM 6. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR OCTOBER 21, 2019 REGULAR CALLED MEETING (ADMINISTRATION)

B) CONSIDERATION AND ACTION ON ORDINANCE AMENDING ORDINANCE O-2019-30 PERTAINING TO PUBLIC TESTIMONY (3RD AND FINAL READING) (ADMINISTRATION)

- C) **CONSIDERATION AND ACTION ON RESOLUTION ENTERING INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF U.S. 281 (CAGE BLVD.) FROM POLK AVENUE TO RIDGE ROAD FOR THE ANNUAL VETERAN'S DAY PARADE ON SATURDAY, NOVEMBER 9, 2019 FROM 8:00 A.M. TO 12:00 MIDNIGHT (PUBLIC WORKS)**
- D) **CONSIDERATION AND ACTION ON RESOLUTION ENTERING AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF SOUTH U.S. 281 AND EAST OLD BUSINESS 83 FOR P-SJ-A CENTENNIAL 5K/10K RUN/WALK ON SATURDAY, NOVEMBER 16, 2019 FROM 6:00 A.M. TO 11:00 A.M. (PARKS)**
- E) **CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR SEALED BIDS FOR THE PURCHASE OF ACTIVE WEAR AND UNIFORMS FOR THE FIRE DEPARTMENT (PROJECT #1920-01-515-P001-268) (FIRE)**
- F) **CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR SEALED BIDS FOR THE PURCHASE OF BREATHING AIR COMPRESSORS FOR THE FIRE DEPARTMENT (PROJECT #1920-01-515-P002-051) (FIRE)**
- G) **CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR FORMAL SEALED BIDS FOR THE PICK UP OF USED TIRES & SCRAP TIRE REMOVAL & DISPOSAL/RECYCLING SERVICES (PROJECT #1920-01-517-S007-257) (PUBLIC WORKS)**
- H) **CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR FORMAL SEALED BIDS FOR THE PURCHASE & DELIVERY OF HMAC, COLD MIX, AND CALICHE (PROJECT #1920-01-517-SP001-101) (PUBLIC WORKS)**
- I) **CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT WITH L&R READY MIX, LLC FOR THE PURCHASE & DELIVERY OF CONCRETE MIX (PROJECT NO. 1718-01-528-1PQ044-126) (PUBLIC WORKS)**
- J) **CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:**
 - 1. **GABRIELA'S HEAVENLY WINGS XXIII, LLC, D/B/A WINGSTOP RESTAURANT, REQUESTED RENEWAL OF THE CONDITIONAL USE 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 BEING 0.046 OF AN ACRE, MORE OR LESS, OUT OF LOT 1, SPAMER BUSINESS PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8001 SOUTH JACKSON ROAD, SUITE 6. CUP#170948**
 - 2. **QUINTA REAL EVENTS, 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.18 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 1 AND 2, SAVE AND EXCEPT THE S32' OUT OF LOT 2, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2620 SOUTH GARDENIA STREET. CUP#180864**

3. CARMEN AURELIA DE LA FUENTE REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1307 WEST GREG DRIVE. COZ#190962
4. MARIO MARTINEZ REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 20, LAS BRISAS DEL SUR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 324 WEST SIESTA STREET. COZ#190963

K) PLATS:

1. JAVIER HINOJOSA ENGINEERING, REPRESENTING ILSE A. VIDAURRI, EXECUTIVE DIRECTOR FOR PHARR BRIDGE INVESTMENTS COMPANY, LP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PHARR BRIDGE BUSINESS PARK PHASE II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 12.83 ACRES BEING A PART OR PORTION OF LOTS 377 AND 378, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST ZARAGOSA DRIVE. SUB#171233

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

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

Ordinance Nos. O-2019-45 and O-2019-47 and Resolution Nos. R-2019-59 and R-2019-60 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. 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 explained the expenses were for PEDC projects, retiree health benefits trust, and the transfer to golf fund and recommended approval.

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

Ordinance No. O-2019-48 is filed with the City Clerk's Office.

- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2019-18 RELATING TO THE NUMBER OF AUTHORIZED CIVIL SERVICE POSITIONS WITHIN THE FIRE AND POLICE DEPARTMENTS (1ST READING) (HR)**

Alex Meade, City Manager, introduced the item. He briefly explained the fire fighters' positions were increased from 32 current positions to 35 and further recommended approval.

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

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUBMITTING ENTITLEMENT VOTES FOR CANDIDATE(S) TO THE APPRAISAL DISTRICT BOARD OF DIRECTORS 2020-2021 (ADMINISTRATION)

Alex Meade, City Manager, introduced the item and recommended casting the votes for Albert Cardenas.

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

Resolution No. R-2019-61 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AMENDING THE BOUNDARIES OF THE HISTORIC DOWNTOWN MAIN STREET DISTRICT (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item. He stated the City of Pharr continues to provide a review process for the preservation and appropriate development of the City's historic resources to strengthen the economy. He stated the area may be altered or expanded as needed and recommended approval.

Comm. Carrillo moved to approve as recommended. Comm. Chavez seconded the motion.

Comm. Medina asked what the main reason for decreasing the area was. Edward Wylie, Deputy City Manager, responded a business was moved from Business 83 to Kelly and the City was contracting the area.

There being no further discussion, the motion was put to a vote and it carried unanimously.

Resolution No. R-2019-62 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$25,000,000 (FINANCE)

Alex Meade, City Manager, introduced the item and briefly explained this was to fund the natatorium project and recommended approval.

Comm. Carrillo moved to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried by majority vote of six (6) ayes and one (1) abstention. Mayor Hernandez abstained from voting.

Resolution No. R-2019-63 is filed with the City Clerk's Office.

F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE REIMBURSEMENT OF EXPENDITURES ON CERTAIN CITY CAPITAL PROJECTS TO INCLUDE A NATATORIUM WITH CITY OF PHARR, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2019 (FINANCE)

Alex Meade, City Manager, introduced the item. He briefly stated since the City was looking to issue certificates of obligation, some of the funds on-hand were already being used and would be reimbursed once the certificates of obligation were approved. He stated this was to authorize the City to get reimbursed through certificates of obligation and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried by majority vote of six (6) ayes and one (1) abstention. Mayor Hernandez abstained from voting.

Resolution No. R-2019-64 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

A) CONSIDERATION AND ACTION, IF ANY, REJECTING SOLE BID FOR THE SOUTH PHARR DEVELOPMENT AND RESEARCH CENTER TIME CAPSULE (PROJECT NO. 1819-01-528-C017-206) (ENGINEERING)

Alex Meade, City Manager, introduced the item and stated on September 20, 2019, one bid was received for the South Pharr Development and Research Center Time Capsule project in the amount of \$129,750. He further stated the bid was over the Architect's estimated cost of \$75,000 and recommended rejecting sole bid.

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

B) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE PHARR INFORMATION TECHNOLOGY OFFICE ROOM ADDITIONS PROJECT AND RELEASE RETAINAGE IN THE AMOUNT OF \$8,464.44 (PROJECT# 1819-39-510-C014-001) (ENGINEERING)

Alex Meade, City Manager, introduced the item. He stated Renoworks had completed the Pharr Information Technology Office Room Additions project and a final walk-through was held on November 1, 2019. He stated improvements were completed in general compliance with project scope of work and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried by majority vote of six (6) ayes and one (1) abstention. Comm. Chavez abstained from voting.

Alex Meade, City Manager, stated they would deviate from agenda and go to item 10.A. There was no objection.

ITEM 10. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO CONTINUE MAINTENANCE AND SUPPORT SERVICES AGREEMENT WITH FRONTERA CONSULTING FOR THE SOUTH PHARR PILOT WI-FI PROJECT (PROJECT #1819-01-518-IPQ008-001) (IT)

Alex Meade, City Manager, introduced the item. He stated work was being done in south Pharr and the project was in conjunction with PSJA ISD, Federal Reserve Bank and BBVA and recommended approval.

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

B) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PHARR AND PSJA ISD FOR PARTICIPATION IN THE RGV CYBERSECURITY REGIONAL PATHWAY NETWORK DEVELOPED THROUGH A GRANT WORKING WITH CROSS-SECTOR PARTNERSHIPS (IT)

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

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

C) CONSIDERATION AND ACTION, IF ANY, ON AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PURPOSE DRIVEN POLYGRAPH INVESTIGATIVE CONSULTANT FOR POLYGRAPH SERVICES FOR THE PHARR POLICE DEPARTMENT (PROJECT #1920-01-512-S008-001) (POLICE)

Alex Meade, City Manager, introduced the item and briefly stated there was a \$2,000 a month retainer and recommended approval.

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

D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD A SERVICE CONTRACT FOR THE CITY-WIDE LAWN AND LANDSCAPING SERVICES (PROJECT #1819-01-522-S032-312) (PURCHASING)

Alex Meade, City Manager, introduced the item. He briefly stated this included the areas of Texas Department of Transportation (TXDOT) Right-of-Ways along Highway 83 and Highway I-2 and recommended approval.

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

ITEM 11. 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 4:22 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 12. RECONVENE

The time being 5:18 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 8. ADMINISTRATIVE

- C) **CONSIDERATION AND ACTION, IF ANY, AMENDING DESIGN-BUILD DOWNTOWN GATEWAY AND LIGHTING IMPROVEMENTS PROJECT CONTRACT WITH INTERNATIONAL CONSULTING ENGINEERS (ICE) FOR THE INSTALLATION OF VARIOUS CITY HALL AND GATEWAY MONUMENT SIGN LIGHTING AND CONTROLS SYSTEMS (PROJECT NO.1819-39-510-S026-001) (TABLED) (ENGINEERING)**

Alex Meade, City Manager, introduced the item.

Comm. Guajardo **moved** to un-table item. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

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

Comm. Carrillo **moved** to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried by majority vote of six (6) ayes and one (1) abstention. Comm. Chavez abstained from voting.

ITEM 9. PURCHASING

- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO PURCHASE VARIOUS LIGHTING COMPONENTS FOR THE LIGHTING OF CITY HALL AND THE DOWNTOWN GATEWAY MONUMENT PROJECT, THROUGH A TIPS COOPERATIVE CONTRACT (PROJECT NO. 1819-01-528-P024-001) (TABLED) (ENGINEERING)**

Alex Meade, City Manager, introduced the item.

Comm. Guajardo **moved** to un-table item. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

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

Comm. Carrillo **moved** to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried by majority vote of six (6) ayes and one (1) abstention. Comm. Chavez abstained from voting.

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Guajardo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:19 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

MINUTES: REGULAR CALLED MEETING
NOVEMBER 4, 2019

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

ON THIS THE 4th DAY OF NOVEMBER 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, Teas, certify that this is a true and correct copy of the minutes.

ATTEST:



HILDA PEDRAZA, CITY CLERK

APPROVED: December 2, 2019