

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, JUNE 15, 2020  
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, June 15, 2020 and following is the record of attendance.

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

**BOARD OF COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Edward Wylie, Interim City Manager  
Anali Alanis, Assistant City Manager  
Hilda Pedraza, ACM/City Clerk  
Omar Anzaldua, City Engineer  
Karla Saavedra, Finance Director  
Veronica Ramirez, HR Director  
Gary Rodriguez, Events Center Director  
Marissa Hernandez, Municipal Court Judge  
Jose A. Luengo, Police Chief  
Leonardo Perez, Fire Chief  
Sergio Alanis, Parks & Rec. Director  
Raul Garza, CDBG Director  
Adolfo Garcia, Library Director  
Jose Pena, I.T. Director  
Luis Bazan, Bridge Director  
Ignacio Amezcua, Purchasing 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 BOARD**

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

Comm. Chavez was not present at the time of roll call but arrived at 4:09 p.m.

**B) PLEDGE OF ALLEGIANCE/INVOCATION**

Luis Bazan, Bridge Director, led in the pledge of allegiance and said the invocation.

**ITEM 2. PUBLIC TESTIMONY**

There were no comments from the public.

**ITEM 3. PUBLIC HEARINGS**

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

Ed Wylie, Interim City Manager, opened the public hearing. There being no comments from the public, the public hearing was closed.

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

##### **A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JUNE 2020**

Ed Wylie, Interim City Manager, introduced the item. He briefly reported the City of Pharr had a decrease of 4.5% for the month and an increase of 1.58% for the year.

##### **B) SUBMISSION OF PROPERTY TAX COLLECTION REPORT FOR MAY 2020**

Ed Wylie, Interim City Manager, introduced the item. He briefly reported the City of Pharr was at a 90% collection rate showing a decrease of .77% from last year.

#### **ITEM 5. CONSENT AGENDA**

##### **A) APPROVAL OF MINUTES FOR JUNE 1, 2020 REGULAR CALLED MEETING AND JUNE 1, 2020 WORKSHOP MEETING (ADMINISTRATION)**

##### **B) CONSIDERATION AND ACTION 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)**

##### **C) CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:**

1. JOSE RUBEN MENDEZ, D/B/A 100% ANTOJITOS MEXICANOS, 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 0.04 ACRE TRACT OF LAND OUT OF LOT 1, JACKSON RIDGE COURT PHASE 2 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 9. CUP#140525
2. KANS & KEGS #2 LLC., REQUESTED A 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 0.035 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 2, LOS MARINEROS SUBDIVISION PHASE 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2508 SOUTH CAGE BOULEVARD. CUP#200524
3. KANS & KEGS #4 LLC., REQUESTED A 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 30 AND 31, BLOCK 5, EVANS SUBDIVISION NO. 3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6804 SOUTH CAGE BOULEVARD. CUP#200525
4. MARIA DOLORES MONTENEGRO, D/B/A PATO'S PLACE, 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 THE WEST 8.6 FEET OF LOT 29 AND ALL OF LOT 30, BLOCK 30, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 226 WEST STATE AVENUE. CUP#990583

##### **D) PLATS:**

1. M GARCIA ENGINEERING LLC, REPRESENTING RUBEN FONSECA, VICE PRESIDENT OF EAT FONSECA, LLC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED EAST PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND CONTAINING 2.09 ACRES OF LAND AND BEING PART OR PORTION OF LOTS 13 AND 14, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1700 BLOCK OF NORTH VETERANS BOULEVARD ("I" ROAD). SUB#200618

Ed Wylie, Interim City Manager, introduced the item and recommended approval of consent agenda.

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

## **REGULAR AGENDA - OPEN SESSION**

### **ITEM 6. ORDINANCES AND RESOLUTIONS**

#### **A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2007-06 AND ADOPTING A NEW AND UPDATED ORDINANCE KNOWN AS "SUBSTANDARD STRUCTURES" (FIRST READING) (DEVELOPMENT SERVICES)**

Ed Wylie, Interim City Manager, introduced the item. He stated this was the current demolition ordinance and needed to be updated in accordance with state law. He further stated new guidelines were established and recommended approval.

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

#### **B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING SIX (6) MEMBERS TO THE PHARR MEMORIAL LIBRARY ADVISORY BOARD (LIBRARY)**

Ed Wylie, Interim City Manager, introduced the item and stated all members wished to be reappointed except for Keta Brewster.

At this time, Adolfo Garcia, Library Director, stated Ms. Keta Brewster served as board member for more than thirty years and recognized her for her years of service. He further recommended Diana Ruiz to be appointed.

Comm. Medina moved to appoint Diana Ruiz and reappoint Emma Rosalez-Garcia, Claudia Garcia, Anita Vela, Olga Cardoza, and Mary Q. Gonzalez to the Pharr Memorial Library Board. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2020-33 is filed with the City Clerk's Office.

### **ITEM 7. ADMINISTRATIVE**

#### **A) PRESENTATION AND DISCUSSION ON THE PROPOSED POLICE DEPARTMENT GUN RANGE RELOCATION PROJECT SCHEMATIC DESIGN (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item and stated this would be discussed in closed session.

#### **B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO SUBMIT A FLOOD INFRASTRUCTURE FUND (FIF) APPLICATION TO THE TEXAS WATER DEVELOPMENT BOARD (TWDB) FOR VARIOUS DRAINAGE IMPROVEMENT PROJECTS FOR THE CURRENT FY 2020 FUNDING CYCLE (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item and briefly explained the application was submitted for an estimated loan amount of \$5 million and an estimated

30% to 40% loan forgiveness. Mr. Wylie stated this was for upgrade work on Dicker Road and Veterans Road due to previous flooding and recommended approval.

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

**ITEM 8. CONTRACTS/AGREEMENTS**

**A) CONSIDERATION AND ACTION, IF ANY, ON FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN ST. JUDE THADDEAUS CHURCH AND CITY OF PHARR (ADMINISTRATION)**

Ed Wylie, Interim City Manager, introduced the item and stated the city would be assisting the church with security lighting for an amount not to exceed \$60,000. He further stated the church would reimburse the City for the work performed and recommended approval.

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

**B) CONSIDERATION AND ACTION, IF ANY, ON AWARD OF CONTRACT FOR THE CITY HALL OVERFLOW PARKING PROJECT (PROJECT NO. 1920-40-510-C005-400) (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item and stated this would be discussed in closed session.

**C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH HALFF ASSOCIATES FOR PROFESSIONAL SURVEYING SERVICES RELATED TO THE CITY-WIDE DITCH WIDENING PROJECT NO. 1920-01-528-S020-001 (ROTATION LIST) (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item and stated this would be discussed in closed session.

**D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH TRIMAD CONSULTANTS, LLC FOR PROFESSIONAL WATER AND WASTEWATER ENGINEERING SERVICES RELATED TO THE EXPRESSWAY ELEVATED STORAGE TANK TO ELDORA ELEVATED STORAGE TANK WATER TRANSMISSION MAIN PROJECT NO. 1920-60-583-S014-001 (ROTATION LIST) (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item. He briefly stated this was to provide a dedicated transmission line to allow the tank to reach its full storage capacity and recommended approval.

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

**E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING AND GIVING THE CITY MANAGER AUTHORITY TO NEGOTIATE AN ADDITIONAL SCOPE OF WORK, NEGOTIATE A PRICE AND AMEND THE CONSTRUCTION MANAGEMENT CONTRACT FOR BRIDGE FY 15 PROJECTS (ADMINISTRATION)**

Ed Wylie, Interim City Manager, introduced the item. He stated the fee for the Construction Manager was 6% and requested increasing it to 8% to cover the cost for work.

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

**F) CONSIDERATION AND ACTION, IF ANY, ON AUTHORIZING CITY MANAGER TO NEGOTIATE AND AMEND THE FACILITY ASSESSMENT AGREEMENT TO ADD AN ADDITIONAL SCOPE OF WORK TO EVALUATE THE CITY'S SEWER LIFT STATIONS AS WELL AS A MORE IN DEPTH AND INTRUSIVE HVAC AND ELECTRICAL ASSESSMENT (ADMINISTRATION)**

Ed Wylie, Interim City Manager, introduced the item and stated this was for additional scope of work to evaluate all lift stations and building electrical and HVAC systems. He further recommended approval.

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

**G) CONSIDERATION AND ACTION, IF ANY, ON 380 INCENTIVE AGREEMENT FOR PROJECT SIGN (ADMINISTRATION)**

Ed Wylie, Interim City Manager, introduced the item.

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

Comm. Chavez entered the meeting at this point of the agenda. The time being 4:09 p.m.

**ITEM 9. 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 4:09 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 10. RECONVENE**

The time being 4:47 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

**ITEM 7. ADMINISTRATIVE**

**A) PRESENTATION AND DISCUSSION ON THE PROPOSED POLICE DEPARTMENT GUN RANGE RELOCATION PROJECT SCHEMATIC DESIGN (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item and stated no action was necessary.

**ITEM 8. CONTRACTS/AGREEMENTS**

**B) CONSIDERATION AND ACTION, IF ANY, ON AWARD OF CONTRACT FOR THE CITY HALL OVERFLOW PARKING PROJECT (PROJECT NO. 1920-40-510-C005-400) (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item. He recommended to reject bids and re-advertise for true grid type system to stay green.

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

**C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH HALFF ASSOCIATES FOR PROFESSIONAL SURVEYING SERVICES RELATED TO THE CITY-WIDE DITCH WIDENING PROJECT NO. 1920-01-528-S020-001 (ROTATION LIST) (ENGINEERING)**

Ed Wylie, Interim City Manager, introduced the item and recommended the item be tabled.

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

**ITEM 11. ADJOURNMENT**

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:49 p.m.

CITY OF PHARR

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR

ON THIS THE 15<sup>th</sup> DAY OF JUNE 2020 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:

  
\_\_\_\_\_  
HILDA PEDRAZA, CITY CLERK

APPROVED: July 6, 2020