

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MARCH 1, 2021
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, March 1, 2021 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Eleazar Guajardo
Comm. Ramiro Caballero
Mayor Pro Tem Roberto "Bobby" Carrillo
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
Criselda Rincon, Municipal Court Judge
Andrew Harvey Jr., Police Chief
Leonardo Perez, Fire Chief
Melanie Cano, Development Services Dir.
Pilar Rodriguez, Interim Public Works Dir.
Ruben Rosalez, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Victor Perez, PEDC Director
Ignacio Amezcua, Purchasing Director
Daniel Ramirez, Emergency Comm. Dir.
Kenneth Ennis, Interim Comm. Dir.
Marcela Beas, Interim Chamber President
Michelle Lopez, Chief Comm. Officer

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 MARCH 2021 AS THEATER IN OUR SCHOOLS MONTH

Ed Wylie, Interim City Manager, introduced the item.

Comm. Flores read proclamation proclaiming March 2021 as Theater in Our Schools Month.

Mayor Hernandez stated education was a foundation for success and the City of Pharr provides Pharr students funding opportunities to make sure they were given the opportunity to succeed.

Mayor Pro Tem Carrillo echoed Mayor's comments and stated students would be the leaders of our future and would serve the community.

Alejandro Coronado, Vanguard Academy, received the proclamation and thanked the City Commission for the recognition. He stated fine arts, dance and theatre were a strong foundation for students by assisting them with their core classes.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. 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 5. CITY MANAGER'S REPORTS

Ed Wylie, Interim City Manager, reported on upcoming events. He stated the Parks and Recreation Department would be hosting Movies at the Park on Saturday, March 6, 2021 at 7:00 p.m. at Pharr/Vanguard Academy Nature Park and the featured movie was HOP. He further stated free popcorn would be given out and stated social distancing and face coverings would be required.

Ed Wylie, Interim City Manager, reported the City of Pharr would be hosting the 15th Annual St. Patrick's Day 5K Run/Walk on Saturday, March 13, 2021 with the first race wave beginning at 7:00 a.m. at the Pharr Aquatic Center located at 1000 S. Fir St. and registration could be done at the Jose "Pepe" Salinas Recreation Center located at 1011 W. Kelly Ave.

Ed Wylie, Interim City Manager, also reported the Public Works Department would be having a Winter Storm Clean-up for temporary brush disposal on Monday, March 1, 2021 through Wednesday, March 3, 2021 at the Pharr Sports Complex located at 201 W. Moore Rd. from 8:00 a.m. to 8:00 p.m. for Pharr residents only.

Ed Wylie, Interim City Manager, further reported the grand opening and ribbon cutting for City Hall 1st Floor was scheduled for Thursday, March 11, 2021 at 11:00 a.m.

Ed Wylie, Interim City Manager, announced an online Covid-19 vaccine interest registration form was available on the city's website for Pharr residents. He stated the purpose was to gather data on individuals that were interested in receiving the vaccine once they become available.

Ed Wylie, Interim City Manager, announced the Texas City Attorneys Association approved the creation of the Rio Grande affiliate. He stated the association was formed to promote, encourage, and advance the professional development of municipal attorneys throughout the state and Patricia Rigney, City of Pharr Attorney, would be serving as Vice-President for the local chapter.

Mayor Hernandez recognized the talent at the City of Pharr and congratulated Ms. Rigney for her hard work and dedication.

At this time, Ed Wylie, Interim City Manager, recognized Jorge Piñon, PSJA Southwest Early College High School student, who was awarded a Presidential and football scholarship received. Mayor Pro Tem Carrillo congratulated Mr. Piñon for his accomplishments and encouraged him to apply for the PSJA Foundation BECA program. Mayor Hernandez also encouraged Mr. Piñon to continue working towards his sports and education and wished him the best of luck.

Mr. Piñon stated he will be attending Buena Vista University located in Storm Lake, Iowa and thanked the City Commission for the recognition.

A) CITY ENGINEER'S REPORT

Ed Wylie, Interim City Manager, introduced the item. He stated City Engineer was available and questions could be entertained at this time.

Mayor Hernandez asked staff when Highway Business 83 would be paved. Omar Anzaldúa, City Engineer, stated the Texas Department of Transportation would begin working on the street within the next four (4) weeks.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR FEBRUARY 15, 2021 REGULAR CALLED MEETING (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION RATIFYING RESOLUTION NO. R-2021-09 IN SUPPORT OF TGO DAHLIA 21, LP TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS FOR DAHLIA VILLAS (ADMINISTRATION)**
- C) CONSIDERATION AND ACTION ON RESOLUTION DESIGNATING RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO) MEMBERS (ADMINISTRATION)**
- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE PHARR POLICE DEPARTMENT TO PARTNER WITH FIBER BROKER'S INTERNATIONAL FOR THE DESTRUCTION OF 46 BALLISTIC VEST PANELS (POLICE)**
- E) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. GARMAN INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, OWNERS, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 248, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1400 WEST JAVELINA DRIVE. COZ#210106**
 - 2. MARCO ANTONIO ALVARADO, OWNER, 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 48, BLOCK 1, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6617 SOUTH ST. MARIE DRIVE. COZ#210108**
 - 3. MARIA MAYELA GARZA, D/B/A FRIENDS ALL PARTIES, L.L.C., REQUESTED RENEWAL OF 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 LOT 20, BLOCK 2, LOS MARINEROS SUBDIVISION PHASE I, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2302 SOUTH CAGE BOULEVARD. CUP#151170**

4. AIESTY, INC., D/B/A SEOUL ASIAN MARKET, REQUESTED RENEWAL OF 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 0.3 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CARMEL SUBDIVISION, VACATED EL CENTRO SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2302 SOUTH CAGE BOULEVARD. CUP#151170

PLATS:

1. NAIN ENGINEERING, L.L.C., REPRESENTING JORGE KAMEL, PRESIDENT FOR 1500 HALL ACRES, L.L.C., REQUESTED A FINAL PLAT APPROVAL OF THE PROPOSED 1500 HALL ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.785 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 8, A.J. MCCOLL SUBDIVISION AND LOT 113, DUNLYN ESTATES PHASE II, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS WITHIN THE 1500 BLOCK OF WEST HALL ACRES ROAD. SUB#170924

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

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

Ordinance Nos. O-2021-07 and O-2021-08 and Resolution Nos. R-2021-09 and R-2021-10 are filed with the City Clerk's Office.

At this time, Mayor Hernandez stated they would deviate and go into closed session. There was no objection.

ITEM 9. CLOSED SESSION

The time being 4:23 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 4:40 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2006-47 STANDARDS MANUAL CONSTRUCTION AND DEVELOPMENT GUIDE (3RD AND FINAL READING) (DEVELOPMENT SERVICES)**

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

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

Ordinance No. O-2021-09 is filed with the City Clerk's Office.

- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-82-13 APPENDIX A, ZONING ORDINANCE (1ST READING) (DEVELOPMENT SERVICES)**

Ed Wylie, Interim City Manager, introduced the item. He stated this was for multi-family zoning districts and recommended approval.

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

- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE PHARR ECONOMIC DEVELOPMENT CORPORATION, INC. II, PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR EFFECTIVE DATE; DECLARATION OF EMERGENCY; PROPER NOTICE OF MEETING; AND ORDAINING OTHER MATTERS RELATING TO THE FOREGOING (ADMINISTRATION)**

Ed Wylie, Interim City Manager, introduced the item. He stated this was for the old Texan Hotel property and recommended approval.

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

Ordinance No. O-2021-10 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2021-04 CALLING THE CITY OF PHARR GENERAL MUNICIPAL ELECTION FOR MAY 1, 2021, FOR ELECTION OF CITY COMMISSIONERS PLACES 2, 3, AND 4 AND DESIGNATING ELECTION PRECINCTS AND POLLING PLACES. (CONSIDERACIÓN Y ACCIÓN, ENMENDANDO ORDENANZA NO. O-2021-04 PARA ORDENAR LA ELECCIÓN MUNICIPAL GENERAL DE LA CIUDAD DE PHARR EL 1 DE MAYO DE 2021, PARA ELEGIR COMISIONADOS LUGARES 2, 3, Y 4, Y LA DESIGNACIÓN DE DISTRITOS ELECTORALES Y CENTROS DE VOTACIÓN) (ADOPTION ON 1ST READING) (ADMINISTRATION)**

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

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

- E) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2020-38 RELATING TO THE NUMBER OF AUTHORIZED CIVIL SERVICE POSITIONS WITHIN THE FIRE AND POLICE DEPARTMENTS (1ST READING) (HR)**

Ed Wylie, Interim City Manager, introduced the item. He stated this would increase the Fire Department Engineer positions by one for a total of nineteen positions and recommended approval.

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

- F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING ONE MEMBER (1) AND REAPPOINTING FOUR (4) MEMBERS TO THE COMMUNITY DEVELOPMENT COUNCIL (GMCD)**

Ed Wylie, Interim City Manager, introduced the item. He briefly stated a new member was needed for Census Tract 213 and recommended Jesus Palomin. He further recommended reappointment of Norma Trevino, Jose Hinojosa, Romeo Robles, Jr., and Belia Garcia.

Comm. Medina **moved** to appoint Jesus Palomin and reappoint Norma Trevino, Jose Hinojosa, Romeo Robles Jr., and Belia Garcia to the Community Development Council. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2021-11 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT FOR ELECTION SERVICES BETWEEN THE CITY OF PHARR AND THE HIDALGO COUNTY ELECTIONS ADMINISTRATOR (ADMINISTRATION)

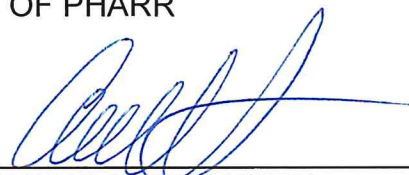
Ed Wylie, Interim City Manager, introduced the item and recommended approval to make counteroffer as discussed in closed session.

Comm. Carrillo **moved** to approve. 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. Medina **moved** to adjourn. Comm. Carrillo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:43 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 1st DAY OF MARCH 2021 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: March 15, 2021