

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, DECEMBER 5, 2022
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, December 5, 2022 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Pro Tem Daniel Chavez
Comm. Roberto "Bobby" Carrillo
Comm. Eleazar Guajardo
Comm. Ricardo Medina

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ramiro Caballero
Comm. Itza Flores

STAFF PRESENT: Anali Alanis, Interim City Manager
Ed Wylie, Deputy City Manager
Hilda Pedraza, City Clerk
Ruben Alfaro, City Engineer
Karla Saavedra, Finance Director
Veronica Ramirez, HR Director
Juan Villescascas, Municipal Judge
Juan Gonzalez, Interim Police Chief
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Rodrigo Davila, Public Works Director
Ruben Rosales, Public Utilities Dir.
Sergio Alanis, Parks & Rec. Director
Cynthia Garza, External Affairs Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Daniel Ramirez, E.M.S. Chief
Marcela Beas, Chamber President
Yuri Gonzalez, 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 Pro Tem Chavez called the meeting to order at 4:02 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

Cynthia Garza, External Affairs Director, led the pledge of allegiance and said the invocation.

ITEM 2. PUBLIC TESTIMONY

No one signed up to speak.

ITEM 3. PUBLIC HEARINGS

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A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Mayor Pro Tem Chavez 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

Anali Alanis, Interim City Manager, stated the City Engineer's report was in their packet and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Anali Alanis, Interim City Manager, reported the Christmas Tamalada Would take place on Friday, December 9, 2022 from 4:00 p.m. to 6:00 p.m. at the Development and research Center. She further reported the City of Pharr Christmas Posada was scheduled for Saturday, December 10, 2022 from 6:00 p.m. to 11:00 p.m. in downtown Pharr. She stated there would be market vendors, music, family fun, and free admission.

Anali Alanis, Interim City Manager, further reported the Pharr Memorial Library would be hosting their Christmas Night at the library on Thursday, December 15, 2022 from 6:00 p.m. to 8:00 p.m. and extended an invitation to the public to attend. She further reported the Tips for Toys from Police Department would take place at several locations and invited the public to participate.

Anali Alanis, Interim City Manager, announced the City of Pharr would be hosting the 2023 Ball Drop featuring the Spazmatics on Saturday, December 31, 2022 from 7:30 p.m. to 12:00 a.m. in downtown Pharr. She stated this was the first ball drop event the City of Pharr would host and extended an invitation to everyone to attend.

ITEM 5. CONSENT AGENDA

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2020-23 REGARDING SUBSTANDARD STRUCTURES (2ND READING). THIS ITEM SUPPORTS QL - QUALITY OF LIFE (BUILDING AND CODE COMPLIANCE)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2010-40 REGARDING BUILDING AND STANDARDS COMMISSION (2ND READING). THIS ITEM SUPPORTS QL - QUALITY OF LIFE (BUILDING AND CODE COMPLIANCE)**
- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE REPEALING AND REPLACING ORDINANCE NO. O-2022-39 REGULATING EMERGENCY AMBULANCE SERVICES (2ND READING). THIS ITEM SUPPORTS QL - QUALITY OF LIFE (EMERGENCY MEDICAL SERVICES)**
- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR STREET CLOSURE OF US 281 (CAGE BOULEVARD) FROM BUSINESS 83 TO KELLY AVENUE FOR THE NEW YEAR'S BALL DROP FROM THURSDAY, DECEMBER 29, 2022, AT 7:00 P.M. UNTIL SUNDAY, JANUARY 1, 2022, AT 11:59 A.M. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)**
- E) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**

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1. KIDS AT PLAY LEARNING CENTER LLC. REPRESENTING THE ROCK OUTREACH OF THE VALLEY, OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 23 THROUGH 26, CHAPA SUBDIVISION NO. 2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 413 EAST STATE STREET. COZ#220963. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

2. MELDEN & HUNT, INC., REPRESENTING CHILDREN'S HAVEN INTERNATIONAL INC., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.366 ACRES MORE OR LESS, OUT OF LOT 1, CHILDREN'S HAVEN MOBILE HOME PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 400 EAST MINNESOTA ROAD. COZ#220964 THIS ITEM SUPPORTS EV - ECONOMIC VITALIT (DEVELOPMENT SERVICES)

F) PLATS:

1. PEREZ CONSULTING ENGINEERS, REPRESENTING CHARLES D. MUELLER, MANAGER FOR LYNN TRACT, L.P., A TEXAS LIMITED PARTNERSHIP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED UHS CENTER ON RIDGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.71 ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400-500 BLOCK OF WEST RIDGE RD. SUB#220617 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

2. SALINAS ENGINEERING ASSOCIATES, REPRESENTING JORGE GONZALEZ, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED ARNOLD GROVE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF THE NORTH 20.0 ACRES OUT OF LOT 103, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4600 BLOCK OF NORTH SUGAR ROAD. SUB#210825 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

3. MELDEN AND HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF WEST OAK MANOR, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VACATE AND PLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 31.939 ACRES GROSS, TRACT OF LAND, BEING A VACATING OF WEST OAK MANOR TO VACATE AND PLAT OF WEST OAK MANOR (PRIVATE) SUBDIVISION, BEING ALL OF LOTS 1 THROUGH 146, BEING OUT OF WEST OAK MANOR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5400 BLOCK OF NORTH SUGAR ROAD. SUB#220931. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

Anali Alanis, Interim City Manager, introduced the item.

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

Ordinance Nos. O-2022-51 and O-2022-52 and Resolution No. R-2022-44 are filed with the City Clerk's office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS:

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE REPEALING AND REPLACING ORDINANCE NO. O-2010-57 IN ITS ENTIRETY (1ST READING). THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

Anali Alanis, Interim City Manager, introduced the item.

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

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B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DESIGNATING MEMBERS TO THE RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)

Anali Alanis, Interim City Manager, introduced the item.

Comm. Guajardo **moved** to appoint Mayor Hernandez as the Official Member, Comm. Daniel Chavez as the Alternate, and Comm. Roberto Carrillo as Proxy members to the RGVMPO Board. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2022-45 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING A REPRESENTATIVE AND AN ALTERNATE TO THE AMIGOS DEL VALLE BOARD OF DIRECTORS FOR FISCAL YEAR 2022-2023. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Anali Alanis, Interim City Manager, introduced the item.

Comm. Chavez **moved** to appoint Raul Gonzalez as the Representative and Comm. Ricardo Medina as the Alternate to the Amigos Del Valle Board of Directors. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2022-46 is filed with the City Clerk's Office.

ITEM 7. PURCHASING:

A) CONSIDERATION AND ACTION, IF ANY, ON RENEWAL OF HARDWARE AND SOFTWARE SUPPORT FOR NETWORK SECURITY APPLIANCES FOR TEAMPHARR.NET FROM NETSYNC NETWORK SOLUTIONS, INC USING DIR-CPO-4430. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (IT)

Anali Alanis, Interim City Manager, introduced the item.

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

ITEM 8. CONTRACTS/AGREEMENTS:

A) CONSIDERATION AND ACTION, IF ANY, AMENDING CONTRACT WITH TELEDOK HEALTH VIRTUAL CARE SERVICES TO INCLUDE MYSTRENGTH COMPLETE FOR ALL EMPLOYEES. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (HR)

Anali Alanis, Interim City Manager, introduced the item.

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

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A MASTER SERVICE AGREEMENT WITH THE SELECTED FIRMS FOR THE CONSTRUCTION MATERIAL TESTING AND GEOTECHNICAL ENGINEERING SERVICES POOL. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)

Anali Alanis, Interim City Manager, introduced the item.

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

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- C) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SERVICE CONTRACT WITH SMARTCOM TELEPHONE LLC. FROM MCALLEN, TX FOR THE DIRECT INTERNET ACCESS AT COMMUNICATIONS BUILDING. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (PURCHASING)**

Anali Alanis, Interim City Manager, introduced the item.

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

- D) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SERVICE CONTRACT WITH FOREMOST TELECOMMUNICATIONS FROM DALLAS, TX FOR THE DIRECT INTERNET ACCESS AT PHARR INTERNATIONAL BRIDGE BUILDING. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

Anali Alanis, Interim City Manager, introduced the item.

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

- E) **CONSIDERATION AND ACTION, IF ANY, ON 380 COMPREHENSIVE ECONOMIC STIMULUS AGREEMENT WITH QUEENSTOWN PARK, LLC. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (ADMINISTRATION)**

Anali Alanis, Interim City Manager, introduced the item.

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

- F) **CONSIDERATION AND ACTION, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER A CONSULTING AGREEMENT FOR SUSTAINABILITY PLAN. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)**

Anali Alanis, Interim City Manager, introduced the item.

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

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

None.

ITEM 10. RECONVENE

None.

ITEM 11. 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 4:11 p.m.

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CITY OF PHARR



DANIEL CHAVEZ
MAYOR PRO TEM

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 5th DAY OF DECEMBER 2022 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: December 19, 2022