

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MAY 15, 2023
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, May 15, 2023 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro Tem Daniel Chavez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Anali Alanis, Interim City Manager
Hilda Pedraza, City Clerk
Maria Rangel, Asst. City Engineer
Fabiola Sanchez, Asst. Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Judge
Juan Gonzalez, Interim Police Chief
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Dir.
Sergio Alanis, Parks & Rec. Director
Mike Singleterry, Library
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
Daniel Ramirez, E.M.S. Chief
Marcela Beas, Chamber President
Kenneth Ennis, Public Safety Dir.

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 4:01 p.m. Roll call established a quorum.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Anali Alanis, Interim City Manager, led the pledge of allegiance and Father Amador Garza said the invocation.

ITEM 2. PROCLAMATIONS:

A) PROCLAMATION PROCLAIMING MAY 20, 2023 AS KIDS TO PARKS DAY (PARKS)

Comm. Medina read proclamation proclaiming May 20, 2023 as Kids to Parks Day and presented proclamation to Hanna Marble, Urban Ecologist.

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Hanna Marble, Urban Ecologist, stated Kids to Parks Day recognizes the importance of recreating while enjoying the benefits of the outdoors. She further stated a Kids to Park movies would take place on Saturday, May 27, 2023 at Jones Box Park from 4:00 p.m. to 8:00 p.m. and invited the community to attend.

B) PROCLAMATION PROCLAIMING MAY 25, 2023 AS NATIONAL STOP THE BLEED DAY (EMERGENCY MEDICAL SERVICES)

Comm. Caballero read proclamation proclaiming the May 25, 2023 as National Stop the Bleed Day. Danny Ramirez, EMS Chief, and staff received the proclamation and thanked the Commission for the recognition.

C) PROCLAMATION PROCLAIMING MAY 21-27, 2023 AS EMERGENCY MEDICAL SERVICES WEEK (EMERGENCY MEDICAL SERVICES)

Mayor Hernandez read proclamation proclaiming May 21-27, 2023 as Emergency Medical Services week and presented proclamation to Danny Ramirez, EMS Chief, and EMS staff.

Danny Ramirez, EMS Chief, stated three Stop the Bleed and CPR classes would be held on Thursday, May 25, 2023 at Pharr One, 1121 E. Nolana, at 2:00 p.m., 4:00 p.m., and 6:00 p.m. He stated the classes were free to the public.

D) PROCLAMATION PROCLAIMING MAY 21-27, 2023 AS NATIONAL PUBLIC WORKS AND PUBLIC UTILITIES WEEK (PUBLIC WORKS)

Comm. Carrillo read proclamation proclaiming May 21-27, 2023 as National Public Works and Public Utilities Week. Public Works staff and Public Utilities staff received the proclamation.

E) PROCLAMATION PROCLAIMING MAY 2023 AS MOTORCYCLE AWARENESS MONTH (ADMINISTRATION)

Comm. Chavez read proclamation proclaiming May 2023 as Motorcycle Awareness Month and presented proclamation to Lesmar Cantu, McAllen Calaveras Chapter.

At this time, Mayor Hernandez stated they would deviate from the agenda and go to item 4.A. There was no objection.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

The public hearing was opened. There being no comments from the public, the public hearing was closed.

ITEM 5. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR MAY 2023. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY

Anali Alanis, Interim City Manager, introduced the item and briefly reported the City of Pharr showed an increase of 2.07% year to date true growth compared to last year. She further stated Fabiola Sanchez, Asst. Finance Director, was in the audience and questions could be entertained at this time.

B) SUBMISSION OF PROPERTY TAX COLLECTION REPORT FOR MARCH 2023. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY

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Anali Alanis, Interim City Manager, introduced the item and briefly reported current levy collections were a 91.91% collection rate and stated Fabiola Sanchez, Asst. Finance Department was in the audience and questions could be entertained at this time.

C) SUBMISSION OF 2ND QUARTER 2022-2023 CITY OF PHARR INVESTMENT REPORT. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY

Anali Alanis, Interim City Manager, introduced the item and stated Fabiola Sanchez, Asst. Finance Department was in the audience and questions could be entertained at this time.

D) CITY EVENTS OF INTEREST

Anali Alanis, Interim City Manager, reported Pharr Police Department would be hosting a Memorial Ceremony on Tuesday, May 16, 2023 at Pharr One, 1121 E. Nolana Loop from 10:00 a.m. to 12:00 p.m.

Anali Alanis, Interim City Manager, reminded the public this year's HubPhest would take place on Saturday, May 20, 2023 at 5:00 p.m. in downtown Pharr. She stated musical acts performing included Michael Salgado, La Sonora Dinamia, Grupo Costumbre, Matt Castillo and headliner La Leyenda.

Anali Alanis, Interim City Manager, reported the Greater Pharr Chamber of Commerce would be hosting a job fair on Thursday, May 25, 2023 at Jose "Pepe" Salinas Recreation Center from 9:00 a.m. to 12:30 p.m.

Anali Alanis, Interim City Manager, further reported the Pharr Aquatic Center 2023 kickoff party would take place on June 5, 2023 at 12:00 p.m. She stated this was the re-opening of the water park this summer and tickets were \$5 for adults and \$3 for kids.

Jose Pena, IT Director, reported they had received the cornerstone award from Broadband Communities Magazine. He stated each year, the committee of broadband industry leaders, analysts, and writers votes to bestow a half dozen Cornerstone Awards to private developments, municipalities, communities, companies, and individuals with outstanding accomplishments in delivering telecommunications. A video recap was presented.

Hanna Marble, Urban Ecologist, reported the City of Pharr was named a 2022 Tree City USA by the Arbor Day Foundation to honor its commitment to effective urban forest management. A video recap was presented.

ITEM 6. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR APRIL 3, 2023 REGULAR CALLED MEETING AND APRIL 17, 2023 REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)

B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2023-09 RENTAL OF FACILITIES (2ND READING). THIS ITEM SUPPORTS QL - QUALITY OF LIFE (PARKS)

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- C) CONSIDERATION AND ACTION, IF ANY, RATIFYING RESOLUTION NO. R-2023-24 AUTHORIZING AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF US 281 (CAGE BOULEVARD) FROM CLARK AVENUE TO KELLY AVENUE AND BUSINESS 83 FROM BIRCH STREET TO BLUEBONNET AVENUE FOR THE HUB PHESTIVAL FROM THURSDAY, MAY 18, 2023, AT 7:00 P.M. UNTIL SUNDAY, MAY 21, 2023, AT 11:59 A.M. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)
- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PHARR POLICE DEPARTMENT TO SUBMIT AN APPLICATION FOR THE OPERATION STONEGARDEN GRANT PROGRAM (OPSG-2022) TO THE OFFICE OF THE GOVERNOR'S HOMELAND SECURITY DIVISION - GRANT #3173108 / OPSG 2022. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)
- E) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:
1. THOMAS F. PHILLIPS, OWNER, REQUESTED A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C) AND LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.28 ACRES, MORE OR LESS, OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 2400-2800 BLOCK OF NORTH JACKSON ROAD. CUP#230388. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
 2. MELDEN AND HUNT INC., REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 7.059 ACRES, MORE OR LESS, OUT OF LOTS 1 THROUGH 28, BROTHERS COMMERCE CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 4800-5000 BLOCK OF NORTH JACKSON ROAD. COZ#230387. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
 3. SAMES INC., REPRESENTING LORD & GONZALEZ INVESTMENT GROUP LLC., REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 24.81 ACRES, MORE OR LESS, LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 1100-1300 BLOCK OF EAST MINNESOTA RD. COZ#230497 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
 4. IRASEMA ALMAZAN, REPRESENTING CLAUDIA PAHOLA ALMAZAN-SALINAS, OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.442 ACRES, MORE OR LESS, OUT OF THE EAST ½ OF LOT 11, AND ALL OF LOTS 12-16, BLOCK 27, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 11 NORTH BIRCH STREET. COZ#230494. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

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5. RAUL ALEJANDRO ZARATE, REPRESENTING PEÑA REAL ESTATE INVESTMENTS, LLC., REQUESTED A CHANGE OF ZONE FROM OFFICE AND PROFESSIONAL DISTRICT (O-P) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.779 ACRES, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 301 EAST FERGUSON AVENUE. COZ#230493. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

6. RAUL ALEJANDRO ZARATE, REPRESENTING PEÑA REAL ESTATE INVESTMENTS, LLC., REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.206 ACRES, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 301 EAST FERGUSON AVENUE. COZ#230492. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

F) PLATS:

1. HALFF ENGINEERING, REPRESENTING PHIL DYER, MANAGER OF CAPOTE FARMS GP, L.L.C., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED CAPOTE INTERNATIONAL BUSINESS PARK PHASE VI LOTS 1 & 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 19.522 ACRES OUT OF LOTS 3 & 4 OF THE CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST CAPOTE CENTRAL AVENUE. SUB#220720. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

Anali Alanis, Interim City Manager, introduced the item.

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

Resolution Nos. R-2023-24 and R-2023-25 and Ordinance Nos. O-2023-19, O-2023-20, O-2023-21, O-2023-22 and O-2023-23 are filed with the City Clerk's Office.

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

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 4:45 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 5:55 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION:

ITEM 7. ORDINANCES AND RESOLUTIONS

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- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ACCEPTING AND ADOPTING THE 2023 CITY OF PHARR PEDESTRIAN SAFETY AND WELLNESS MASTER PLAN. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ENGINEERING)**

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.

Resolution No. R-2023-26 is filed with the City Clerk's Office.

- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2022-23, CREATING A TEMPORARY FOURTEEN (14) DAY EXEMPTION FROM PERMIT FEES FOR FENCES AND RE-ROOFS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (BUILDING AND CODE COMPLIANCE)**

Anali Alanis, Interim City Manager, introduced the item.

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

Ordinance No. O-2023-24 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) **CONSIDERATION AND ACTION, IF ANY, RATIFYING ORDER EXTENDING THE DECLARATION OF DISASTER FOR THE CITY OF PHARR, TEXAS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)**

Anali Alanis, Interim City Manager, introduced the item.

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

ITEM 9. PURCHASING:

- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO PURCHASE FIBER AND SUPPLIES NEEDED FOR FINALIZING THE CITYWIDE FIBER PROJECT FROM GRAYBAR, INC, OUT OF FORT WORTH, TX, THROUGH OMNIA COOPERATIVE CONTRACT #EV2370 IN AN AMOUNT NOT TO EXCEED \$1,088,302.00. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (IT)**

Anali Alanis, Interim City Manager, introduced the item.

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

ITEM 10. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO CLOSE OUT THE FIBER OPTIC NETWORK PHASE V PROJECT. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (PURCHASING)**

Anali Alanis, Interim City Manager, introduced the item.

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

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- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXECUTE AN AFFILIATION AGREEMENT WITH MID-PLAINS COMMUNITY COLLEGE FOR CLINICAL ROTATIONS FOR EMS STUDENTS AT PHARR EMS. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (EMERGENCY MEDICAL SERVICES)**

Anali Alanis, Interim City Manager, introduced the item.

Comm. Caballero **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 EXECUTE AN AGREEMENT WITH TEXAS GAS SERVICE COMPANY FOR THE INSTALLATION OF NATURAL GAS LINES FOR THE GENERATORS AT DEVELOPMENT AND RESEARCH CENTER AND PHARR EMS IN THE AMOUNT OF \$80,793.00 THIS ITEM SUPPORTS IF - INFRASTRUCTURE (EMERGENCY MANAGEMENT)**

Anali Alanis, Interim City Manager, introduced the item.

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

- D) CONSIDERATION AND ACTION, IF ANY, ON THE AWARD OF SUPPLY CONTRACT TO MULTIPLE VENDORS FOR FIRE DEPARTMENT ACTIVE WEAR. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (FIRE)**

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.

- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AMEND THE WATER RIGHTS SALES CONTRACT WITH LA FERIA IRRIGATION DISTRICT CAMERON COUNTY NO. 3. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (PUBLIC UTILITIES)**

Anali Alanis, Interim City Manager, introduced the item.

Comm. Carrillo **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 ENTER INTO A CONTRACT WITH COBB, FENDLEY & ASSOCIATES, INC. FROM HOUSTON, TEXAS FOR PROFESSIONAL SERVICES FOR TEAMPHARR.NET AS NEEDED. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (IT)**

Anali Alanis, Interim City Manager, introduced the item.

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

- G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO CONSULTING AGREEMENT WITH EDWARD WYLIE. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**

Anali Alanis, Interim City Manager, introduced the item.

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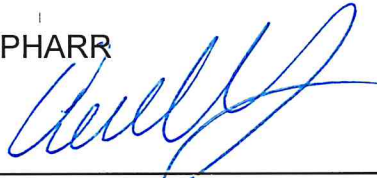
Comm. Carrillo **moved** to approve as discussed in closed session. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

ITEM 3. PUBLIC TESTIMONY

Lorena Singh signed up to speak on item 10.G.

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:00 p.m.

CITY OF PHARR


AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 15th DAY OF MAY 2023 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: June 5, 2023