

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, AUGUST 21, 2023
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, August 21, 2023 and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Mayor Pro Tem Daniel Chavez
Comm. Ricardo Medina

STAFF PRESENT: Jonathan, Interim City Manager
David Friedlein, ACM
Hilda Pedraza, Interim ACM/City Clerk
Imelda Perez, Asst. City Clerk
Ruben Alfaro, City Engineer
Karla Saavedra, Finance Director
Veronica Ramirez, HR Director
Juan Villescascas, Municipal Court Judge
Juan Gonzalez, Police Chief
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, Director of O.S.E.
Ruben Rosales, Public Utilities Dir.
Sergio Alanis, Parks & Rec. Director
Michael Vargas, CDBG Asst. Director
Adolfo Garcia, Library Director
Rogelio Martinez, Asst. I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
Daniel Ramirez, E.M.S. Chief
Marcela Beas, Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Dir.

CITY ATTORNEY Ricardo Rodriguez, City Attorney .

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD

Alternate Mayor Pro Tem Carrillo called the meeting to order at 4:02 p.m. Roll call established a quorum.

Comm. Caballero moved to excuse absent members. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Mayor Hernandez was not present at the time of roll call but arrived at 4:19 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PUBLIC TESTIMONY

MINUTES: REGULAR CALLED MEETING
August 21, 2023

There were no comments from the public.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

B) PUBLIC HEARING: SOLICITATION OF COMMENTS FROM THE GENERAL PUBLIC ON THE VOLUNTARY ANNEXATION OF A 14.88 ACRE TRACT OF LAND OUT OF LOT 5, CLOSNER SUBDIVISION, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF SOUTH VETERANS BOULEVARD AND HILINE ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. (DEVELOPMENT SERVICES)

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR AUGUST 2023

Jonathan Flores, Interim City Manager, introduced the item. He briefly reported the City of Pharr showed an increase of 1.405% year-to-date true growth compared to last year and 4.28% increase compared to last August 2022 payments.

B) CITY EVENTS OF INTEREST

Jonathan, Interim City Manager, introduced the item.

Yuri Gonzalez, Chief Communications Officer, announced the City of Pharr was offering free sandbags to all its residents and business starting today, August 21, 2023 at the Pharr EMS Headquarters located at 3000 N. Cage Blvd., and at the Development and Research Center located at 850 W. Dicker Road. She reminded the public to bring a water bill or a driver's license as proof of residence.

Yuri Gonzalez, Chief Communications Officer, further reported on upcoming city events. She stated the Building and Code Compliance would be hosting their monthly Block Party on Thursday, August 24, 2023 from 5:30 p.m. to 7:00 p.m. at the Jose "Pepe" Salinas Recreation Center. She further reported the Property Maintenance program would take place at central Pharr locations and briefly stated this program was for residents 65 and over, veterans, and residents with a disability to receive free property maintenance. She further stated twenty (20) homes have been assisted this year.

Yuri Gonzalez, Chief Communications Officer, also reported the Pharr International Bridge would be hosting the Industrial Warehouse Summit on Thursday, August 24, 2023 at the Development and Research Center from 9:00 a.m. to 2:00 p.m. Luis Bazan, Bridge Director, briefly explained the summit was created by the Pharr International Bridge based on the need for more warehouse space in the region and stated this event was focused on identifying industrial growth, nearshoring trends, land availability, development opportunities, and incentive programs.

Yuri Gonzalez, Chief Communications Officer, further reported the Trash Bash event would be held on Saturday, August 26, 2023 from 8:00 a.m. to 1:00 p.m. at the Residential Collection Station. She also reported a Hunter Safety and Stop the Bleed training sessions would take place on August 30th and August 31st, 2023 at Pharr One Building from 6:00 p.m. to 8:00 p.m.

At this time, Jonathan Flores, Interim City Manager, introduced Hilda Pedraza and Dr. David Friedlein as the new Assistant City Managers for the City of Pharr.

ITEM 5. CONSENT AGENDA

MINUTES: REGULAR CALLED MEETING
August 21, 2023

- A) APPROVAL OF MINUTES FOR AUGUST 7, 2023 REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR, TEXAS AND ANNEXING NEW TERRITORY INTO THE CITY OF PHARR CONSISTING OF A 14.88 ACRE TRACT OF LAND OUT OF LOT 5, CLOSNER SUBDIVISION, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF SOUTH VETERANS BOULEVARD AND HI-LINE ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. (1ST READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE CITY OF PHARR TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO CLOSE STATE ROADWAYS FOR PUBLIC EVENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)
- D) CONSIDERATION AND ACTION, IF ANY, ON STREET CLOSURE REQUEST FROM ST. ANNE MOTHER OF MARY CHURCH FOR THEIR ANNUAL JAMAICA FESTIVAL ON SATURDAY, NOVEMBER 4, 2023 FROM 4:00 P.M. TO 10:00 P.M. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)
- E) CONSIDERATION AND ACTION, IF ANY, ON POLICING AGREEMENT BETWEEN THE CITY OF PHARR AND PHARR-SAN-JUAN-ALAMO (PSJA ISD) INDEPENDENT SCHOOL DISTRICT FOR POLICE K9 SERVICES. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)
- F) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING WITH SOUTH TEXAS COLLEGE CONTINUING EDUCATION (CE) TO AWARD CONTINUING EDUCATION UNITS (CEUS) TO PARTICIPANTS OF LAW ENFORCEMENT RELATED TRAININGS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)
- G) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PHARR AND SOUTH TEXAS COLLEGE FOR CONTINUING EDUCATION UNITS FOR FIREFIGHTER RELATED TRAINING. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (FIRE)
- H) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN THE PHARR POLICE DEPARTMENT AND SOUTH TEXAS COLLEGE FOR INSTRUCTION OF THE BASIC TELECOMMUNICATOR CERTIFICATION. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)
- I) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT AND THE PHARR POLICE DEPARTMENT FOR THE HANDLE WITH CARE PROGRAM. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)
- J) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PHARR AND THE UNIVERSITY OF NORTH TEXAS AT DALLAS FOR THE TEXAS FIRST RESPONDERS PEER NETWORK. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)

MINUTES: REGULAR CALLED MEETING
August 21, 2023

- K) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT BETWEEN THE PHARR POLICE DEPARTMENT AND THE DONNA POLICE DEPARTMENT FOR USE OF THE EL INDIO SHOOTING RANGE IN DONNA, TEXAS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)
- L) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT EXTENSION BETWEEN CITY OF PHARR AND HIDALGO COUNTY HEAD START PROGRAM FOR CENTER LOCATED AT 415 E. CLARK (PHARR HEAD START CENTER). THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)
- M) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT EXTENSION BETWEEN CITY OF PHARR AND HIDALGO COUNTY HEAD START PROGRAM FOR CENTER LOCATED AT 714 ZAPATA STREET (LAS MILPAS I HEAD START CENTER). THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)
- N) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:
1. JUAN M. BENITEZ, REPRESENTING THOMAS JAKL, OWNER, 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 1.33 ACRES, MORE OR LESS, OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5701 NORTH SUGAR ROAD. COZ#230711 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)
 2. JAVIER LOYDE, REPRESENTING XOCHITL PABLOS VELEZ, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.89-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 236, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2600 SOUTH CAGE BOULEVARD. COZ#230713 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)
 3. STEVE SPOOR, REPRESENTING JJAB LIMITED FAMILY PARTNERSHIP, LLC, 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 1.02 ACRES, MORE OR LESS, OUT OF LOTS 14 AND 15, L.R. BELL SUBDIVISION "E", PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1313 EAST ALAN STREET COZ#230712 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
 4. PABLO SOTO JR., REPRESENTING PABLO QUINTANILLA SALINAS & CLARIBEL SALINAS, OWNERS, 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 0.45 ACRES, MORE OR LESS, OUT OF LOT 144, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2400 NORTH VETERANS BOULEVARD. COZ#230607 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
- O) PLATS:
1. MELDEN & HUNT INC., REPRESENTING JOSE ALBERTO VELA, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED T.L.C. PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.317 ACRES OUT OF LOTS 15 AND 17, PHARR CITRUS ORCHARDS CO. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST SAM HOUSTON AVENUE. SUB#201238 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
 2. M2 ENGINEERING, REPRESENTING ROBERTO GARZA, MANAGING MEMBER FOR GARMAN INVESTMENTS, LP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PALM HILLS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 9.990-ACRE TRACT OF LAND OUT OF LOT 248, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF

MINUTES: REGULAR CALLED MEETING
August 21, 2023

WEST JAVELINA DRIVE. SUB#210933 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

Jonathan Flores, Interim City Manager, introduced the item and recommended approval.

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

Resolution No. R-2023-51 and Ordinance Nos. O-2023-38, O-2023-39, O-2023-40, and O-2023-41 are filed with the City Clerk's office.

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

ITEM 8. 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 4:18 p.m., Alternate Mayor Pro Tem Carrillo 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 9. RECONVENE

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

REGULAR AGENDA - OPEN SESSION:

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2007-48 SETTING THE REQUIREMENTS FOR THE APPOINTMENT OF MEMBERS AND/OR OFFICERS FOR CITY OF PHARR BOARDS AND/OR COMMITTEES (ADOPTION ON ONE READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**

Mayor Hernandez 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-2023-42 is filed with the City Clerk's office.

- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2006-47 OF THE CITY OF PHARR, TEXAS, CHAPTER 118, SUBDIVISION, ADDING SECTION X - FIBER OPTIC (1ST READING). THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)**

Mayor Hernandez introduced the item.

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

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ADOPTING THE CITY OF PHARR'S ONE YEAR ACTION PLAN FOR PROGRAM YEAR 2023 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). THIS ITEM SUPPORTS QL - QUALITY OF LIFE (GMCD)**

MINUTES: REGULAR CALLED MEETING
August 21, 2023

Mayor Hernandez introduced the item.

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

Resolution No. R-2023-52 is filed with the City Clerk's Office.

- D) **CONSIDERATION AND ACTION, IF ANY, APPROVING A RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2023, FOR THE DESIGN, ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (FINANCE)**

Mayor Hernandez introduced the item.

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

Resolution No. R-2023-53 is filed with the City Clerk's Office.

ITEM 7. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO RATIFY THE CLOSING AMOUNT FOR STX UNDERGROUND LLC. FROM BROWNSVILLE, TEXAS FOR THE FIBER OPTIC NETWORK PHASE V PROJECT FROM \$5,718,802.76 TO \$6,168,039.10. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PURCHASING)**

Mayor Hernandez introduced the item.

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

ITEM 10. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Mayor Hernandez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:26 p.m.

CITY OF PHARR

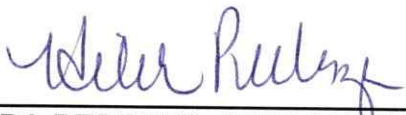

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 21st DAY OF AUGUST 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.

MINUTES: REGULAR CALLED MEETING
August 21, 2023

ATTEST:



HILDA PEDRAZA, CITY CLERK

APPROVED: September 5, 2023