

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, NOVEMBER 20, 2023
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, November 20, 2023 and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Comm. Roberto Carrillo

STAFF PRESENT: Jonathan, Interim City Manager
Hilda Pedraza, Interim ACM/City Clerk
Ruben Alfaro, City Engineer
Karla Saavedra, Finance Director
Ashley Melendez, Asst. 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
Jamison Merrick, Asst. OSE Director
Ruben Rosales, Public Utilities Dir.
Sergio Alanis, Parks & Rec. Dir.
Cynthia Garza, CDBG/External Affairs Dir.
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
Cris Cisneros, E.M.S.
Eloina Gonzalez, Pharr Chamber
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Dir.
Cynthia Gutierrez, Health Director
Victor Perez, PEDC Director

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

Mayor Hernandez called the meeting to order at 4:10 p.m. Roll call established a quorum.

Comm. Medina moved to excuse absent member. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

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ITEM 2. PROCLAMATIONS:

A) PROCLAMATION PROCLAIMING NOVEMBER 15, 2023 AS GEOGRAPHIC INFORMATION SYSTEM (GIS) DAY

Jonathan Flores, Interim City Manager, introduced the item.

Ruben Alfaro, City Engineer, introduced Miranda Garcia, GIS Technician, and Jose Chavez, GIS Manager. He stated the GIS Division maintains city maps to ensure maps have the most current and accurate information for land development to include zoning, utilities, and roadways.

Comm. Pacheco read proclamation proclaiming November 15, 2023 as Geographic Information System (GIS) Day and presented proclamation to GIS staff.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

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

Jonathan Flores, Interim City Manager, introduced the item and briefly reported the City of Pharr showed an increase of 1.85% year to date true growth compared to last year 2022.

B) CITY EVENTS OF INTEREST

1. RECOGNITION OF PHARR LEADERSHIP DEVELOPMENT PROGRAM GRADUATES

Jonathan Flores, Interim City Manager, introduced the item and recognized city employees who graduated from the Pharr Leadership Development Program. He briefly stated the program was for employees who aspire to be leaders in the future and congratulated them for their commitment and dedication to the City of Pharr.

2. RECOGNITION OF EMS STAFF FOR CLINICAL EXCELLENCE COMMENDATION

Jonathan Flores, Interim City Manager, introduced the item and called upon EMS Staff.

Cris Cisneros introduced Oscar Lopez, EMT/Paramedic, and Mia Palacios, EMT, and recognized them with a Pink Stork Award and with a plaque for their heroic actions in safely delivering a 24-week baby girl while transporting them to the hospital.

3. PRESENTATION BY PHARR POLICE DEPARTMENT ON UNIFORM CRIME REPORTING (UCR) STATISTICS

Jonathan, Interim City Manager, introduced the item and called upon Juan Gonzalez, Police Chief.

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Juan Gonzalez, Police Chief, went over the Uniform Crime Report and stated the crime rate in Pharr was down. He presented the statistics and stated the overall crime rate was 19.6% in 2020, 18.9% in 2021, and 17.9% in 2022. He stated the Pharr Police Department was dedicated to keeping the community safe.

4. PRESENTATION BY URBAN ECOLOGIST ON 2023 RGV COASTAL EXPO

Jonathan, Interim City Manager, introduced the item and called upon Hanna Marble, Urban Ecologist.

Hanna Marble, Urban Ecologist, announced the City of Pharr would be hosting the 2023 RGV Coastal Expo on December 7 and 8, 2023 at the Pharr Natatorium. She stated the event was a field trip opportunity for children in grades 1st through 6th from across the valley to explore and learn about coastal ecology and outdoor adventure. She stated the event was a partnership between Texas Parks and Wildlife and UTRGV students who were interested in environmental sciences, conservation, and wildlife biology. Ms. Marble further stated the event was only for students who register and not open to the public at this time.

Jonathan Flores, Interim City Manager, called upon Yuri Gonzalez, Chief Communications Officer, to report on upcoming events.

Yuri Gonzalez, Chief Communications Officer, announced the Office of City Communications and IT Departments received winning awards at the National Association of Telecommunications Officers and Advisors (NATOA) Conference and at the Texas Association of Telecommunications Officers (TATOA) Conference.

Yuri Gonzalez, Chief Communications Officer, stated the Pharr Media team earned three Government Programming Awards and the Pharr IT Department earned the 2023 Community Broadband and Digital Equity Award for Community Broadband Project of the Year at the NATOA Conference. She further stated the Pharr Media Department was a finalist in 9 categories and won 4 Programming Awards at the TATOA Conference.

Yuri Gonzalez, Chief Communications Officer, and Jose Pena, IT Director, and their staff were recognized for their hard work and dedication.

At this time, Yuri Gonzalez, Chief Communications Officer reminded the public the City of Pharr Winter Wonderland would be held on Friday, December 1, 2023 in downtown Pharr to kick-off the holidays with the annual lighting of the Christmas tree.

ITEM 6. CONSENT AGENDA

- A) MINUTES FOR NOVEMBER 6, 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 0.104 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 1, RE-SUBDIVISION OF CLOSER SUBDIVISION LOCATED ON SOUTH VETERANS ROAD AND DOFFING ROAD, A 1.71 ACRE TRACT OF LAND, MORE OR LESS LOCATED ON THE RIGHT-OF-WAY OF SOUTH VETERANS ROAD AND DOFFING ROAD, AND A 241.56 ACRE TRACT OF LAND OUT OF PORCION 71, LOCATED ON THE SOUTH SIDE OF DOFFING ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. (2ND READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

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- C) CONSIDERATION AND ACTION, IF ANY, RATIFYING RESOLUTION NO. R-2023-71 ENTERING INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE CLOSURE OF U.S. 281 (CAGE BLVD.) FROM OLD BUSINESS 83 TO KELLY AVE. FOR THE PHARR WINTER WONDERLAND FROM THURSDAY, NOVEMBER 30, 2023, AT 7:00 A.M. UNTIL SATURDAY, DECEMBER 2, 2023, AT 10:00 A.M. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)
- D) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN PHARR POLICE DEPARTMENT AND TROPICAL TEXAS BEHAVIORAL HEALTH FOR THE MUTUAL COMMITMENT TO COORDINATE EFFORTS TO SERVICE OUR COMMUNITY. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)
- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR PROPOSALS FOR PUBLIC RELATION CONSULTING SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)
- F) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM PSJA ISD FOR STREET CLOSURE OF KELLY AVENUE, FROM GUMWOOD TO FIR STREET FOR THEIR 4TH ANNUAL PSJA ISD FAMILY POSADA EVENT ON THURSDAY, DECEMBER 21, 2023 FROM 9:00 A.M. TO 10:00 P.M. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)
- G) CONSIDERATION AND ACTION, IF ANY, ON RELEASE OF RETAINAGE IN THE AMOUNT OF \$2,405.00, AND ACCEPTANCE OF THE DOWNTOWN PARK STATUE AS COMPLETE. (PROJECT #2223-40-510-C06-781) THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)
- H) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:
 - 1. PABLO SOTO JR., REPRESENTING PABLO QUINTANILLA SALINAS & CLARIBEL SALINAS, OWNERS, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MOBILE HOME DISTRICT (R-MH). 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#230925 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
 - 2. ANDRES JORGE ZUNIGA REPRESENTING ZUKO FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (HI). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 14.88-ACRE TRACT OF LAND BEING A PORTION OF LOT 5, CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1700 WEST HI-LINE ROAD. COZ#231028 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)
 - 3. 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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 LOT ONE (1) P&T SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2710 NORTH CAGE BOULEVARD, SUITE 1. CUP#231031 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

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4. VILLA DEL MAR RESTAURANT, HAS FILED WITH THE PLANNING AND ZONING COMMISSION 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 0.108 ACRES, MORE OR LESS, OUT OF LOT 3, RIVERAINE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6502 SOUTH CAGE BOULEVARD, SUITE 1. CUP#231029 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
5. TEXAS NIGHTLIFE, LLC., DBA GALLINAS LOCAS BAR AND GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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 187, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 6905 SOUTH JACKSON ROAD. CUP#231030 THIS ITEM SUPPORTS EV - ECONOMIC VITALIT (DEVELOPMENT SERVICES)
6. MICHAEL WRIGHT, CFO., DBA PARRY'S PIZZA, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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 1B OF THE 2ND REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 550 NORTH JACKSON ROAD. CUP#231032 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
7. RED ROBIN RESTAURANT IS REQUESTING 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 LOT 2, PARADISE COMMERCIAL PARK PHASE II SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 409 SOUTH JACKSON ROAD. CUP#030747 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)
8. STEFANO'S PIZZA EXPRESS IS REQUESTING 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 0.06 ACRES, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 & 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD, SUITE N-3. CUP#190961 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

I) PLATS:

1. SOUTH TEXAS INFRASTRUCTURE GROUP, REPRESENTING, RHEA MORA, PRESIDENT FOR BROWNSTONE CONSULTANTS, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BSTONE PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.52 ACRES OUT OF LOT 168, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF NORTH SUGAR ROAD. SUB#211247 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

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

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

Ordinance Nos. O-2023-54, O-2023-55, and Resolution R-2023-71 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION:

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING CITY CLERK AND ASSISTANT CITY CLERK. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)

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Mayor Hernandez introduced the item. Jonathan Flores, Interim City Manager, recommended Hilda Pedraza as City Clerk, and Imelda Perez as Assistant City Clerk.

Comm. Flores moved to appoint Hilda Pedraza as City Clerk, and Imelda Perez as Assistant City Clerk. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2023-72 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION EXECUTING AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR VOLUNTARY MAINTENANCE OF A SECTION 130 PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)

Mayor Hernandez introduced the item.

Comm. Chavez moved to approve. Comm. Caballero seconded the motion.

Comm. Medina voiced his concern with other crossings that were in bad shape and requested staff to consider these first. Mayor Hernandez briefly stated the crossings would be considered later.

There being no further discussion, the motion was put to a vote, and it carried unanimously.

Resolution No. R-2023-73 is 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 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 4:50 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 5:07 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION:

ITEM 8. CONTRACTS/AGREEMENTS:

A) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 5 IN THE AMOUNT OF \$150,270.25 TO THE CONSTRUCTION CONTRACT WITH INTERNATIONAL CONSULTING ENGINEERS (ICE) FOR THE DONATIONS ACCEPTANCE PROGRAM (DAP) FISCAL YEAR 2015 PROJECTS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)

Mayor Hernandez introduced the item.

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Comm. Pacheco **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) abstention. Comm. Chavez abstained from voting.

- B) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO RIGHT OF ENTRY FOR SURVEY AND SITE ASSESSMENT ON TRACT NO'S: RGV-WSL-2025 AND RGV-WSL-2026 BETWEEN CITY OF PHARR AND UNITED STATES OF AMERICA FOR BORDER INFRASTRUCTURE. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ADMINISTRATION)**

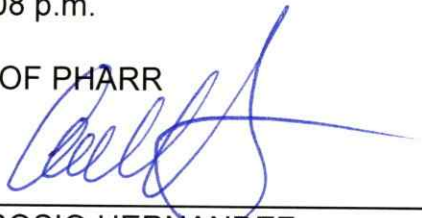
Mayor Hernandez introduced the item.

Comm. Medina **moved** to approve. Comm. Chavez 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. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:08 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 20th DAY OF NOVEMBER 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: December 4, 2023

