

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JANUARY 15, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, January 15, 2024 and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Jonathan, City Manager
David Friedlein, Assistant City Manager
Hilda Pedraza, ACM/City Clerk
Imelda Perez, Assistant City Clerk
Ruben Alfaro, City Engineer
Karla Saavedra, Finance Director
Veronica Ramirez, Asst. HR Director
Juan Villescas, 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, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Danny Ramirez, E.M.S. Chief
C.J. Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Director
Cynthia Gutierrez, Public 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 Pro Tem Chavez called the meeting to order at 4:05 p.m. Roll call established a quorum.

Mayor Hernandez was not present at the time of roll call but arrived at 4:25 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING NATIONAL HUMAN TRAFFICKING AWARENESS MONTH (POLICE)

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Jonathan Flores, City Manager, introduced the item.

Juan Gonzalez, Police Chief, introduced his staff present and thanked the City Commission for their continued support.

Nancy Gonzalez, Human Trafficking Liaison, stated police staff collaborates with many agencies in Hidalgo County and perform community outreach in combating human trafficking.

Danny Garcia, Sargeant, announced the Police Department would be hosting a Movie Night event at Pharr One located at 1121 E. Nolana on January 23, 2024 at 6:00 p.m. He stated the purpose of this event was to raise awareness to the community regarding human trafficking. Sgt. Garcia further stated they would be showing the movie Sound of Freedom and invited the community to attend.

Comm. Flores read proclamation proclaiming January as National Human Trafficking Awareness Month and presented proclamation to Pharr Police Department 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 JANUARY 2024. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (FINANCE)

Jonathan Flores, City Manager, introduced the item and briefly reported the City of Pharr showed an increase of 1.85% year to date true growth and a -1.06% decrease compared to last November 2022.

B) SUBMISSION OF 1ST QUARTER 2023-2024 CITY OF PHARR INVESTMENT REPORT. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (FINANCE)

Jonathan Flores, City Manager, introduced the item and stated Finance Director was in the audience and questions could be entertained at this time.

C) CITY EVENTS OF INTEREST

Jonathan, City Manager, introduced the item and called upon Yuri Gonzalez, Chief Communications Officer.

Yuri Gonzalez, Chief Communications Officer, announced the City of Pharr was on their 2nd week of the It's Time Texas Community challenge and encouraged the community to participate. She stated participants can utilize the ITT Application by logging-in water consumption, physical activities, and healthy meals to accumulate points and assist the City of Pharr win this challenge once again.

Yuri Gonzalez, Chief Communications Officer, announced the City of Pharr would be hosting its 2024 State of the City Address on Thursday, January 18, 2024 from 11:00 a.m. to 1:00 p.m. at the Pharr Events Center. She stated the event was not open to the public but it would be livestreamed via Facebook for the public.

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Yuri Gonzalez, Chief Communications Officer, also announced the City of Pharr would be hosting the City's 115th Birthday Celebration event on Thursday, January 18, 2024 from 5:00 p.m. to 7:00 p.m. at City of Pharr Downtown Southside Park. She mentioned this was a free event and there would be birthday cake, a piñata, music, and activities. She extended the invitation for the community to join us in this celebration.

Yuri Gonzalez, Chief Communications Officer, presented a video recap on the New Years Event and stated it had been a very successful event.

ITEM 6. CONSENT AGENDA

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE TO REQUEST FOR QUALIFICATIONS FOR THE CITY OF PHARR COMPREHENSIVE PLAN UPDATE. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (PURCHASING)**
- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT FOR PURCHASE OF STRUCTURAL FIREFIGHTING PERSONAL PROTECTIVE EQUIPMENT FOR THE FIRE DEPARTMENT WITH CASCO INDUSTRIES, INC. FROM SHREVEPORT, LA. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (PURCHASING)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT FOR PURCHASE OF STRUCTURAL FIREFIGHTING PERSONAL PROTECTIVE EQUIPMENT FOR THE FIRE DEPARTMENT WITH NORTH AMERICAN FIRE EQUIPMENT CO., INC. (NAFECO) FROM DECATUR, AL. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (PURCHASING)**
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1, 7-11 CAGE ADDITION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6024 NORTH CAGE BOULEVARD. CUP#231106 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
 - 2. 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, 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 LOT 1, CIRCLE K #9142 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7401 SOUTH JACKSON ROAD. CUP#231107 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
 - 3. GEORGINA GARZA DE LUJAN, DBA MARISCOS Y MICHELADAS EL PRIMO 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 0.059 ACRES, MORE OR LESS, OUT OF LOT 2, CVS PHARMACY NO. 10142 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1305 SOUTH CAGE BOULEVARD, SUITES 1 & 2. CUP#231105 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
 - 4. RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARIA R. MEDRANO, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.67 ACRES, MORE OR LESS, OUT OF LOT 233, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1106 EAST MOORE ROAD. COZ#231205 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**

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5. MMTP FAMILY IRREVOCABLE TRUST, REPRESENTING COTTON KIDS PROPERTIES LIMITED PARTNERSHIP, LLP., REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS 9.00 ACRES, MORE OR LESS, OUT OF LOT 360, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1200 WEST ANAYA ROAD. COZ#231204 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
6. R.G.V. & ASSOCIATES/LAURA L. GARZA, D/B/A GEORGE'S DANCE HALL, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS 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 LOTS 197, 198, AND 199, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6801 SOUTH JACKSON ROAD. CUP#120529 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
7. FUERA DE LUGAR, LLC, D/B/A FUERA DE LUGAR RESTAURANT, REQUESTED 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 0.071 OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF PLAZA SPORTS CENTER PHASE 1 LOT 1 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1101 EAST NOLANA LOOP. CUP#150101THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

E) PLATS:

1. SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING RICARDO ARTURO DIAZ, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED LARK INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.00 ACRE TRACT OF LAND OUT OF LOT 363, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 600 AND 700 BLOCK OF WEST ANAYA ROAD. SUB#220412 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

Jonathan Flores, City Manager, introduced consent agenda and recommended approval.

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

At this time, Mayor Pro Tem Chavez 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 4:19 p.m., Mayor Pro Tem Chavez 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 5:17 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 AUTHORIZING THE DONATION OF CITY-OWED EMERGENCY MEDICAL SERVICES EQUIPMENT TO THE CITY OF ALTON. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-03 is filed with the City Clerk's Office.

- B) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DECLARING SURPLUS OF PHARR INTERNATIONAL BRIDGE VEHICLES AND EQUIPMENT. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-04 is filed with the City Clerk's Office.

- C) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF SOUTH U.S. 281 AND EAST OLD BUSINESS 83 FOR THE PURPOSE OF CONDUCTING THE 18TH ANNUAL ST. PATRICK'S DAY 5K RUN/WALK ON SATURDAY, MARCH 2, 2024. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PARKS)**

Jonathan Flores, City Manager, 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-2024-05 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT FOR PUBLIC RELATIONS CONSULTING SERVICES WITH LONE STAR CONSULTING FROM MCLEAN, VA. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Pacheco **moved** to approve. Comm. Chavez 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 SERVICE CONTRACT WITH US BANCORP GOVERNMENT LEASING AND FINANCE INC., FROM DENVER, CO FOR CAPITAL LEASE FINANCING ON THE CAPITAL EQUIPMENT APPROVED FOR FY 2023-2024. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

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

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- C) **CONSIDERATION AND POSSIBLE ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER A FIBER JOINT USE CONTRACT AGREEMENT WITH GIGABIT FIBER. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

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

- D) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR STRUCTURAL ASSESSMENT SERVICES FOR TIERRA DEL SOL CLUBHOUSE WITH CHANIN ENGINEERING, LLC. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

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

- E) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT FOR MICROBIAL ASSESMENT SERVICES FOR TIERRA DEL SOL CLUBHOUSE WITH TERRACON CONSULTANTS, INC. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Chavez moved to approve. Comm. Flores 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. Chavez moved to adjourn. Comm. Carrillo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:19 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 15th DAY OF JANUARY 2024 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: February 5, 2024