

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, APRIL 1, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, April 1, 2024 and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Comm. Ramiro Caballero

STAFF PRESENT: Jonathan, City Manager
David Friedlein, Assistant City Manager
Hilda Pedraza, ACM/City Clerk
Imelda Perez, Assistant City Clerk
Ruben Alfaro, City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, Asst. HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Police Chief
Pilar Rodriguez, Fire Chief
Roy Rodriguez, Asst. Code Compliance Dir.
Kimberly Mendoza, Dev. Svcs. Director
Jesse Pena, Asst. Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Cynthia Garza, CDBG / External Affairs
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
Danny Ramirez, E.M.S. Chief
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, P.S. Communication Dir.
Cynthia Gutierrez, Public Health 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 4:01 p.m. Roll call established a quorum.

Comm. Chavez was not present at the time of roll call but arrived at 4:08 p.m.

Comm. Medina moved to excuse absent member. Comm. Carrillo 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 APRIL 2024 AS FAIR HOUSING MONTH

Jonathan Flores, City Manager, introduced the item.

Cynthia Garza, CDBG/Externa Affairs Director, and Community Development Council members Rene Cantu and Victor Alvarez introduced themselves and thanked the Commission for the proclamation.

Cynthia Garza, CDBG/Externa Affairs Director, stated April was observed as Fair Housing Month across the country and stated proclamation was to recognize the importance of housing opportunities at all levels.

Comm. Flores read proclamation proclaiming April 2024 as Fair Housing Month and presented proclamation to Cynthia Garza and Board Members.

B) PROCLAMATION PROCLAIMING THE WEEK OF APRIL 1 - 5, 2024 AS NATIONAL COMMUNITY DEVELOPMENT WEEK

Jonathan Flores, City Manager, introduced the item.

Cynthia Garza, CDBG/Externa Affairs Director, briefly stated Community Development Block Grant allowed the City of Pharr to provide funding opportunities to non-profit agencies and city departments. She further stated this program funds a myriad of public services, community projects, and housing programs.

Comm. Carrillo read proclamation proclaiming April 1-5, 2024 as National Community Development Week and presented proclamation to Cynthia Garza and Board Members.

C) PROCLAMATION PROCLAIMING THE WEEK OF APRIL 7-13, 2024 AS NATIONAL LIBRARY WEEK

Jonathan Flores, City Manager, introduced the item.

Adolfo Garcia, Library Director, introduced his staff and recognized them for their hard work. He further invited the community to go to the library and celebrate with staff.

Comm. Pacheco read proclamation proclaiming April 7-13, 2024 as National Library Week and presented proclamation to Adolfo Garcia and 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) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He stated Ruben Alfaro, City Engineer, was in the audience and questions could be entertained at this time.

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B) CITY EVENTS OF INTEREST

1. 2024 IT'S TIME TEXAS COMMUNITY CHALLENGE PRESENTATION

Jonathan Flores, City Manager, introduced the item and called upon Vanessa Soto, Special Events Manager.

Vanessa Soto, Special Events Manager, reported City of Pharr had won the It's Time Texas Community Challenge and advised a representative was in the audience to present the award.

Tanya A. Parra, It's Time Texas representative, presented It's Time Texas Community Challenge Award to the City of Pharr as the 2024 1st place winner in the Medium Size City category.

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

Yuri Gonzalez, Chief Communications Officer, reported the I Love My Pets Sticker campaign would kick off on April 2, 2024 at 10:00 a.m. at Pharr One. She stated the purpose was to help first responders distinguish homes that have pets at a time of an emergency and extended an invitation for the public to attend.

Cynthia Gutierrez, Public Health Director, stated the initiative was created to give pets a second chance when first responders respond to an emergency and make them aware that pets reside at that home. Mrs. Gutierrez further stated this was a collaborative effort between Pharr EMS, Pharr Fire Department, and Pharr Police Department.

Yuri Gonzalez, Chief Communications Officer, reported the 50th Anniversary Community Development Block Grant (CDBG) Event would take place on April 4, 2024 from 5:00 p.m. to 7:00 p.m. in the downtown park and stated there would be representation from multiple agencies, food, and fun activities. She further extended an invitation for the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported the HOLI Festival of Colors would take place on April 6, 2024 from 11:00 a.m. to 3:00 p.m. at Allen & William Park located at 615 W. Eldora Rd. She stated the event was a celebration of the beginning of Spring and was in collaboration with the Indian Association within the Rio Grande Valley community. She further extended an invitation for the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported Paint the Park for Earth Day event would take place on April 27, 2024 from 6:00 p.m. to 8:00 p.m. at Pharr/Vanguard Nature & Birding Center at 1025 S. Richmond Dr. She invited all artists to attend and make their mark and paint a parking space for Earth Day and stated this year's theme was "Planet vs. Plastics".

Lastly, Yuri Gonzalez, Chief Communications Officer, presented video recaps on Eggstravaganza Event, Scavenger Hunt Event, and Leadership Cohort 2 Wrap-up.

ITEM 6. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR MARCH 4, 2024 REGULAR CALLED MEETING AND MARCH 18, 2024 REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)

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C) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:

1. DIANA L. BOJORQUEZ DE ROBLES, DBA THE FORUM BY REGENCY, REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.08 ACRES, MORE OR LESS, OUT OF LOTS 12 AND 13, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 213 EAST FERGUSON AVENUE, SUITE D. CUP#240203 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
2. MARIO A. CANTU, OWNER REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 29 AND 30, BLOCK 25, CHAPA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 407 EAST STATE STREET. COZ#240207 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
3. JERRY BENAVIDES ENGINEERING, REPRESENTING ARO COFFEE, 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 0.413 ACRES, MORE OR LESS, OUT OF LOT 1, BLOCK 5, BAGWELL ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1220 EAST ALAN AVENUE. COZ#240205 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
4. JERRY BENAVIDES ENGINEERING, REPRESENTING RCDS INVESTMENTS, LLC., REQUESTED A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 8, MONARCH BUSINESS PARK PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1250 EAST ZARAGOSA DRIVE. COZ#240206 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

D) PLATS:

1. B.I.G. ENGINEERING, REPRESENTING ARMANDO ALONSO, PRESIDENT OF EMX DESIGN, LLC, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED MONARCH ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.69 ACRE TRACT OUT OF LOT 192, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST SAM HOUSTON AVENUE. SUB#140922 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
2. BROWNSTONE CONSULTANTS, REPRESENTING RHEA NANETTE MORA, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SAN DIEGO CROSSING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ½ OF THE SOUTH ½ OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF NORTH JACKSON ROAD. SUB#220724 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
3. FULCRUM CONSULTING SERVICES, REPRESENTING ZEPPELIN TEXAS LLC AND DELTA PROPERTIES LLP., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED DEKAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 77.405 ACRE TRACT OF LAND OUT OF LOTS 382 AND 385, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST MILITARY HIGHWAY. SUB#210827 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
4. MELDEN & HUNT INC., REPRESENTING MICHAEL BIRD, MANAGING MEMBER FOR SOUTHWIND GARDENS, LLC, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SOUTHWIND GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.125 ACRES BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF WEST RIDGE ROAD. SUB#230515 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

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5. MELDEN & HUNT INC., REPRESENTING WILLIAM R. STEELE, PRESIDENT FOR CHILDREN'S HAVEN INTERNATIONAL INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PHARR BESS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.376 ACRE TRACT OF LAND OUT OF CHILDREN'S HAVEN SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 400 EAST MINNESOTA ROAD. SUB#230415 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
6. MELDEN & HUNT, INC., REPRESENTING KEVIN MATTSON, MANAGER FOR RS PHARR, L.L.C. A TEXAS LIMITED LIABILITY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SIOUX REP SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.826 ACRES BEING 1.853 ACRES OUT OF LOT 140, KELLY-PHARR SUBDIVISION AND 0.973 OF ONE ACRE OUT OF LOT 1, SILVER SPUR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF NORTH IH 69C. SUB#211037 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

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

Comm. Carrillo moved to approve. Comm. Chavez seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) abstention. Comm. Pacheco abstained from voting on Item 6-D.6.

Ordinance No's. O-2024-09, O-2024-10 and O-2024-11 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 ONE (1) MEMBER TO THE TIERRA DEL SOL GOLF CLUB ADVISORY BOARD. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (PARKS)

Jonathan Flores, City Manager, introduced the item and recommended the appointment of Nile Gruhn.

Comm. Medina moved to appoint Nile Gruhn to the Tierra Del Sol Golf Course Advisory Board. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-25 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO ACCEPT PETITION FOR VOLUNTARY ANNEXATION, SETTING DATE, TIME AND PLACE FOR PUBLIC HEARING, AUTHORIZING AND DIRECTING PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARING, AND DIRECTING THE CITY MANAGER TO PREPARE SERVICE PLAN FOR A 6.154 ACRES OF ROAD RIGHT OF WAY SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING A PORTION OF SOUTH VETERANS BOULEVARD AND EAST HI LINE ROAD, SAID PORTION BEING OUT OF PARCELS 70B, 70C, AND 70D, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ), HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-26 is filed with the City Clerk's Office.

- C) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO ACCEPT PETITION FOR VOLUNTARY ANNEXATION, SETTING DATE, TIME AND PLACE FOR PUBLIC HEARING, AUTHORIZING AND DIRECTING PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARING, AND DIRECTING THE CITY MANAGER TO PREPARE SERVICE PLAN FOR A 79.022 ACRE TRACT OF LAND SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40 FT. ROAD (NOT IN USE) AS SHOWN ON THE RESUBDIVISION OF LOTS 1 AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION LOCATED AT THE NORTHEAST CORNER EAST HI LINE ROAD AND SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ), HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-27 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) **CONSIDERATION AND ACTION, IF ANY, ON PROPOSED TOLL FEE INCREASE FOR COMMERCIAL HAZMAT TRUCKS AT THE PHARR INTERNATIONAL BRIDGE. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (BRIDGE)**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 9. PURCHASING

- A) **CONSIDERATION AND ACTION, IF ANY, ON PURCHASE OF DECORATIVE PERIMETER FENCING FOR GUADALUPE CEMETERY/MEMORIAL PARK. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (PARKS)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Pacheco 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 ENTER INTO A MUTUAL AID AGREEMENT BETWEEN PHARR EMS AND TRANS STARR EMS (**TABLED**). THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (EMERGENCY MEDICAL SERVICES)**

Jonathan Flores, City Manager, introduced the item.

Mayor Hernandez **moved** to untable. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Comm. Carrillo **moved** to approve. Comm. Chavez 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 AWARD A SERVICE CONTRACT FOR SLUDGE MANAGEMENT SERVICES TO DENALI WATER SOLUTIONS FROM RUSSELLVILLE, AR. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (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.

- C) **CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 4 OF THE CONSTRUCTION MANAGEMENT AGREEMENT WITH BROWNSTONE CONSULTANTS, LLC FOR THE CITYWIDE FIBER OPTIC BROADBAND PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (IT)**

Jonathan Flores, City Manager, introduced the item and stated this was to extend the contract by two and a half months.

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

ITEM 11. CLOSED SESSION

None

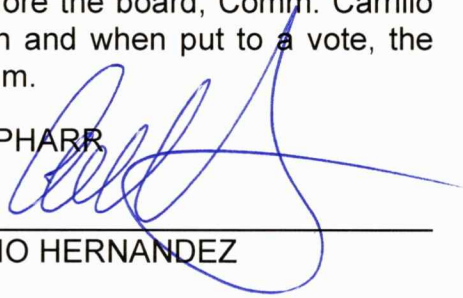
ITEM 12. RECONVENE

None

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 4:44 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 1st DAY OF APRIL 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: May 6, 2024