

MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, APRIL 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, April 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. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Hilda Pedraza, ACM/City Clerk
Maria Rangel, Assistant City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, 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
Cynthia Garza, CDBG / External Affairs Dir.
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Comm. 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

Mayor Hernandez called the meeting to order at 4:04 p.m. Roll call established a quorum.

Comm. Carrillo moved to excuse absent members. Comm. Medina 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.

ITEM 2. PROCLAMATIONS

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A) PROCLAMATION PROCLAIMING NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Jonathan Flores, City Manager, introduced the item.

Kenneth Ennis, Public Safety Communications Director, introduced staff present and stated the second week of April was National Public Safety Telecommunicators Week. He further stated telecommunicators were known as the silent heroes that answer 911 emergency calls and dispatch the proper emergency units out to location. Mr. Ennis recognized all his staff for the hard work these telecommunicators do around the clock at the Pharr Public Safety Communication Center.

Comm. Caballero read proclamation proclaiming April 14-20, 2024 as National Public Safety Telecommunicators Week and presented proclamation to Kenneth Ennis and staff.

B) PROCLAMATION PROCLAIMING NATIONAL ANIMAL CONTROL OFFICER APPRECIATION WEEK

Jonathan Flores, City Manager, introduced the item. He briefly stated Cynthia Gutierrez was unable to attend the meeting and thanked the Animal Control Unit for all the hard work they do for the community.

Animal Control Unit staff introduced themselves and briefly mentioned the type of services and education they offer to the community.

Comm. Pacheco read proclamation proclaiming April 14-20, 2024 as National Animal Control Officer Appreciation Week and presented proclamation to Animal Control Unit 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.

B) SOLICITATION OF COMMENTS FROM THE GENERAL PUBLIC ON THE VOLUNTARY ANNEXATION OF A 6.154 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, BEING A PORTION OF SOUTH VETERANS BOULEVARD AND EAST HI LINE ROAD, SAID PORTION BEING OUT OF PARCELS 70B, 70C, AND 70D, AND A 79.022 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40 FT. ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION LOCATED AT THE NORTHEAST CORNER OF SOUTH VETERANS BOULEVARD AND EAST HI LINE ROAD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ), IN HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY EVENTS OF INTEREST

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

Yuri Gonzalez, Chief Communications Officer, reported a Native Tree Planting event would take place on Monday, April 22, 2024 from 6:00 p.m. to 8:00 p.m. at the Pharr Vanguard Academy Nature & Birding Center at 1025 S. Richmond Drive. She stated this event spearheaded by the Keep Pharr Beautiful Committee through Parks and Recreation Department and was to celebrate earth day. She further extended an invitation to the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported the She's My Hero First Responders Camp would take place on Saturday, April 27, 2024 from 8:00 a.m. to 4:00 p.m. at the EMS Headquarters at 3000 N. Cage Blvd. She stated this program was to encourage young ladies to learn the skill sets and boost that confidence through a boot camp being held by strictly female instructors. Ms. Gonzalez also stated this camp would be available for both boys and girls and encouraged everyone to register early.

Yuri Gonzalez, Chief Communications Officer, reported the Pharr Warrior Race was scheduled to take place on Saturday, May 4, 2024 at Pharr Natatorium located at 3001 N. Cage Blvd. and encouraged the community to register early.

Yuri Gonzalez, Chief Communications Officer, also reported the Night Under the Stars event for Mother's Day would take place on Friday, May 10, 2024 at Pharr One Amphitheater located at 1121 E. Nolana Loop. She stated there would be live music performances, photo-ops, and surprise gifts for moms in attendance.

Vanessa Soto, Special Events Manager, stated the event would include both English and Spanish music along with a gift for moms in attendance and complimentary refreshments.

Lastly, Yuri Gonzalez, Chief Communications Officer, presented video recaps on the Property Maintenance Program through Building & Safety Code Department and the VIVA Fresh Expo that took place in Houston, Texas.

1. PRESENTATION OF 2024 EXCELLENCE AWARD TO THE CITY OF PHARR FOR TEAMPHARR.NET PROJECT

Jose Pena, Innovation and Technology Director, introduced his staff from TeamPharr.net and recognized them for their hard work. He announced the IT Department received the prestigious 2024 Excellence Award from the Texas Association of Government IT Managers for the TeamPharr.net project.

Jose Pena, Innovation and Technology Director, further stated they would soon be offering an additional service to the residents of Pharr and showcased a introductory video of Bark service.

ITEM 6. CONSENT AGENDA

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

1. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.52 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. COZ#240208 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

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2. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, 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 0.17 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. COZ#240209 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
3. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, 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 1.13 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8911 SOUTH CAGE BOULEVARD. COZ#240210 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
4. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, 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 1.82 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8907 SOUTH CAGE BOULEVARD. COZ#240211 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
5. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, 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 1.82 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8915 SOUTH CAGE BOULEVARD. COZ#240212 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
6. R.E.T.Y., LLC., REPRESENTING PHARR ECONOMIC DEVELOPMENT CORPORATION, OWNER REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 241.56 ACRES, MORE OR LESS, OUT OF PORCION 71, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2101 WEST DOFFING ROAD. COZ#240313 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
7. SALINAS ENGINEERING & ASSOCIATES, REPRESENTING MARIA DEL CARMEN PACHECO AND RUBEN PACHECO, OWNERS, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.27 ACRES, MORE OR LESS, OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2506 AND 2508 SOUTH SALAMANCA STREET. COZ#240314 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
8. CNMK TEXAS PROPERTIES, LLC, D/B/A CINEMARK EL CENTRO MALL 16, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 3A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 NORTH JACKSON ROAD. CUP#131046 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
9. OLLY'S DRIVE THRU, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.04 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 27 AND 28, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5850 SOUTH CAGE BOULEVARD. CUP#200836 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

Jonathan Flores, City Manager, introduced the consent agenda. He briefly stated staff recommended denial of agenda items A.1 through A.5 and recommended approval of the remaining items.

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

Ordinance Nos. O-2024-12 and O-2024-13 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **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 6.154 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, BEING A PORTION OF SOUTH VETERANS BOULEVARD AND EAST HI LINE ROAD, SAID PORTION BEING OUT OF PARCELS 70B, 70C, AND 70D, AND A 79.022 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40 FT. ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION LOCATED AT THE NORTHEAST CORNER OF SOUTH VETERANS BOULEVARD AND EAST 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)**

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 unanimously.

- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF PHARR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024 AND LEVYING AN ANNUAL AD VALOREM TAX, WITHIN THE LIMITATIONS PRESCRIBED BY LAW, FOR THE PAYMENT OF THE OBLIGATIONS; SETTING CERTAIN PARAMETERS FOR THE OBLIGATIONS; AUTHORIZING A PRICING OFFICER TO APPROVE THE AMOUNT, THE INTEREST RATES, PRICE, REDEMPTION PROVISIONS AND TERMS THEREOF AND CERTAIN OTHER PROCEDURES AND PROVISIONS RELATED THERETO; AND CONTAINING MATTERS INCIDENT THERETO. (ADOPTION ON ONE READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**

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 unanimously.

Ordinance No. O-2024-14 is filed with the City Clerk's Office.

- C) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2022-40 ADOPTING GRANTS MANAGEMENT POLICIES AND PROCEDURES MANUAL (ADOPTION ON ONE READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (GMCD)**

Jonathan Flores, City Manager, introduced the item.

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

Ordinance No. O-2024-15 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2023-33 MUNICIPAL FIBER OPTIC FEE SCHEDULE (1ST READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (IT)**

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 unanimously.

- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUPPORTING THE APPROVAL OF THE WEST DOFFING ROAD SEGMENT TO THE DESIGNATED TEXAS DEPARTMENT OF TRANSPORTATION OVERSIZE OVERWEIGHT CORRIDOR. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ADMINISTRATION)**

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.

Resolution No. R-2024-28 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) CONSIDERATION AND ACTION, IF ANY, ACCEPTING THE CITY OF PHARR AUDITED FINANCIAL STATEMENTS FOR THE FY 2021-2022. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (FINANCE)**

Jonathan Flores, City Manager, introduced the item. He briefly stated the City of Pharr received a favorable unmodified audit and Finance Director was available in the audience for any questions.

Comm. Medina **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, ON THE PURCHASE OF EIGHTY (80) COMPUTERS FROM SOUTHERN COMPUTER WAREHOUSE FOR AN AMOUNT NOT TO EXCEED \$71,756.80 (DIR-TSO 4159 CONTRACT). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (IT)**

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 unanimously.

ITEM 10. CONTRACTS/AGREEMENTS

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- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO FEE NEGOTIATIONS AND SCOPE OF SERVICES WITH QUANTUM CONSULTANTS FROM EL PASO, TEXAS TO DEVELOP THE COMPREHENSIVE PLAN UPDATE FOR THE CITY OF PHARR. THIS ITEM SUPPORTS QL – QUALITY OF LIFE (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 11. CLOSED SESSION

None

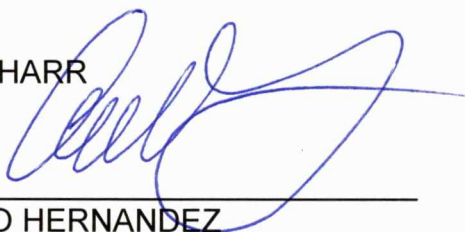
ITEM 12. RECONVENE

None

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:56 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 15th 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