

MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 17, 2024
118 SOUTH CAGE 2nd FLOOR

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 17, 2024 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 Flores, City Manager
David Friedlein, Assistant City Manager
Imelda Perez, City Clerk
Ruben Alfaro, City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
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, EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Comm. 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 4:00 p.m. Roll call established a quorum.
Comm. Medina moved to excuse absent members. 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.

ITEM 2. PUBLIC TESTIMONY

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.

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ITEM 4. CITY MANAGER'S REPORTS

A) RECOGNITION OF TEXAS MUNICIPAL LEAGUE (TML) LEADERSHIP ACADEMY GRADUATES.

Jonathan Flores, City Manager, recognized Veronica Ramirez, HR Director; Juan Gonzalez, Chief of Police; Luis Marin, Public Works Director; Ruben Rosales, Public Utilities Director; Sergio Alanis, Parks and Recreation Director; and Adolfo Garcia, Library Director for completing the Texas Municipal League Leadership Academy that was held in Round Rock, Texas.

Directors thanked the Commission and City Management for the opportunity to attend leadership training and shared their learning experiences.

B) RECOGNITION OF CERTIFIED PUBLIC MANAGER (CPM) CLASS GRADUATES.

Jonathan Flores, City Manager, recognized Melanie Cano, Office of Strategic Excellence Director; Adolfo Garcia, Library Director; and Kenneth Ennis, Public Safety Communications Director for their great accomplishment in completing the Certified Public Manager course.

Directors thanked the Commission and City Management for the great opportunity in attending certification course and each expressed the challenges and networking opportunities that course entailed.

C) 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, presented video recaps of the EDC, RGV College and Workforce Solution Event, Night Under the Stars – Children's Edition Event, and presented promotional videos for both the Pharr Aquatics Center Opening and upcoming Independence Day Festival.

Yuri Gonzalez, Chief Communications Officer, also reported on the upcoming Empowerment & Development Workshop being hosted by our Greater Pharr Chamber of Commerce. She stated the topic for workshop would be Effective Time Management and workshop would be taking place on Wednesday, June 19, 2024 at Pharr One located at 1121 E. Nolana Loop from 11:30 a.m. to 1:00 p.m. She extended an invitation to anyone interested in attending to register for this free workshop.

Yuri Gonzalez, Chief Communications Officer, also reported on Skate Jam event taking place on Saturday, June 22, 2024 at Victor Garcia Municipal Park located at 205 W. Polk Ave from 6:00 p.m. to 10:00 p.m. She stated this was a freestyle competition. She further extended an invitation to the public to attend this free event and encouraged anyone interested in participating to register.

Yuri Gonzalez, Chief Communications Officer, also reported on Pharr Police Department Operation Chill event taking place on Wednesday, June 26, 2024 at Stripes Store located at 7401 S. Jackson Rd. from 2:00 p.m. to 5:00 p.m. She stated this was an initiative for our Police Department to engage with the community and treat everyone to a free slurpee. She further extended the invitation to the public to attend.

Yuri Gonzalez, Chief Communications Officer, also reported on Movies at the Park event taking place on Saturday, June 29, 2024 at Allen William Arnold City/School Park located at 615 W. Eldora Road. She stated they would be showcasing the movie Space Jam and mentioned they would have free popcorn. She further extended the invitation to all families to attend.

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Lastly, Yuri Gonzalez, Chief Communications Officer, also reported on the upcoming Independence Day Festival taking place on Thursday, July 4, 2024 at Allen William Arnold City/School Park located at 615 W. Eldora Road from 7:00 p.m. to 11:00 p.m. She stated there would be food, a petting zoo, live music and fireworks show. She further extended the invitation to the public to attend.

ITEM 5. CONSENT AGENDA

- A) **APPROVAL OF MINUTES FOR JUNE 3, 2024 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2017-07 RELATING TO THE PROVISION OF WRECKER SERVICES (2ND READING). THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH MACGREGOR ENTERTAINMENT FOR CARNIVAL ATTRACTIONS FOR THE CITY OF PHARR AVOCADO FESTIVAL ON OCTOBER 12, 2024. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**
- D) **CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT WITH HIDALGO COUNTY AND THE CITY OF PHARR FOR LIBRARY SERVICES FOR THE COUNTY CALENDAR YEAR 2024. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (LIBRARY)**
- E) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. **QUINTA REAL EVENTS, LLC., 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 LOTS 1 AND 2, SAVE AND EXCEPT THE SOUTH 32 FT. OUT OF LOT 2, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2620 SOUTH GARDENIA STREET. CUP#201042. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. **M&S GROUP, INC., D/B/A WING DADDY'S SAUCE HOUSE, 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 ALL OF LOTS 4A & 5A, PARADISE COMMERCIAL PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 601 SOUTH JACKSON ROAD. CUP#200318 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. **WINNERS WINGS, LLC., REPRESENTING, I WINGS, OWNER, REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.022 ACRES, MORE OR LESS, OUT OF LOTS C1 & C2, ALIANZA PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 100 EAST DELTA STREET, SUITE 1. CUP#240510 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 4. **RUBEN LERMA, REPRESENTING CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO, REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, CLOW SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 101 NORTH PALM DRIVE. CUP#240520 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 5. **LOVE'S TRAVEL STOPS & COUNTRY STORES, REPRESENTING PHARR BRIDGE INVESTMENT COMPANY, L.P., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.371 ACRES, MORE OR LESS, OUT OF LOTS 5 AND 6, BLOCK 13, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1700 WEST MILITARY HIGHWAY. COZ#240517 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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6. RICH HERITAGE CONSTRUCTION LLC., REPRESENTING MARIA C. RIVAS, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 13.53 ACRES, MORE OR LESS, OF LAND BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1400 BLOCK OF WEST ELDORA ROAD. COZ#240516 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

F) PLATS:

1. BOWMAN, REPRESENTING SHARON A. HAYDON, CAGED RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED STRIPES PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 6.137 ACRES OUT OF LOT 253, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3300 BLOCK OF SOUTH CAGE BOULEVARD. SUB#231132 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
2. R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING GABRIELA A. CAVAZOS DE SALAZAR, MANAGER FOR TEXAS QUALITY CONSTRUCTION, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED ANGEL S.C. SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.54 ACRE TRACT OF LAND, BEING A PORTION OF THE NORTH HALF (1/2) OF LOT 1, BLOCK 1, AND A PORTION OF LOT 2, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF WEST SAM HOUSTON AVENUE. SUB#220932 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
3. RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARTIN GABRIEL GAMBOA AND GLORIA GAMBOA SANTOS, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SANTOS BUSINESS CENTER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.136 ACRE GROSS TRACT OF LAND OUT OF LOT 168, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF NORTH SUGAR ROAD. SUB#220829 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
4. R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO. 4 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.28 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 1506 WEST HERITAGE DRIVE. SUB#221138 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

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

Comm. Caballero moved to approve. Comm. Flores 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 Items 5-E.4 and 5-E.6.

Ordinance No's. O-2024-20 and O-2024-21 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE APPOINTING/REAPPOINTING AN ALTERNATE MUNICIPAL JUDGE (ADOPTION ON ONE READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended reappointment of Rodolfo Martinez as Alternate Municipal Judge.

Comm. Chavez moved to reappoint Rodolfo Martinez as Alternate Municipal Judge. Comm. Flores seconded the motion and when put to a vote, it carried unanimously

Ordinance No. O-2024-22 is filed with the City Clerk's Office.

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- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUSPENDING THE JULY 12, 2024 EFFECTIVE DATE OF PROPOSAL BY TEXAS GAS SERVICE COMPANY FOR INTERIM RATE ADJUSTMENT FOR CITIES WITHIN ITS RIO GRANDE VALLEY SERVICE AREA. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-38 is filed with the City Clerk's Office.

- 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)**

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.

Resolution No. R-2024-39 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DECLARING TASER X2'S AS SURPLUS PROPERTY TO BE DONATED OR SOLD TO A LAW ENFORCEMENT AGENCY. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-40 is filed with the City Clerk's Office.

At this time, Mayor Hernandez, stated they would deviate and go into closed session. There was no objection.

ITEM 9. CLOSED SESSION

The time being 4:29 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 5:25 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 7. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO FEE NEGOTIATIONS AND SCOPE OF SERVICES WITH SAM-CS FROM AUSTIN, TEXAS TO CONDUCT INSPECTION, TESTING AND CONSTRUCTION MANAGEMENT SERVICES (CEI) FOR THE I-RD PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

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Jonathan Flores, City Manager, introduced the item.

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

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT FOR THE "I" ROAD PROJECT TO IOC COMPANY, LLC. FROM MISSION, TX IN THE AMOUNT OF \$20,969,361.63. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Chavez moved to table item. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

- C) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF LIFT STATION 30 REHABILITATION PROJECT AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF \$196,547.92. 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.

- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT WITH PAN AMERICAN AUTO, LLC. FROM PHARR, TEXAS FOR FLEET MAINTENANCE AND REPAIR SERVICES FOR THE CITY OF PHARR. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (PURCHASING)**

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.

- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT FOR THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION PROJECT TO IOC COMPANY, LLC, FROM MISSION TX, IN THE AMOUNT OF \$47,601,706.75. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 8. LEGAL

- A) ATTORNEY CONSULTATION PURSUANT TO SECTION 551.071, TEXAS GOV'T CODE REGARDING PENDING LAWSUIT STYLED AND NUMBERED BTI, INC. V CITY OF PHARR, CAUSE NO. C-1910-23-L (464TH JUDICIAL DISTRICT COURT HIDALGO COUNTY, TEXAS), AND RELATED LEGAL ISSUES. (ADMINISTRATION)**

No action. Attorney consultation only.

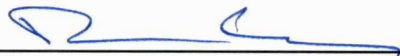
- B) ATTORNEY CONSULTATION PURSUANT TO SECTION 551.071, TEXAS GOV'T CODE REGARDING PENDING LAWSUIT STYLED AND NUMBERED ANDY HARVEY V CITY OF PHARR, CAUSE NO. C-2287-23-F (332ND JUDICIAL DISTRICT COURT HIDALGO COUNTY, TEXAS), AND RELATED LEGAL ISSUES. (ADMINISTRATION)

No action. Attorney consultation only.

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Caballero moved to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:26 p.m.

CITY OF PHARR


for AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 17th DAY OF JUNE 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, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:


IMELDA PEREZ, CITY CLERK

APPROVED: July 1, 2024