

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JULY 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, July 1, 2024 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ricardo Medina

STAFF PRESENT: Jonathan Flores, City Manager
David Friedlein, Assistant City Manager
Cynthia Garza, Assistant City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Ruben Alfaro, City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, HR Director
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Joe Garza, Asst. Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Isaac Escobedo, Asst. Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
George Selvera, Asst. Bridge Director
Danny Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Sara Salinas, Asst. 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 Pro Tem Chavez called the meeting to order at 4:03 p.m. Roll call established a quorum.

Comm. Carrillo moved to excuse absent members. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Veronica Ramirez, Human Resource Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING JULY 1, 2024 AS RAUL SALDAÑA DAY.

Jonathan Flores, City Manager, introduced the item.

Ruben Rosales, Public Utilities Director, and staff stated that Mr. Saldaña had been with the Public Utilities department since 1974 and all shared kind words about his strong work ethics and dedication to the department.

Comm. Carrillo read the proclamation proclaiming July 1, 2024 as Raul Saldaña Day and presented proclamation to Mr. Raul Saldaña.

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.

B) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JUNE 2024.

Jonathan Flores, City Manager, introduced the item and briefly reported the City of Pharr showed an increase of 2.45% year to date true growth and stated City ranked #5. He further stated Jamison Merrick, Interim Finance Director, was in the audience and questions could be entertained at this time.

C) CLINICAL EXCELLENCE COMMENDATION TO EMS STAFF

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, presented staff with Clinical Excellence Commendation Award and Blue Stork Award to Diana Garza, Jesus Balderas and Raul Martinez for responding to a 911 call at a local restaurant and delivering a healthy baby boy in the ambulance. They were recognized for their good work and for representing City of Pharr well.

D) 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 She's A Hero Summer Camp and Men's Health Week.

Yuri Gonzalez, Chief Communications Officer, further reported on the upcoming Screen Printing event on Tuesday, July 2, 2024 at Pharr Memorial Library located at 121 E. Cherokee Ave. from 5:00 p.m. to 7:00 p.m. She stated this was a teen craft event for a hands-on do-it-yourself screen printing activity of tote bags and extended an invitation for anyone interested in participating to attend.

Yuri Gonzalez, Chief Communications Officer, also reported on the upcoming Independence Day Festival 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 by Trey Gonzalez, Midnight Run and Rustic Rose. She further stated there would be a fireworks display at 10:00 p.m. and extended the invitation to the public to attend.

Yuri Gonzalez, Chief Communications Officer, also reported on the Senior Social Hour events taking place at Pharr Memorial Library located at 121 E. Cherokee Ave.

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from 9:00 a.m. to 10:00 a.m. She stated there were various topics being presented on different dates and extended an invitation for anyone interested in attending.

Yuri Gonzalez, Chief Communications Officer, also reported on the Youth Soccer Camp Session 2 to begin July 8, 2024 through July 25, 2024 being offered through the Pharr Parks & Recreation Department. She stated registration was currently open and extended an invitation for anyone interested in participating to register.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported on the Skate Jam event taking place on Saturday, July 27, 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 and extended an invitation to the public to register and attend this free event.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JUNE 17, 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 (3RD AND FINAL READING). THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR PROPOSALS FOR SELF-FUNDED EMPLOYEE HEALTH INSURANCE BENEFIT PLANS AND THIRD PARTY ADMINISTRATIVE SERVICES, PHARMACY BENEFIT MANAGEMENT, AND INDIVIDUAL & AGGREGATE STOP LOSS INSURANCE. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (HR)**
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. HALFF ASSOCIATES, INC., REPRESENTING K.V. CHOWDARY, 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 A 73.839 ACRE TRACT 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-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1800 BLOCK OF WEST HI-LINE ROAD. COZ#240519 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS, LTD., OWNER REQUESTED A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.71 ACRES, MORE OR LESS, OUT OF LOTS 3 & 4, BLOCK 1, RE-SUBDIVISION OF CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1300 BLOCK OF EAST CAPOTE CENTRAL AVENUE. COZ#240518 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. RAUL FONG, D/B/A JUNCTION CAFE, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1 AND THE SOUTH 7 FT. OF LOT 2, BLOCK 1, J.T. DOSTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 11 SOUTH CAGE BOULEVARD. CUP#911291 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 4. LAS MARGARITAS RESTAURANT INC., 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 7-10, BLOCK 28, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 106**

NORTH CAGE BOULEVARD. CUP#210740 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

5. BALLI INVESTMENTS AND HOLDINGS LLC., D/B/A CALACAS TACOS AND BEER, 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 0.062 ACRES, MORE OR LESS, OUT OF LOT 1, JUNCTION VIEW SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2101 NORTH CAGE BOULEVARD, SUITES 110 AND 111. CUP#220845 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
6. PAPPAS RESTAURANTS, INC., D/B/A PAPPADÉAUX SEAFOOD KITCHEN, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 2, PAPPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1610 WEST EXPRESSWAY 83. CUP#100103 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
7. ANTONIO RODRIGUEZ AND SYLVIA RODRIGUEZ, D/B/A VERONA EVENT CENTER II, LLC, 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 LOTS 2 AND 3, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 109 EAST FERGUSON AVENUE. CUP#100623 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

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

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

Ordinance No's. O-2024-23, O-2024-24 and O-2024-25 are filed with the City Clerk's Office.

At this time, Mayor Pro Tem Chavez stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 10. CLOSED SESSION

The time being 4:28 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 11. RECONVENE

The time being 5:16 p.m., Mayor Pro Tem Chavez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2023-30 RELATING TO CITY ATTORNEY. (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. Caballero seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2024-26 is filed with the City Clerk's Office.

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- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2023-47 FOR BUDGET AMENDMENT TO THE FISCAL YEAR 2023-2024 BUDGET. (ADOPTION ON ONE READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

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.

Ordinance No. O-2024-27 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) **CONSIDERATION AND ACTION, IF ANY, TO AMEND THE EMPLOYEE'S MISSION SQUARE 457(B) DEFERRED COMPENSATION RETIREMENT PLAN TO PERMIT LOANS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (HR)**

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.

ITEM 9. 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. (TABLED) THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item and stated it would remain tabled.

- 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. (TABLED) THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item and stated it would remain tabled.

- C) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT 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. Carrillo **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

- D) **CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF S. CAGE BLVD. & HI LINE RD. 16-INCH WATERLINE IMPROVEMENTS PROJECT, AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF \$44,660.00 TO SOUTHERN TRENCHLESS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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Jonathan Flores, City Manager, introduced the item.

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

- E) **CONSIDERATION AND ACTION, IF ANY, ON COLLECTIVE BARGAINING LABOR AGREEMENT BETWEEN PHARR POLICE OFFICERS ASSOCIATION AND THE CITY OF PHARR FOR FY 2024-2025 THROUGH FY 2026-2027. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

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

- F) **CONSIDERATION AND ACTION, IF ANY, ON COLLECTIVE BARGAINING LABOR AGREEMENT BETWEEN PHARR PROFESSIONAL FIREFIGHTER'S ASSOCIATION AND THE CITY OF PHARR FOR FY 2024-2025 THROUGH FY 2027-2028. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

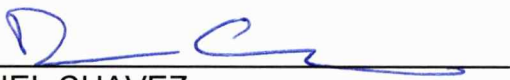
Jonathan Flores, City Manager, introduced the item and stated the City would be retaining management rights on Assistant Fire Chief position.

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

ITEM 12. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:20 p.m.

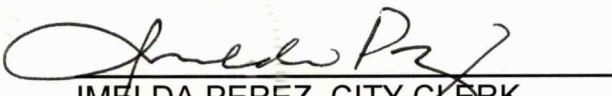
CITY OF PHARR


DANIEL CHAVEZ
MAYOR PRO TEM

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 1st DAY OF JULY 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 15, 2024