

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JULY 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, July 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 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 Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Albert Gonzalez, Assistant Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Oscar De Leon, Asst. Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Rogelio Martinez, Asst. I.T. Director
Luis Bazan, Bridge Director
Danny Ramirez, EMS Chief
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 4:03 p.m. Roll call established a quorum.

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

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A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

A) RECOGNITION OF PHARR INTERNSHIP PROGRAM GRADUATES.

Jonathan Flores, City Manager, introduced the item.

Hilda Pedraza, Assistant City Manager and Veronica Ramirez, Human Resources Director, introduced the intern graduates that participated in the internship program. Ms. Pedraza stated Raul Cantu participated in both Finance and Court Departments, Brianna Baez participated in both Administration and Court Departments, Aliza Garcia participated in Police Department and Valery Hernandez participated in Engineering Department.

Mayor Hernandez interacted with all interns and gathered feedback on their experiences. He further thanked them all for their participation and feedback.

B) RECOGNITION OF YURI GONZALEZ FOR COMPLETION OF THE APPLIED BUSINESS SCIENCE COURSE WITH A CONCENTRATION IN DIGITAL MARKETING FROM TEXAS TECH UNIVERSITY.

Jonathan Flores, City Manager, recognized Yuri Gonzalez, Chief Communications Officer, for completing a 10-week program in Applied Business Science Course at Texas Tech University.

Yuri Gonzalez, Chief Communications Officer, thanked the Commission and City Management for allowing her to take the course and stated the Office of Communications Department was rapidly evolving.

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 4th of July Independence Festival, RGV and DHR Nursing Apprenticeship Program and Parks & Recreation Flick & Float events.

Yuri Gonzalez, Chief Communications Officer, also reported on the upcoming Fresh on the Border Press Conference on Tuesday, July 16, 2024 at Keep It Fresh Cold Storage located at 1101 W. Capote Central Ave. at 10:00 a.m. She stated the Fresh on the Border week was the umbrella of many events for the region and stated Avocado Festival was one of them. She further encouraged the community to tune into the social media live streaming for additional details.

Yuri Gonzalez, Chief Communications Officer, also reported Dungeons & Dragons event hosted by Pharr Memorial Library on Saturday, July 20, 2024 from 2:00 p.m. to 4:00 p.m. at the Pharr Memorial Library, 2nd Floor – North Star Room. She stated this was a free event and encouraged anyone interested in participating to attend.

Yuri Gonzalez, Chief Communications Officer, further reported Movies at the Park hosted by Pharr Parks & Recreation Department would take place on Saturday, July 20, 2024. She stated they would be showcasing the movie Ghost Busters Frozen Empire and the movie would begin at sunset. She further extended the invitation to all families to attend.

Yuri Gonzalez, Chief Communications Officer, also reported the Pharr Parks & Recreation Summer Theater was presenting The Seussical Jr. Play. She stated show dates for this event were on July 25th through July 27th at 7:00 p.m. to be held at the

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Pharr San Juan Alamo (PSJA) Southwest High School Auditorium. She further mentioned there was a lot of talent in our schools and invited the community to attend.

Yuri Gonzalez, Chief Communications Officer, also reported the Trash Bash event would take place on Saturday, July 27, 2024 from 8:00 a.m. to 12:00 p.m. at Jones Box Park located at 805 W. Rosa Lane. She reported Pharr Parks & Recreation Department would be hosting Caffeine & Gasoline Car Show on Saturday, July 27, 2024 at 7:30 a.m. to 11:30 a.m. at The Hub Food Truck Park located at 200. S. Cage Blvd. and extended the invitation to the public to attend.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported on Pharr Night Out on Tuesday, August 6, 2024 from 6:00 p.m. to 10:00 p.m. at Pharr Town Center – Main Event parking grounds located at 500 N. Jackson Rd. She stated there would be fun activities, city departments participation and school supply giveaways. She further extended the invitation to the public to attend.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JULY 1, 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 FOR SEALED BIDS ON A TERM CONTRACT FOR THE PURCHASE AND DELIVERY OF FUEL. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**
- C) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. IMPERIUM EVENT CENTER, LLC., OWNER, REQUESTED A 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 LOT 1, OF LA QUINTA SUBDIVISION RE-PLAT OF LOTS 52-55, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 5952 SOUTH CAGE BOULEVARD. CUP#240611 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. DOUBLE D'S NIGHTLIFE HOLDINGS LLC., DBA EL TOXICO DRIVE THRU, 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 ALL OF LOT 184, VALLE DE LA PRIMAVERA SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 6911 SOUTH JACKSON ROAD. CUP#240612 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. 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 BEING ALL OF LOT "A", CORDOVA ESTATES, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1510 WEST MILITARY HIGHWAY. CUP#240613 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 4. MARIO ALBERTO TORRES, D/B/A ON THE GRILL 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 0.075 OF AN ACRE, MORE OR LESS, OUT OF LOT 1, JACKSON RIDGE COURT SUBDIVISION PHASE II, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 7. CUP#170740 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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5. MACUMBA PARADISE, LLC., D/B/A LA CABAÑA SINALOENSE, 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 LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1209 EAST NOLANA LOOP. CUP#160736 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
6. ROMMEL ORGANISTA, D/B/A KURAI CHINESE & SUSHI 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 LOT 1, JACKSON RIDGE COURT PHASE II SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 1. CUP#120424 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

D) PLATS:

1. URBAN INFRASTRUCTURE GROUP, REPRESENTING DANNY C. SMITH, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED MATT'S CASH AND CARRY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.882 ACRE TRACT OF LAND OUT OF LOT 163, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST INTERSTATE 2 NORTH. SUB#210831 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
2. BARRERA INFRASTRUCTURE GROUP, INC., REPRESENTING CLEMENTE PONCE, MEMBER OF NEXTGEN INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED NEXTGEN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.235 ACRES GROSS, SITUATED IN HIDALGO COUNTY AND ALSO BEING A PART OR PORTION OF LOT 237, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF SOUTH CAGE BOULEVARD. SUB#180929 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 unanimously.

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

ITEM 9. CLOSED SESSION

The time being 4:30 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 5:01 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION EXECUTING AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE "I" ROAD HIKE & BIKE PHASE I PROJECT, CSJ: 0921-02-532. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-41 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING TWO (2) REGULAR MEMBERS TO THE BOARD OF ADJUSTMENT. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (DEVELOPMENT SERVICES)

Jonathan Flores, City Manager, introduced the item and stated Rogelio Torres and Ramiro Gutierrez wished to be reappointed.

Comm. Medina **moved** to reappoint Rogelio Torres and Ramiro Gutierrez to the Board of Adjustment. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-42 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING TWO (2) MEMBERS TO THE BRIDGE BOARD. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (BRIDGE)

Jonathan Flores, City Manager, introduced the item and stated Tony Martinez and Edgar Delgadillo wished to be reappointed.

Comm. Medina **moved** to reappoint Tony Martinez and Edgar Delgadillo to the Bridge Board. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-43 is filed with the City Clerk's Office.

ITEM 7. ADMINISTRATIVE

A) CONSIDERATION AND ACTION, IF ANY, ON TAX RESOLUTION LETTER. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item and recommended approval as discussed in closed session.

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

ITEM 8. 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.

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

Comm. Carrillo **moved** to reject as discussed in closed session. Comm. Medina 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 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.

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

Comm. Carrillo moved to reject as discussed in closed session. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

- C) **CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 6 WITH INTERNATIONAL CONSULTING ENGINEERS (ICE) FOR AN ADDITIONAL 152 WORKING DAYS FOR THE FY15 DAP NORTHBOUND LANES & 2ND BSIF EXIT PROJECT. (CSJ 0921-02-385 & CJS 0921-02-383). (ENGINEERING)**

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 majority vote of six (6) ayes and one (1) abstention. Comm. Chavez abstained from voting.

- D) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE AMERICAN COLLEGE OF CARDIOLOGY FOUNDATION AND CITY OF PHARR EMERGENCY MEDICAL SERVICES TO COLLECT AND REPORT ON STANDARDIZED NATIONAL CLINICAL CARDIOVASCULAR DATA. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (EMERGENCY MEDICAL SERVICES)**

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.

ITEM 11. 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 5:03 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

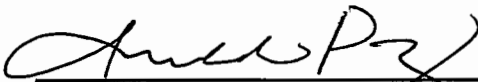
STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 15th 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)

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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: August 5, 2024