

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, AUGUST 19, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, August 19, 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
Maria Rangel, Interim City Engineer
Fabiola Sanchez, Asst. 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
Keyla Jalife, Asst. 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
Dulce Herrera, Video Journalist
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 4:07 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. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING SEPTEMBER 27, 2024 AS PAN AMERICAN ROUND TABLE OF ALAMO-SAN JUAN-PHARR DAY.

Jonathan Flores, City Manager, introduced the item.

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Gela Garcia, Table Director and Gloria Cantu, Associate Director, both thanked the Commission for the proclamation. Mrs. Garcia stated their organization was celebrating their seventy fifth anniversary and they provide two \$1,000 scholarships to two students within the five PSJA ISD High Schools.

Mayor Hernandez read the proclamation proclaiming September 27, 2024 as Pan American Round Table of Alamo-San Juan-Pharr Day and presented proclamation to Gela Garcia and Gloria Cantu.

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) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JULY 2024.

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed an increase of 2.96% year to date true growth and stated Fabiola Sanchez, Asst. Finance Director, was in the audience and questions could be entertained at this time.

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

Jonathan Flores, City Manager, introduced the item and briefly reported the City of Pharr showed an increase of 2.32% year to date true growth. He further stated Fabiola Sanchez, Asst. Finance Director, was in the audience and questions could be entertained at this time.

C) RECOGNITION OF PUBLIC UTILITIES DEPARTMENT - WATER PARTNERS: WATER SYSTEMS HELPING WATER SYSTEMS AWARD.

Jonathan Flores, City Manager, introduced the item and called upon Ruben Rosales, Public Utilities Director.

Ruben Rosales, Public Utilities Director, announced they had received the Water Systems Helping Water Systems Award for the third time and stated the City of Pharr was one of two cities who was awarded this award in the entire state of Texas. He further introduced his staff, Jesse Trejo, Superintendent of Operations, and Manuel Ponce, Water Plant Supervisor.

The Commission congratulated staff for their outstanding work.

D) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Dulce Herrera, Video Journalist, for a report on upcoming city events.

Dulce Herrera, Video Journalist, presented video recaps of the Bridge Expansion Groundbreaking Ceremony, Video to 911 Software, Night Under the Stars, and Paws Pool Party events.

Adolfo Garcia, Library Director, reported on the upcoming Lucha Libros event. He stated the event would be held on Saturday, August 24, 2024 at Development and Research Center from 6:00 p.m. to 8:00 p.m. He stated this was free event and extended the invitation to the public to attend.

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ITEM 6. CONSENT AGENDA

- A) **APPROVAL OF MINUTES FOR AUGUST 5, 2024 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SERVICE CONTRACT WITH UNITED HEALTHCARE (UHC) FOR SELF-FUNDED EMPLOYEE HEALTH INSURANCE BENEFIT PLANS, THIRD PARTY ADMINISTRATIVE SERVICES, PHARMACY BENEFIT MANAGEMENT, AND INDIVIDUAL & AGGREGATE STOP LOSS INSURANCE. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PURCHASING)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
1. JUAN DAVID LARIOS AND ANDREW ALLEN RAINS D/B/A THE LONE STAR THEATER, REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 10, 11, 12, AND THE NORTH 11.5 FEET OF LOT 13, BLOCK 1, J.T. DOSTER RESUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 115 EAST PARK AVENUE. CUP#240716 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
 2. OSCAR J.E. GARZA, OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL-SMALL LOT (R1-A) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.161 ACRES, MORE OR LESS, OUT OF LOTS 2 & 3, BLOCK D, BEING ALL THAT PART OF THE RIGHT-OF-WAY OF LATERAL "F" LYING EAST OF THE ROAD IN THE WEST 320 FEET OF BLOCK "D" KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 910 NORTH FLAG STREET. COZ#240721 **(WITHDRAWN)** THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
 3. CITY OF PHARR, D/B/A TIERRA DEL SOL GOLF CLUB, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A PLANNED UNIT DEVELOPMENT DISTRICT (PUD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.95 ACRES, MORE OR LESS, OUT OF LOTS 226, 238, AND 239, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 700 EST HALL ACRES ROAD. CUP#160628 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
 4. CARLOS TORRES, D/B/A RUDY'S TEXAS BAR-B-Q, L.L.C., REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, LOS HOTELES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 209 WEST NOLANA LOOP. CUP#040644 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
- D) **PLATS:**
1. ROBLES ENGINEERING, LLC., REPRESENTING JUAN JOSE PALACIOS AND LAURA E. PALACIOS, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED BURGOS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST GREG DRIVE. SUB#210723 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 Pro Tem Chavez, stated they would deviate from the agenda and go into closed session. There was no objection.

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ITEM 10. CLOSED SESSION

The time being 4:31 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 11. RECONVENE

The time being 5:17 p.m., Mayor Hernandez 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 APPROVING THE EXTENSION OF THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE (TIRZ) #2. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and stated no action would be taken on item.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION IN SUPPORT OF LAKEVIEW VILLAS, LP TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR LAKEVIEW VILLAS APARTMENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and noted a correction on agenda language to reflect Non-Competitive 4% housing tax credit.

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

Resolution No. R-2024-46 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DECLARING SURPLUS ITEMS, VEHICLES, AND EQUIPMENT FROM THE PHARR PUBLIC WORKS DEPARTMENT. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2024-47 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING ONE (1) MEMBER TO THE CIVIL SERVICE COMMISSION. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (HR)**

Jonathan Flores, City Manager, introduced the item and recommended reappointment of Mario Lizcano to the Civil Service Commission.

Comm. Pacheco **moved** to reappoint Mario Lizcano to Civil Service Commission. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

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Resolution No. R-2024-48 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) SUBMISSION OF CERTIFIED TOTALS FOR TAX ASSESSED VALUES 2024 FOR FISCAL YEAR 2024-2025. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item and stated information could be found on agenda packet but reported a 5.02% increase.

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

- B) DISCUSSION AND ACTION FOR VOTE ON PROPOSED TAX RATE INCREASE AND SCHEDULE A PUBLIC HEARING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item and stated the public hearing date would be September 16, 2024 at 4:00 p.m. He briefly explained that although it was required to read it in this form, the City of Pharr was not raising the tax rate and the proposed tax rate would remain at \$0.7676.

ROLL CALL VOTE:

AYES: Mayor Ambrosio Hernandez, Comm. Michael Pacheco, Comm. Bobby Carrillo, Comm. Ramiro Caballero, Comm. Daniel Chavez, Comm. Medina, and Comm. Itza Flores.

NAYS: Zero (0)

- C) DISCUSSION AND ACTION, IF ANY, ON CAPITAL IMPROVEMENT PROJECTS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

Comm. Carrillo moved to approve. Comm. Pacheco 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 A MASTER SERVICES AGREEMENT WITH VIAPLUS, LLC. TO PROVIDE TOLLING BACK-OFFICE SERVICES AND ADDITIONAL SERVICES AS NEEDED FOR PHARR INTERNATIONAL BRIDGE. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (BRIDGE)**

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.

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A CONTRACT WITH TRIMAD CONSULTANTS, LLC, FOR PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN AND PROJECT ADMINISTRATION OF THE LIFT STATIONS NUMBER 10, 18, AND 40 ELIMINATION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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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 NUMBER 1 TO THE ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION PROJECT, CONTROL SECTION JOB (CSJ) NUMBER 0921-02-479. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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.

- D) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A SALE AGREEMENT FOR PROPERTY LEGALLY DESCRIBED AS LOTS 5 & 6, BLOCK 1, UNIVERSAL ESTATES SUBDIVISION, UNIT NO. 1, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (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.

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 5:21 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 19th DAY OF AUGUST 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.

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ATTEST:



IMELDA PEREZ, CITY CLERK

APPROVED: September 3, 2024