

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
TUESDAY, SEPTEMBER 3, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, September 3, 2024 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Roberto Carrillo
Comm. Ramiro Caballero

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
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescascas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Joe Garza, Asst. 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
Mayra Gomez, Purchasing Director
Ben Martinez, Asst. EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Comm. Dir.
Cynthia Gutierrez, Public Health Director
Victor Perez, P.E.D.C. Director
Frank Nunez, Special Events 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 4:15 p.m. Roll call established a quorum.

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

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ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING SEPTEMBER 17, 2024 AS NATIONAL VOTER REGISTRATION DAY.

Jonathan Flores, City Manager, introduced the item.

Rey Perez, PSJA ISD Teacher, stated PSJA ISD Superintendent Dr. Alejandro Elias and Assistant Superintendent Ranulfo Marquez amongst staff and students from various PSJA ISD campuses were present.

Dr. Alejandro Elias, PSJA Superintendent, thanked the Commission for the proclamation and stated proclamation was very important to PSJA ISD as they continue to educate the students in the importance of voting.

Comm.'s Medina and Flores both shared advice on the importance of voting to all students.

Rey Perez, teacher at PSJA ISD, further stated students present were all elected by their peers and served in their respected school's student council boards. At this time, students introduced themselves and stated the school and student council position they currently hold.

Comm. Flores read proclamation proclaiming September 17, 2024 as National Voter Registration Day and presented proclamation to Rey Perez, Superintendents, staff and students present.

B) PROCLAMATION HONORING AND REMEMBERING THE 23RD ANNIVERSARY OF SEPTEMBER 11TH AT PSJA ISD.

Jonathan Flores, City Manager, introduced the item.

Rey Perez, teacher at PSJA ISD, stated the proclamation was to honor and remember the 23rd anniversary of September 11th. He stated current students were being taught about September 11th and the tragic event that caused the lives of many Americans. Additionally, he stated PSJA ISD students were currently working on a project to honor and remember the first responders involved in this tragic event.

Comm. Pacheco read proclamation Honoring and Remembering the 23rd Anniversary of September 11th at PSJA. Rey Perez, Superintendents, staff and students received the proclamation.

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 Maria Rangel, Interim City Engineer, was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

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

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Yuri Gonzalez, Chief Communications Officer, presented video recaps of the Lucha Libros event and the 108th Birthday celebration for Juanita Salas held at Colonial Manor.

Yuri Gonzalez, Chief Communications Officer, further reported a press conference on the upcoming Avocado Festival would be held on September 4, 2024 at 11:30 a.m. at Pharr One Building. She extended an invitation to the public to attend and stated press conference would also be available by live stream on the City's Facebook page.

Yuri Gonzalez, Chief Communications Officer, also reported the Stick by Me 4th Annual Suicide Prevention Awareness fair hosted by Pharr Police Department Mental Health Unit would be held on Friday, September 6, 2024 at Pharr Vanguard Academy Nature & Birding Center located at 1025 Richmond Dr. from 7:00 p.m. to 9:00 p.m. She stated there would be mental health informational booths, glow stick vigil, guest speakers and a trail walk and extended an invitation to the public to attend.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the Pet Wellness Fair would take place on Sunday, September 29, 2024 at Pharr One located at 1121 E. Nolana Loop from 9:00 a.m. to 1:00 p.m. She stated there were only three hundred (300) spots available for vaccines and this was for Pharr residents only. She further stated vendors, pet activities and the introduction to the new Pet Activity Wayfinding (PAW) device / PAWS program would be on site. She stated this was a free event and encouraged those interested in participating to pre-register.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR AUGUST 16, 2024 - BUDGET WORKSHOP MEETING AND AUGUST 19, 2024 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A TERM CONTRACT FOR THE PURCHASE AND DELIVERY OF POLICE OFFICER UNIFORMS FOR THE POLICE DEPARTMENT FROM GALLS, INC. FROM ST. LOUIS, MO THROUGH BUY BOARD COOPERATIVE CONTRACT NO. 698-23 THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PURCHASING)**
- C) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. EDINBURG RAM, LLC, DBA KHAN'S GRILL, 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 6A, JACKSON RIDGE COURT SUBDIVISION PHASE III - AMENDED PLAT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1005 SOUTH JACKSON ROAD. CUP#180644 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

Comm. Medina moved to approve. Comm. Flores 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 11. CLOSED SESSION

The time being 4:41 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 12. RECONVENE

The time being 5:41 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, RATIFYING RESOLUTION NO. R-2024-49 ESTABLISHING A COMMUNITY REVITALIZATION PLAN FOR THE REVITALIZATION AREA SURROUNDING THE AFFORDABLE HOUSING DEVELOPMENT KNOWN AS LAKEVIEW VILLAS APARTMENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

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-2024-49 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING STAKEHOLDERS GROUP FOR THE COMPREHENSIVE PLAN UPDATE. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item.

Hilda Pedraza, Assistant City Manager, recommended Comm. Roberto "Bobby" Carrillo, Comm. Michael Pacheco, Comm. Ricardo Medina, Comm. Daniel Chavez, Danny Wylie, Ramiro Gutierrez, Romeo Cantu, Marty Moore, Rafael Mungia, Danny Smith and Mari Caballero as Stakeholder Group members for the Comprehensive Plan Update.

Comm. Medina moved to appoint Comm. Roberto "Bobby" Carrillo, Comm. Michael Pacheco, Comm. Ricardo Medina, Comm. Daniel Chavez, Danny Wylie, Ramiro Gutierrez, Romeo Cantu, Marty Moore, Rafael Mungia, Danny Smith and Mari Caballero to the Stakeholders Group for the Comprehensive Plan update. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-50 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING ASSISTANT CITY CLERK. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended Alessandra Garcia.

Comm. Medina moved to appoint Alessandra Garcia as Assistant City Clerk. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-51 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) CONSIDERATION AND ACTION, IF ANY, ON SUBMITTING ENTITLEMENT VOTE FOR CANDIDATE TO THE TEXAS MUNICIPAL LEAGUE (TML) REGION 12 DIRECTOR ELECTION. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended vote for candidate, Victor Sebastian "Seby" Haddad.

Comm. Pacheco moved to approve vote for candidate Victor Sebastian "Seby" Haddad. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

ITEM 9. PURCHASING

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO PURCHASE ONE (1) NEW 2023 FE TROLLEY - VILLAGER GASOLINE FOR PUBLIC WORKS FROM SPECIALTY VEHICLES (SVI, INC) FROM HENDERSON, NV FOR THE AMOUNT OF \$226,697.67 THROUGH THE HOUSTON-GALVESON AREA COUNCIL (H-GAC) CONTRACT NO. BT01-21 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 10. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT FOR THE COMMERCIAL VEHICLE PARKING AREA TO NM CONTRACTING, LLC, FROM MCALLEN, TX, IN THE AMOUNT OF \$11,888,058.76. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item and corrected recommendation on awarding contract to IOC Company, LLC. in the amount of \$12,290,043.

Comm. Medina moved to approve. Comm. Pacheco 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 DONATION ACCEPTANCE PROGRAM FOR FISCAL YEAR 2016 (DAP FY 16) TO D. WILSON CONSTRUCTION COMPANY FROM MCALLEN, TX, IN THE AMOUNT OF \$45,253,972.12. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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.

- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT WITH INTERNATIONAL CONSULTING ENGINEERS (ICE) FROM CORPUS CHRISTI, TX FOR THE PROFESSIONAL SERVICES FOR THE CITY OF PHARR URBAN FORESTRY IN THE AMOUNT OF \$469,700. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PURCHASING)**

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Jonathan Flores, City Manager, introduced the item and recommended to table item.

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

- D) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AMENDMENT NUMBER 7 IN AN AMOUNT NOT TO EXCEED \$574,000 WITH HALFF ASSOCIATES, INC., FROM MCALLEN, TX, FOR THE DONATIONS ACCEPTANCE PROGRAM FISCAL YEAR 2016 (DAP FY 16). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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.

- E) **CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NUMBER 7 IN THE AMOUNT OF \$12,000 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH STRUCTURAL ENGINEERING ASSOCIATES, INCORPORATED (SEA), FROM SAN ANTONIO, TX, FOR THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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.

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:47 p.m.

CITY OF PHARR



DANIEL CHAVEZ
MAYOR PRO TEM

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 3rd DAY OF SEPTEMBER 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 16, 2024

