

MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, NOVEMBER 18, 2024
118 SOUTH CAGE 2nd FLOOR

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, November 18, 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. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez
Comm. Ricardo Medina

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza, Assistant City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Maria Rangel, City Engineer
Jamison Merrick, 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
Mayra Gomez, Purchasing Director
Daniel Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Comm. Dir.
Abel Molina, Interim Special Events Director
Elizabeth Diaz, Grants 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. 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

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

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ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING NOVEMBER 18, 2024 AS MAYORS' MONARCH PLEDGE DAY.

Jonathan Flores, City Manager, introduced the item.

Remy Vargas, Urban Ecologist, stated this proclamation showed the City's commitment to protect the monarch butterfly population. He encouraged city residents to plant native milkweed and other nectar plants to provide a healthy habitat for the monarch butterfly.

Comm. Flores read the proclamation proclaiming November 18, 2024 as Mayors' Monarch Pledge Day and presented proclamation to Remy Vargas.

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.

B) PUBLIC HEARING: SOLICITATION OF COMMENTS FROM THE GENERAL PUBLIC ON THE VOLUNTARY ANNEXATION OF 22.94 ACRES MORE OR LESS, BEING PART OR PORTION OF LOT 255, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, LOCATED ON THE SOUTH SIDE OF EAST JAVELINA DRIVE, APPROXIMATELY 1,700 FEET WEST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR NOVEMBER 2024.

Jonathan Flores, City Manager, introduced the item and briefly reported the City of Pharr showed a decrease of -2.64% year to date true growth. He further stated Jamison Merrick, Finance Director, was in the audience and questions could be entertained at this time.

B) RECOGNITION OF PHARR OFFICE OF CITY COMMUNICATIONS FOR AWARDS RECEIVED FROM (NATOA) NATIONAL ASSOCIATION OF TELECOMMUNICATIONS OFFICERS AND ADVISORS AND (TATOA) TEXAS ASSOCIATION OF TELECOMMUNICATIONS OFFICERS AND ADVISORS.

Jonathan Flores, City Manager, introduced the item and recognized Yuri Gonzalez, Office of Communications Director, and staff for three awards received from the National Association of Telecommunications Officers and Advisors and three awards received from the Texas Association of Telecommunications Officers and Advisors.

Yuri Gonzalez, Office of Communications Director, stated the Office of Communications staff were recipients of National and State awards and showcased a video recap of recognition.

Mayor Hernandez congratulated the staff for their hard work in obtaining these awards.

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C) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

Yuri Gonzalez, Chief Communications Officer, presented video recaps of the DHR Health Behavioral Hospital Groundbreaking Ceremony and a promotional video of Winter Wonderland event.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR NOVEMBER 4, 2024 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR, TEXAS AND ANNEXING NEW TERRITORY INTO THE CITY OF PHARR CONSISTING OF 55.97 ACRES OF LAND AND RIGHT-OF-WAY OUT OF THE NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, GENERALLY LOCATED ON SOUTH VETERANS BOULEVARD AND STATE HIGHWAY 365, AND ALONG THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. (3RD & FINAL READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2024-07 ADOPTING AN UPDATED PROCUREMENT CARD POLICY MANUAL (2ND READING). THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**
- D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2024-17 MUNICIPAL FIBER OPTIC FEE SCHEDULE (2ND READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (IT)**
- E) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF ADDITIONAL HOME EQUIPMENT NEEDED FOR PHARR CONNECT FROM CALIX, INC, THROUGH SOLE SOURCE PROPOSAL IN AN AMOUNT NOT TO EXCEED \$933,422.60. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (IT)**
- F) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. LEM GROUP LLC, D/B/A THE BRIDGE BAR, 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 A 0.099-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 & 2, LUVIL LLC ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 508 WEST IH-2 SUITES 12 & 13. CUP#210741 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. KRYSTALL EVENT CENTER, 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 BEING 0.51 ACRES, MORE OR LESS, OUT OF LOT 1, WILLOW GROVE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1200 WEST SAM HOUSTON BLVD, SUITE B. CUP#230715 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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G) PLATS:

1. **FORESITE GROUP, REPRESENTING ZARAGOZA HINOJOSA JR. GENERAL PARTNER FOR HEAVY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED CROSS CC PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45 AND BEING A PORTION OF A CALLED 19.36 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF EAST FERGUSON AVENUE. SUB#240307 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
2. **RIO DELTA ENGINEERING, REPRESENTING ALVARO GONZALEZ, MANAGER FOR LOS HOTELES, LP., REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION NO. 2. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.66 ACRE TRACT OF LAND, SAME BEING A RESUBDIVISION OF ALL OF LOT 1 OF LOS HOTELES SUBDIVISION NO. 2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF WEST NOLANA LOOP. SUB#241029 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
3. **MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VACATING OF WEST RIDGE ESTATES SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 17.727 ACRES, BEING ALL OF WEST RIDGE ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5100 BLOCK OF NORTH SUGAR ROAD. SUB#241026 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
4. **MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 17.727 ACRES, BEING ALL OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 AND 900 BLOCK OF WEST MINNESOTA ROAD. SUB#241027 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

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

Ordinance No. O-2024-35 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR, TEXAS AND ANNEXING NEW TERRITORY INTO THE CITY OF PHARR CONSISTING OF 22.94 ACRES MORE OR LESS, BEING PART OR PORTION OF LOT 255, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, LOCATED ON THE SOUTH SIDE OF EAST JAVELINA DRIVE, APPROXIMATELY 1,700 FEET WEST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. (1ST READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

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.

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- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUBMITTING ENTITLEMENT VOTES FOR CANDIDATE(S) TO THE APPRAISAL DISTRICT BOARD OF DIRECTORS 2025-2027. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended all one hundred sixty (160) votes go to Albert Cardenas.

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

Resolution No. R-2024-63 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AWARDDING SERVICE CONSTRUCTION CONTRACT TO PAVING MARKINGS INC. OF DONNA, TEXAS FOR THE INSTALLATION OF THERMOPLASTIC PAVEMENT MARKINGS FOR PUBLIC WORKS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (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.

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SUBSCRIPTION SERVICES AGREEMENT WITH SPECTRUM TECHNOLOGIES FOR ANTI-VIRUS SOFTWARE FOR COMPUTER EQUIPMENT, THROUGH THE TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT DIR-TSO-4383. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (IT)**

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. CLOSED SESSION

None

ITEM 10. RECONVENE

None

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Mayor Hernandez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:23 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

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STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 18th DAY OF NOVEMBER 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: December 2, 2024