THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, FEBRUARY 19, 2017

Present:	Board Member Dr. Ambrosio Hernandez Board Member Dr. Ramiro Caballero Board Member Mario Lizcano Board Member Jerry Muñoz Board Member Comm. Eleazar Guajardo Board Member Reynaldo Perez
Absent:	Board Member Comm. Ricardo Medina
Staff Present:	Ed Wylie, Asst. City Manager Victor Perez, Executive Director Tony Sandoval, Assistant Director Marcela Beas, Administrative Assistant Jamison Merrick, Finance Manager Karla Moya, Finance Director Melanie Cano, Development Services
PEDC Attorney:	Jesse Zambrano

ITEM 1 ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT BOARD MEMBER

President, Mayor Dr. Ambrosio Hernandez called the Marcela Beas, called the meeting to order at 3:04 p.m. Roll Call established a quorum.

Board Member Commissioner Eleazar Guajardo moved to excuse the absence of Board Member Commissioner Ricardo Medina. It was seconded by Board Member Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

ITEM 2 Pledge of Allegiance & Invocation

Asst. City Manager, Ed Wylie, introduced the item.

ITEM 3 Public Comments: (Ordinance No. O-2015-28) ***A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.***

Asst. City Manager, Ed Wylie, opened the public comments.

Dr. K.C. Fletcher signed up for public comments.

Dr. Fletched comments: "Before I forget, I've tried to apply and go through the channels in the public information request process to get the contract with Costco for the approximate 23.1 million dollars in which the tax payers are to get 80 full time equivalent employees and just guessing by the number of cars that wake me up in the neighborhood, it is not being done. There is a certificate on the PIR that would be forthcoming. Also, if you listen to the audiovisual which is an official government record, the minutes, the words that are written down might be different or omitted. I don't know how much EDC money went into Jackson Place Apartments but I was a little disappointed to go out there; I offer a citizen perspective because an administration official from the apartments mentioned on September 6th it was $186,000 dollars and there was an overseer for 106,000. FJW the contractor has not completed construction on the dry detention basin. I appreciate being in the City of Pharr that has public comments. The public comments are very important just like public hearing as part of a democracy to be on the record. Costco is still being noisy as usual. I would like to recommends item 7.A on the Agenda."

ITEM 4 EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORT

Asst. City Manager, Ed Wylie, introduced the item.

Executive Director, Victor Perez, gave a warm welcome to the new member of the Pharr Economic Development Corporation Judge Jerry Muñoz from Precinct 2. Mr. Muñoz thanked the Board for the opportunity to serve.

Executive Director, Victor Perez, informed the Board of the PEDC's upcoming events:

Feb. 20, 2018 @ 11:00 AM
European Wax Center
500 N. Jackson Rd. Pharr, TX

The Greater Pharr Chamber of Commerce will be hosting a Ribbon Cutting for the European Wax Center located in the Pharr Town Center. This center offers hair removal was services by using signature line skin and beauty products.

Feb. 26, 2018 @ 9:00 AM
Winter Texan Appreciation Golf Tournament
Tierra del Sol Golf Course in Pharr

The Greater Pharr Chamber of Commerce will be hosting an Appreciation Golf Tournament for our Winter Texan Community. This tournament will include 3 flights – Men, Women, and Co-ed, and we are expecting a great turnout. Over 30 teams have already registered, and we hear that our Winter Texan community is excited for another successful tournament.

The sales tax activity for the city of Pharr as of the month of February 2018 (5th month of City's Fiscal Year but December's Sales Activity) has shown an overall positive trend trend in the amount of $448,744 from this point last year, or an increase of 6.37%. The City of Pharr shows an increase of 9.08% compared to last February collections, the City ranked No. 2 this month compared to 9 other cities in the Valley in sales collections compared to last period. This is the 3rd month (Month of Actual Sales) of the fiscal year 2017/2018; to date we are up

7.30% which equate to $311,304 from this point of the fiscal year compared to last year.

ITEM 5 <u>**CONSENT AGENDA:**</u> ***All items listed under Consent Agenda are considered to be routine and non-controversial by the board of directors and will be enacted by one motion. Any Board Member may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)***

A) Approval of Minutes - January 15, 2018 - Regular Called Meeting.

B) Approval Minutes - February 5, 2018 - Special Called Meeting.

C) Consideration and action, if any, on Memorandum of Understanding between the Pharr Economic Development Corporation 11 and the Small Business Administration.

D) Proclamation proclaiming Pharr Economic Development Corporation II National Small Business Week.

E) Consideration and action, if any, on sponsorship for the 4th Annual PSJA ECHS Bear Scholarship Classic Golf Tournament in the amount of $1,000.00.

F) Consideration and action, if any, on sponsorship for the 26th Annual Silver Jubilee Twilight Moonlight Golf Tournament benefiting the Pharr Rotary Club in the amount of $375.00.

G) Consideration and action, if any, on sponsorship for the 22nd Annual VAMOS Golf Cup Tournament in the amount of $3,500.00.

H) Consideration and action, if any, on sponsorship for the 3rd Annual Golf Tournament benefiting the Sacred Heart Catholic Church CCE in the amount of $600.00.

Staff recommends approval.

Board Member Comm. Eleazar Guajardo <u>moved</u> to approve. It was seconded by Board Member Mari LIzcano. Motion carried unanimously.

ITEM 6 **PUBLIC HEARING:**

Notice that this is the public hearing portion of the PEDC II Regular Meeting for all eligible items listed in section 7.

Asst. City Manager, Ed Wylie, introduced the item.

Dr. K.C. Fletcher, 504 S. Diplomat, Pharr, signed up for public hearing.

Dr. K.C. Fletcher comments: "In regards to Item 7A, contract renewal with Hollis Rutledge, I would like to recommend him because he has produced a lot to the City and he's old. Since it is public hearing it is good citizen duty that if you don't like something or have a question about it to bring it up. I don't know anything about the BNC people so it would be better to have background if possible, if it doesn't interfere legally. I appreciate that the new administration is not giving land away like the previous administration, I assume we are getting proper numeration for produce lots instead of giving it away like it happened in the past. I appreciate that now there is more transparency, before you couldn't go online and see the agenda before the meeting started. Even though I understand that the agenda should be submitted on Wednesday it would be nice to have it posted at least a few days before the weekend since nobody is available by phone during the weekend."

REGULAR AGENDA – OPEN SESSION:

ITEM 7 ADDITIONAL ITEMS ON THE AGENDA:

Asst. City Manager, Ed Wylie, requested to deviate from the agenda and enter into a closed session. There was no objection.

ITEM 8 CLOSED SESSION:

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session:

President, Mayor Dr. Ambrosio Hernandez states pursuant to Sections 551.071 thru 551.087 of the Texas Government Code, the PEDC II Board of Directors would be entering a closed session the time being 3:16 p.m.

ITEM 9 **RECONVENE** into Regular Session, and consider action, if necessary, on any item(s) discussed in executive session.

President, Mayor Dr. Ambrosio Hernandez, stated that the time being 3:35 p.m., the board would be resuming the open meeting.

A. Consideration and action, if any, on contract renewal with Hollis Rutledge and Associates, Inc.

Staff recommends approval as discussed in executive session.

Board Member Mario Lizcano **moved** to approve. It was seconded by Board Comm. Eleazar Guajardo. Motion carried unanimously.

B. Consideration and action, if any, on contract with Miriam Martinez.

Staff recommends denial as discussed in executive session.

Board Member Jerry Muñoz **moved** to deny. It was seconded by Board Member Mario Lizcano. Motion carried unanimously.

C. Consideration and action, if any, on contract with Law Office of Terry Canales.

Staff recommends approval as discussed in executive session.

Board Member Mario Lizcano **moved** to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

D. Consideration and action, if any, on the sale of Lot 4 and Lot 5 at the Pharr Produce District.

Staff recommends approval as discussed in executive session.

Board Member Commissioner Eleazar Guajardo **moved** to approve. It was seconded by Board Member Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

E. Consideration and action, if any, on the Waiver of Right of First Refusal for Lot 14 and Lot 15 at the Pharr Produce District.

Staff recommends denial as discussed in executive session.

Board Member Commissioner Dr. Ramiro Caballero **moved** to approve. It was seconded by Board Member Commissioner Eleazar Guajardo. Motion carried unanimously.

F. Consideration and action, if any, on the sale of Lot 16 at the Pharr Produce District.

Staff recommends no action.

G. Update and discussion on current project(s).

ITEM 10 ADJOURNMENT

There being no further business to come before the board, Board Member Commissioner Dr. Ramiro Caballero **moved** to adjourn. It was seconded by Board Member Jerry Muñoz and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:36 p.m.

Mayor Ambrosio Hernandez, President

ATTEST

Comm. Ricardo Medina, Secretary