

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, AUGUST 20, 2018**

Present: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Eleazar Guajardo
Board Member Comm. Ricardo Medina
Board Member Mario Lizcano
Board Member Comm. Dr. Ramiro Caballero
Board Member Reynaldo Perez

Absent Board Member Jerry Muñoz

Staff Present: Juan Guerra, City Manager
Victor Perez, Executive Director
Tony Sandoval, Asst. Director
Jamison Merrick, Finance Manager
Karla Moya, Finance Director
ED Wylie, Asst. City Manager
Maribel Garcia, Executive Administrative Assistant

City Attorney: Jesse Zambrano

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

Mayor, Dr. Ambrosio Hernandez, called the meeting to order at 3:01 p.m.
Roll call established a quorum.

Pledge of Allegiance & Invocation

Board Member Commissioner Ricardo Medina moved to excuse the absence of Commissioner Eleazar Guajardo, Board Member Mario Lizcano and Board Member Jerry Muñoz. It was seconded by Commissioner Dr. Ramiro Caballero. Motion Carried unanimously.

Board Member Mario Lizcano joined the meeting at 3:18pm.

Board Member Commissioner Eleazar Guajardo joined the meeting at 3:35pm.

Juan Guerra, City Manager, introduced the item.

ITEM 2. Public Comments.

Dr. K.C. Fletcher resides at 504 S. Diplomat, Pharr Tx. Spoke about;

Good afternoon Dr. Mayor, Board Chairman, Board Members, staff and people at home, I am Kenneth C Fletcher and I am still trying to get along and surviving next to Costco and I really appreciate sort of is causing anxiety if you could please find out from Costco exactly how many employees they have according to the Texas 380 Agreement with the City. Is a contract I believe if they are not reach the contract on that they are not following the laws, the regulations and the ordinance and I got the letter of compliance in one visit to the City Hall in 2013, they came and visit me but consequent to that visit there is an ongoing same-o same-o there. Unfortunately, in the City there is other people that are in the same type of treatment I Feel is my duty to bring it up to your attention. I finally got the information back on due diligence I hope I am not to forward to say , it appears that Trancasa USA has not paid \$1,000.00 dollar fine, I put a PRI and only got 50% of the information it appears to me, I just got this so haven't been able to check on it, the person subpoena didn't show, appeared you know somebody else appeared and didn't appeared with the \$1,000.00 dollars check and this is another situation and Trancasa USA were there in public health and public safety issues you know with that trucking company. Costco, Trancasa USA and later on today in City Commission maybe now you hear some more of another situation in the City, Also I signed up for public hearing any time I see public hearing I want to be involved is really a citizen's duty to communicate and get involved but I just want you to know on line the public hearing is listed is item number five but is not on the current agenda here so that's confusing anyway I am trying to get my citizens duty and communicate and better the City of Pharr, thank you very much.

Mayor, Dr. Ambrosio Hernandez requests an update from Mr. Wylie on Transcasa; how they are doing aren't they supposed to be moving?

Mr. Wylie answers; yes Sir. The subdivision was finalized last week they had a punch list on some coverage of water line and fire hydrant, they should be done by now. They got a permit request last week to move the building from the expressway to this location they should be cleared with that this week also, so we anticipate about two more weeks to completely move over.

Mayor, Dr. Ambrosio Hernandez mentions; so physically out of that location and was there a..... I 've heard that multiple times I know you have address it but to remind the public was there a three-degree agreement with Costco and was it tight to any jobs?

Mr. Wylie responded; yes Sir. there was a three-degree agreement with Costco as I can remember it was tight to jobs but since then the three-degree agreement has expired already they've fulfilled the agreement and so as the agreement service, is gone.

Mayor Dr. Ambrosio Hernandez replies; so, there is no point for us to be discussing a three-degree agreement that no longer exists.

Mr. Wylie responded; Correct

Mayor Dr. Ambrosio Hernandez mentions: just want to make sure people understand that.

ITEM 3. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS

Juan Guerra, City Manager, introduced the item.

Victor Perez, Executive Director informs the Board about Pharr Family Foundation & Affordable Homes South Texas Inc. Ribbon Cutting, August 22, 2018 at 11:00 am on 7609 S. Oro Ln. Pharr Tx. AHSTI and the City of Pharr have partnered on providing affordable housing opportunities for current or future residents of Pharr. The Greater Pharr Chamber of Commerce hosted a Ribbon Cutting for the City of Pharr to congratulate the family of Ms. Raquel Gonzalez on their new home.

True Sales Report again is very impressive we continue to increase and show very positive numbers. The sales tax activity for the City of Pharr as of the month of August 2018 (11th month of City's Fiscal Year but June's Sales Activity) has shown an overall positive trend in the amount of \$1,150,256 from this point last year, or an increase of 7.36%, so that is great.

RGV Sales Tax Comparison, City of Pharr shows an increase of 1.22% compared to last August collections, the City ranked No. 7 this month compared to 9 other cities in the Valley in sales collections compared to last period, and again ranked No. 1 in collections year to date.

GAAP Basis Report, this is the 9th month (Month of actual sales) of the fiscal year 2017/2018; to date we are up 7.91% which equate to \$1,012,817 from this point of the fiscal year compared to last year so the City of Pharr is driving all aspects of revenues on sales tax and so forth.

Juan Guerra, City Manager mentions that the Loans and Leases report is on the agenda packet for Board Members to review along with the Quarterly Financial Report for period ending July 30, 2018.

ITEM 4. CONSENT AGENDA:

- A) APPROVAL OF MINUTES – July 16, 2018 – REGULAR CALLED MEETING.**
- B) APPROVAL OF MINUTES – July 30, 2018 – SPECIAL CALLED MEETING.**
- C) CONSIDERATION AND ACTION, IF ANY, ON SPONSORSHIP TO EMPTY BOWLS 2018 IN THE AMOUNT OF \$2,500.00.**
- D) CONSIDERATION AND ACTION, IF ANY, ON SPONSORSHIP RGV PARTNERSHIP FOUNDATION'S SCHOLARSHIP PROGRAM IN THE AMOUNT OF \$1,500.00.**

Board Member Comm. Ricardo Medina moved to approve. It was seconded by Board Member Comm. Dr. Ramiro Caballero. Motion carried unanimously.

ITEM 5. REGULAR AGENDA - OPEN SESSION:

Juan Guerra, City Manager, requested to deviate from the agenda and enter into a close session. There was no objection.

ITEM 6. CLOSED SESSION:

IN ACCORDANCE WITH CGAPTER 551 TEXAS, GOVERNMENT CODE, VERNON’S TEXAS CODE ANNOTATED (OPEN MEETING ACT), THE PHARR ECONOMIC DEVELOPMENT CORPORATION II BOARD WILL MEET IN EXECUTIVE (CLOSED) SESSION.

President Mayor Dr. Ambrosio Hernandez stated 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 3:09 p. m.

ITEM 7. RECONVENE:

President, Mayor Dr. Ambrosio Hernandez, stated that the time being 4:00 p.m. the board will be resuming meeting, into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.

A) CONSIDERATION AND ACTION, IF ANY, ON LOI PROJECT BIRD.

Staff recommended no action as discussed in executive session.

B) CONSIDERATION AND ACTION, IF ANY, ON PHARR LANDING PROJECT.

Staff recommended denied as discussed in executive session.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE AMENDMENT AND RESTATEMENT LOAN AGREEMENT OF THE DECEMBER 2016 PEDC LOAN WITH LONE STAR NATIONAL BANK.

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member Commissioner Ricardo Medina. Motion carried unanimously.
Mayor Dr. Ambrosio Hernandez Abstained.

D) CONSIDERATION AND ACTION, IF ANY, ON DEFERMENT OF PAYMENT ON LOAN TO PROJECT MAYAN.

Staff recommended approval as discussed in executive session.

Board Member Commissioner Dr. Ricardo Medina moved to approve. It was seconded by Board Member Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, ON ANY CURRENT OR UPCOMING PROJECTS. RMA, PHARR INVESTMENTS PARK.

Staff recommended no action as discussed in executive session.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Commissioner Ricardo Medina moved to adjourn. It was seconded by Board Member Commissioner Dr. Ramiro Caballero and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:02 p.m.



Mayor, Dr. Ambrosio Hernandez President

ATTEST 
Comm. Ricardo Medina, Secretary

APPROVED:

9-17-18