

**MINUTES
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
TUESDAY, DECEMBER 8, 2015 AT 5:05 P.M.
118 SOUTH CAGE 2ND FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Special Called Meeting on Tuesday, December 8, 2015 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro-Tem Oscar Elizondo
Comm. Eleazar Guajardo
Comm. Roberto Carrillo
Comm. Edmund Maldonado, Jr.
Comm. Ricardo Medina
Comm. Mario Bracamontes

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Juan G. Guerra, City Manager
Edward Wylie, Asst. City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
William Ueckert, City Engineer
Gary Rodriguez, Community Affairs Liaison
Karla Moya, Finance Director
Anali Cantu, Human Resources Director
Ruben Villescascas, Police Chief
Lenny Perez, Fire Chief
Melanie Cano, Development Services Dir.
Roy Garcia, Public Works Director
David Garza, Public Utilities Director
Adolfo Garcia, Library Director
Roel Garza, PAL/Parks & Rec. Director
Jason Arms, IT Director
Roy S. Garcia, Boggus Ford Events Center
Luis Bazan, Bridge Director
Sergio Contreras, PEDC Director

CITY ATTORNEY Patricia Rigney, City Attorney

1. ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BODY

Mayor Hernandez called the meeting to order at 5:07 p.m. Roll Call established a quorum.

2. CONSIDERATION AND ACTION, IF ANY, ON SUPPORT AGREEMENT FOR THE FINANCING OF PHFC JACKSON PLACE APARTMENTS PROJECT (ADMINISTRATION)

Juan Guerra, City Manager, introduced the item and recommended approval subject to the City funds being 0% at risk, the project being self-supporting based on the land, apartments itself and any rent that it receives, and the need for contingency to be eliminated after the project gets fiscally rated.

Comm. Elizondo asked if that verbiage would be placed in the contract. Mr. Guerra responded yes.

Comm. Maldonado asked what fiscally responsibility meant. Mr. Guerra explained Moody's S&P or Fitch rates the project and the need for contingency fund of \$2.3 million annually goes away because the need goes away and the project stands

alone based on the rent. He stated this would take approximately five (5) years to take place. In addition, he stated there was no support agreement in place but it was being approved based on these criteria so that it can be developed. Mr. Guerra stated if there was a need to change this, he would bring it before the 3 boards for approval.

Comm. Maldonado asked City Attorney, Patricia Rigney, if she was comfortable with the item. Mrs. Rigney stated she had not yet reviewed the final loan document but would make sure the terms the Commission was approving were incorporated into the document. She further stated this would help reduce the City's liability in financing this loan.

Juan Guerra, City Manager, stated while doing a project of this magnitude, the City was trying to negotiate correctly and inform everyone what the parameters are. He further stated this was only to allow him to negotiate based on these parameters.

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

3. CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE TAX INCREMENT REINVESTMENT ZONE #2 PROJECT PLAN AND FINANCING PLAN (ADMINISTRATION)

Juan Guerra, City Manager, introduced the item and recommended approval.

Comm. Medina moved to approve as recommended. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2015-57 is filed with the City Clerk's office.

4. CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE TAX INCREMENT REINVESTMENT ZONE #2 PROJECT PLAN AND FINANCING PLAN. (ADMINISTRATION)

Juan Guerra, City Manager, introduced the item and stated there was no alternate. Therefore, no action was taken.

5. CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DESIGNATING THE DATE AND TIME OF REGULAR CITY COMMISSION MEETINGS (ADMINISTRATION)

Juan Guerra, City Manager, introduced the item and stated currently the City Commission meetings were the first and third Tuesday of every month. He further stated the Mayor had expressed interest in moving them to the first and third Monday of every month.

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

Resolution No. R-2015- 107 is filed with the City Clerk's office.

6. CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENT FOR ISSUANCE OF DEBT (FINANCE)

Juan Guerra, City Manager, introduced the item and recommended no action at this time.

7. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA, INCLUDING ITEMS 2 - 6

None.

8. RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION

None.

9. ADJOURNMENT

There being no other business to come before the board, Comm. Maldonado **moved** to adjourn. Mayor Hernandez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:14 p.m.

CITY OF PHARR



 AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 8th DAY OF DECEMBER, 2015 the Board of Commissioners of the City of Pharr, Texas convened in a **SPECIAL 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, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:



 HILDA PEDRAZA, CITY CLERK

APPROVED: January 11, 2016