

REGULAR MEETING MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
August 12, 2019 6:00PM
FLORESVILLE CITY HALL CONFERENCE ROOM
1120 D STREET, FLORESVILLE, TEXAS 78114

Call meeting to order at 6:00 pm, by Daniel Tejada, President
Establish Quorum: Daniel Tejada, Ben Reed, Fred Gonzales, Sherry Castillo, Roy Idrach, Jacob Gaona, Randy Bruett, Charlotte Ximenez-Nelson, Henrietta Turner, City Manager, Sylvia Rodriguez, Attorney

Guests: Greg Ripps of Wilson County News, Sylvia Madero and Sarah Canady of the Lions Club, Alan Carvajal

Invocation given by: Vice President Fred Gonzales
Recite U.S. Pledge of Allegiance & Texas Pledge

Citizen Comments: None

1. Old Business Consideration & Action (C&A)

- a. Review and approve minutes from Regular Meeting held on July 15th 2019.
Fred Gonzales pointed out a minor edit under 4. Executive Session, motion by Sherry Castillo be changed according to the Action; Sherry Castillo made the motion and Fred Gonzales seconded. Minutes were amended and posted.

MOTION BY: Sherry Castillo, **SECONDED BY:** Fred Gonzales

Vote: For: 6 Against: 0 Abstaining: _____

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

- b. Status update regarding IRS response to payment request for overpayment to former EDC Director Tommy Baker presented by Henrietta Turner.

No change in the status since last months report. We will continue to list as an agenda item for periodic updates until the IRS provides a refund to FEDC.

- c. Update regarding Texas Film Friendly presented by Roy Idrach. Roy has the written guidelines that were written and revised by Sylvia Rodriguez, Attorney. Board approved at prior meeting dated July 8th, 2019. Roy and Ben Reed will present to the City Council at the August 22, meeting for approval.

MOTION BY: Sherry Castillo, **SECONDED BY:** Roy Idrach

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

- d. Façade update presented by Ben Reed. Ben confirmed the façade grant was completed for Fluff's White House Café. He has also spoken to Oscar with Edward Jones and that is in the process to be completed. Ben has also spoken with Phillip Trujillo of the Boot Shop who has a sign but does not have the easement to put the sign near the road. Grant paperwork provided to Jeff Oschendeer with Picoso Realty and Doug Shoemaker to replace his sign for Insurance in neon. Marcello Laijas Realtor was also provided the grant paperwork for the property near Dairy Queen and for the property he recently purchased downtown. Coffee Shop owner Alan Carvajal would like to make façade improvements to the back of his property so, we may want to expand our vision on the façade grant to include the back side of the business in addition to the front side.

2. New Business Consideration & Action (C&A)

- a. Lions Club presentation presented by Sylvia Madero, President. Sylvia presented a plaque in appreciation for our generosity toward their 6th Annual Car Show. The car show was a huge success. They had 1 month to advertise no registration fees for the Vendors. They had 30 vendors and 69 registered cars for the show. Netted over \$5000.00 and have already made \$1500.00 in charitable contributions in the City. Allot will go toward scholarships. The Lions Club is planning to make it an extended showing for the City in the future.

- b. Appoint Board of Directors Secretary
 Since we are required to have an appointed Board Member as the Secretary according to the FEDC by laws, Randy Bruett volunteered to become Secretary.

MOTION BY: Fred Gonzales, **SECONDED BY:** Jacob Gaona

Vote: For: 5 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett			X	

- c. The City is requesting assistance to reimburse the Floresville Parks Foundation, who supplied FISC with the needed supplies to refurbish Lodi Park presented by Ben Reed.

As we move forward on future projects, we concluded to take ownership of the project(s). We can then delegate what is to be done for implementation and completion. In addition, we will identify such projects in our budget. For this project we agreed to pay for the benches only in the amount of \$856.45. The city will pay for the balance of the fees incurred in the amount of \$586.25. The total expense for this project was \$1442.70 initially paid by the Floresville Parks Foundation.

MOTION BY: Sherry Castillo, **SECONDED BY:** Fred Gonzales

Vote: For: 5 Against: 1 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada		X		
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

d. Project (s) for other city parks maintenance and funding

Ben Reed explained our current budget for this year still has an excess of \$19,000 which can be used to put a park site in Lodi. There is an acre of land that is owned by the city. We can put a shelter with tables, new chain link fence, a tree bench and extra garbage cans.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

e. Stantec Engineer to complete a task order for routing a new city sewer line toward Business Loop 181; amount pending Ben Reed

Due to the expected growth on 181 Business Loop with Avalon/Riverbend adding over 100 additional homes and potential business(s) Stantec will provide a Task Order for services to be provided by Stantec on the Floresville Richardson Sewer Feasibility project. The total cost of the study is \$14,130 which will be shared with the city. We agreed to split fund the task order not to exceed \$7,500.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

f. By-Laws Review

Fred Gonzales

Fred Gonzales requested to remove unnecessary term limits for the Board of Directors since it serves no purpose. We serve at the will of the council. The request is to remove the term limits in section 3.02 of the Bylaws, under *Number, Qualification and Tenure of the Directors*.

Fred Gonzales made a motion that we eliminate the requirement for term limits for the FEDC Board members and that the Executive Director effect the necessary actions to obtain the required approval by the City Council as soon as feasible.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

g. New business development funds for Carvajal Coffee to provide coffee samples during the Floresville Peanut Festival Parade

Charlotte X-Nelson

An amount not to exceed \$500.00 was approved for "Coffee on 3rd" to promote the product of their upcoming business with FEDC promoting advertisement before and during the Peanut Festival Parade on Saturday October 12th. It will also help us market what the EDC has to offer the city. He wants to enhance the walking shopping district which is part of our vision and we can advertise jointly with "Coffee on 3rd". Fred Gonzales recommended it be an extension of the façade grant which is currently available to all city businesses.

MOTION BY: Jacob Gaona, **SECONDED BY:** Randy Bruett

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			

Roy Idrach X
 Randy Bruett X

3. Budget and Expenses overview

Treasurer Roy Idrach

- a. July 2019 month-end financials review Roy Idrach
 Roy Idrach presented the revenue and expenditures for the month of July.
- b. Review and Approve the *amended* 2018/2019 Budget Ben Reed
 Ben Reed presented the 2019/2019 Budget amendments and the Board approved.

MOTION BY: Roy Idrach, **SECONDED BY:** Sherry Castillo

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

- c. Approve budget for fiscal year 2019/2020
 Ben Reed presented the proposed budget and we reviewed line by line. New line items will be added for Subscriptions and Wireless service. We will increase our fiscal budget by 5% for 2019/2020. Motion made by Roy Idrach to accept the 2019/2020 budget as presented.

MOTION BY: Roy Idrach, **SECONDED BY:** Fred Gonzales

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

- d. Joint Budget Workshop on August 13th at 6:00, representative will be Ben Reed.
 Motion made by Fred Gonzales to approve our Executive Director present the FEDC 2019/2020 Proposed Budget at the workshop.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

PRESIDENT DANIEL TEJADA DID HERETO RECOGNIZE MR. FRED GONZALES TO BRING A POINT OF ORDER TO RESCIND HIS PREVIOUS MOTION ON ITEM 2.F.

Fred Gonzales moves to rescind the previous motion, mainly he moves that we eliminate the requirement for term limits for the FEDC Board members and that the Executive Director effect the necessary actions to obtain the required approval by the City Council as soon as feasible.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

NEW MOTION BY FRED GONZALES; who moves that we eliminate the requirement of term limits for the FEDC Board members and at the same time, we make the appointments at the will of the City Council and that the Executive Director effect the necessary actions to obtain the required approval by the City Council as soon as feasible.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

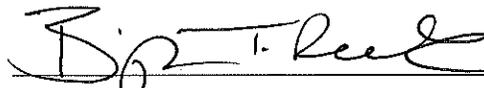
Vote: For: 6 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			

4. Executive Director Board Brief

- a. Ben Reed will work toward providing a Board Brief to the board to provide an update of what is being done on a weekly basis.
- b. Baptist Foundation Head Start, currently partnered with FISSD, is looking to move the Pre-K from the current elementary campus to a stand-alone facility. They have obtained a grant to move from the current 5th Street location and are looking for property. Their current building is over 20 yrs old and cannot be moved or relocated. This is in the beginning stages of planning. Ben has reached out to Christina Cervantes, Head Start Director to help them find a location in Floresville.
- c. Scheduled to go to Retail Live in Austin on Wednesday, August 21st and meet the Retail Coach, Aaron Farmer. We will also have an opportunity to meet with various businesses that we may want to bring to our city for economic development.

6. Adjournment: Having no further business to discuss the meeting was adjourned at 8:59pm.


Benjamin T. Reed, Executive Director of FEDC

Date: 9.10.19