

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING NOVEMBER 18th, 2019 6:00 PM
FLORESVILLE CITY HALL CONFERENCE ROOM
1120 D STREET, FLORESVILLE, TEXAS 78114

Meeting called to order at 6:05 pm, by Daniel Tejada, President

Establish Quorum: Daniel Tejada, Benjamin Reed, Sherry Castillo, Roy Idrach, Fred Gonzales, Randy Bruett, Ray Lamberth, Charlotte Ximenez-Nelson, Henrietta Turner, Attorney, Michael Zamora
Absent: Jacob Gaona, Attorney Sylvia Rodriguez

Guests: Greg Ripps, WCN, Nora Garcia, Elvira Burns, Melissa Popham, Marshall Lane, Charlie and Daniel Shannon

Invocation by: Vice President Fred Gonzales
Recited U.S. Pledge of Allegiance & Texas Pledge by all in attendance

Citizen Comments: None

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on October 21st, 2019.
 Fred Gonzales made a motion that we approve the minutes as presented.

MOTION BY: Fred Gonzales, **SECONDED BY:** Ray Lamberth

Vote: For: 5 Against: 0 Abstaining: 1 Absent: 1

<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			
Ray Lamberth	X			

2. PRESENTATION/DISCUSSION

- a. CD Logistics; Rancho Grande Business Park Owners: Charlie & David Shannon
 Fabrication company currently located at the Industrial Park on Rancho Grande and Cardinal are looking to expand. They would like to build a new 25-30,000 SF facility.

They are hoping to employ 25-30 employees up front, with a projected growth of up to 60 employees. They want to stay in Floresville and may need assistance acquiring natural gas at the new facility. They are currently looking for land and waiting for a quote from CenterPoint Energy. The probable areas have ample water and power currently at the Industrial Park. The Fabrication business is expanding to the coding industry moving forward. They would like to stay within the Floresville area, no new branding. Currently have 8 acres at the Industrial Park and have 14 employees.

- b. IRS Refund Status City Mgr.: Henrietta Turner
Helen Martinez is interim Finance Director, out ill today and will update us when she receives more information. Currently no updated information.
- c. Financial Overview of October 2019 Treasurer: Roy Idrach
Ben spoke for Roy since not feeling well. Up about \$2,500 in collections; finished the fiscal year at \$870,000, up 8.45%. President Daniel Tejada would like to see what the actual budget amount was at the end of fiscal year 2018-2019.

3. NEW BUSINESS

- a. C&A to change the December Board meeting from Monday the 9th to Monday the 16th
Citizens Comments: None Exec. Director: Ben Reed
No action taken.
- b. C&A to approve Zactax services annual subscription Exec. Director: Ben Reed
Citizens Comments: None
We can confirm everyone is paying sales tax with this program. All businesses using online sales services may not be paying appropriate taxes but we can now review the reports and we can request backpay from State Comptroller. This service allows us to research. We can accurately view which businesses are thriving and provide factual information for new business development negotiations.
The annual cost for the service is \$3000.00 annually.

MOTION BY: Fred Gonzales, **SECONDED BY:** Randy Bruett

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

- c. C&A to approve Park Security Cameras Exec. Director: Ben Reed
Citizens Comments: None
We want to take the current security motion camera at the Skate Park, Dog Park and expand

to Lodi Park and also our future Sport Court. We currently do not have the costs for the monitoring or the hardware needed. Partnership with police. We can revisit in December if we have cost figures to discuss and possibly partner with the City Police and FELPS. We can request FELPS to change out all park lighting to LED for brighter nighttime lighting. We will table until we have more information to proceed.

MOTION BY: Fred Gonzales, **SECONDED BY:** Ray Lamberth

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

- d. C&A to approve obtaining bids to trim the Trees at Pecan Park Exec. Director: Ben Reed
 Citizens Comments: None

We wanted to confirm that this is the vision of the board to rightfully pursue. Ben mentioned he could get a bid from a licensed Arborist who can lead the trimming. We could request volunteers from Knights of Columbus and other Volunteer groups in Floresville who could trim as directed. Request to approve if we could take this on as a project. Per Fred Gonzales we need to get the legal ruling if this responsibility lies within our Parks and Maintenance funding after the Park is established in Floresville. Our vision is to improve the parks since they bring families to Floresville. Permission to move forward and speak to the Arborist. Per Fred Gonzales; C&A to allow our ED to move forward on getting information legally as to whether we can pay for the tree trimming at Pecan Park and getting bids.

MOTION BY: Fred Gonzales, **SECONDED BY:** Ray Lamberth

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

- e. C&A to amend budget for Lodi Park
 Citizens Comments: None

Exec. Director: Ben Reed

Due to the need for fencing around the park and additional fill dirt to even out the elevation. There is an added expense unforeseen at the time. The request is to approve an amendment of an additional amount not to exceed \$15,000.00 for the Parks budget.

MOTION BY: Fred Gonzales, **SECONDED BY:** Randy Bruett

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

- f. C&A to authorize the removal of a property restriction on Warranty Deed for Watkins Tank & Vessel LLC., located at 112 Rancho Grande
 Citizens Comments: None

Exec. Director Ben Reed
 Attorney: Sylvia Rodriguez

Ben requested a motion to remove a restriction from Warranty Deed for Watkins Tank & Vessel LLC., Warranty Deed, page 3 of 4. We request removal of the language, "Land use restricted strictly to the operation of a steel tank manufacturing company."

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

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

- g. C&A to approve a façade/signage grant request for Camino Real Presenter: Emma Garcia
 Citizens Comments: None
 Emma Garcia was not able to attend. Nora Garcia and Elvira Burns attended in her absence. The location at 1323 3rd Street has been repaired. The gutters and roof in excess of \$33,855.00. They are requesting the façade grant to assist them to complete the exterior painting and also stripping and replacing the window tint. The current estimated amount quoted is \$12,425.00 and 50% is \$6,212.50.

MOTION BY: Fred Gonzales, **SECONDED BY:** Randy Bruett

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

- h. C&A to approve a façade/signage grant request for H&H Pawn Presenter: Melissa Popham
 Citizens Comments: None
 Melissa Popham presented the updating that will improve and exterior to update its façade and signage. They have not made improvement since the 1990's. They are upgrading the H&H Pawn Building and replace signage to update. Assistance for the façade and grant estimated in the amount of \$17,100.00 and 50% of the total is \$8,550.00. The maximum grant allowed is \$7,500.00.

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

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

Also presented Trendy Treasures DBA Guns & Glamour Boutique & Gifts. The façade grant request is for the Boutique & Outdoors location since also presented by Melissa Popham; tenant in the building. ***The estimate is in the amount of \$15,700.00, to***

replace the signage and update the façade. Since not specified individually on this agenda, we will vote on this façade grant at our December meeting.

- i. C&A to approve a façade/signage grant for Fast Lane Car Wash Owner: Marshall Lane
 Citizens Comments: None
 Marshall Lane has been working on the bids for the Awning and other improvements to his Car Wash. The improvements include credit card pay in the wash bays. The total costs estimated for awning, signage and facade are in excess of \$22,000.00. Mr. Lane requests reimbursement for the maximum grant allowance of \$7500.00.

MOTION BY: Ray Lamberth, SECONDED BY: Sherry Castillo

Vote: For: 6 Against: 0 Abstaining: 0 Absent: 1

<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			
Ray Lamberth	X			

4. EXECUTIVE DIRECTORS FORUM

- a. National Night Out closing report update
 Waiting for their response hopefully in December regarding an award.
- b. Stantec recommendation for the sewer line on Bus. Loop 181 update
 We are currently waiting on the Price Dealership to see what needs to be done to set up for the next phase, in regard to the sewer line tie in.
- c. Business Park for FEDC update.
 Met with Dr. Bays, Mike Scholler and Crowley and they are in the market to sale the property that backs to the new Dealership. We will negotiate some prices for the land.
- d. Christmas Downtown Lighting update. The LED lights have been purchased and will be strung on the outline of the Downtown Buildings. We do have a contractor and electricians and will work with FELPS to install them safely. The lights will be on timers.
- e. Floresville Railway Station update – The Depot has been boarded up. The doors need to be fixed and we may want to see how we can improve our investment.
- f. Subdivision update located at F Street and Hwy 97 West.
 Richard Hill met with the City regarding platting property for a subdivision. His plan is to build 30 homes in Phase 1.
- g. Upcoming ribbon cuttings for Grand Openings:
 - 1. Car Wash

2. Natural Market
3. Castillo's Barbershop
- h. Update on new businesses
 1. Oil Energy Services Company- Mulholland Energy Services to bring 40 jobs initially and up to 150 in the future.

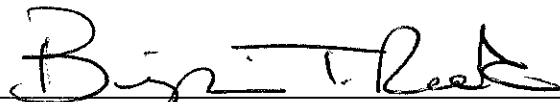
2. Retail Coach update – Aaron Farmer or Kyle Cofer will be at our December meeting. They are currently working on site plans for Hwy.181. They have updated the inventory map to give to retailers. Retail Coach is working with Starbucks and the developer and Fuzzy's Taco, who offer food, drinks and also open late.

In addition, they are working with Riata Development for Duncan Donuts and Baskin Robbins. Bealls will be closing but Gordmans Department Store will be coming to that location.

5. FUTURE ITEMS FOR CONSIDERATION OR ACTION

- a. Create a future Workshop for FEDC 2020 Goals and Objectives
- b. C&A to select a date and time for our Workshop
Workshop will be scheduled in January.
This was tabled for a later meeting.

6. **AJOURNMENT:** Having no further business to discuss the meeting was adjourned at 7:54 pm.



Benjamin T. Reed, FEDC Executive Director