

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING FEBRUARY 10TH, 2020 6:00 PM
FLORESVILLE CITY HALL CONFERENCE ROOM
1120 D STREET, FLORESVILLE, TEXAS 78114

Meeting called to order at 6:08 pm, by Daniel Tejada, President.

Establish Quorum: Daniel Tejada, Benjamin Reed, Roy Idrach, Jacob Gaona, Randy Bruett, Ray Lamberth, Charlotte Ximenez-Nelson, City Manager Henrietta Turner, City Attorney Sylvia Rodriguez, Finance Director Helen Martinez

Guests: Gregg Ripps of Wilson County News, Pat Brown Realtor

Invocation by: Henrietta Turner
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 January 27th, 2020.
 Ray Lamberth made a motion to approve as presented.

MOTION BY: Ray Lamberth, **SECONDED BY:** Randy Bruett

COMMENTS: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

2. PRESENTATION/DISCUSSION

- a. IRS Refund Status Finance Director: Helen Martinez
 Helen Martinez explained the spreadsheet that Randy Holler consultant created, which explains the paid amounts to prior Executive Director Tommy Baker. Helen Martinez contacted the IRS who was reluctant to provide any update on the refund we had requested.

b. Financial Overview of January 2020

Treasurer: Roy Idrach

In January we have an increased revenue of 10,000 compared to prior year. On track since we are above by 3% after the annexation effective October 1, 2019. We are currently working with ZacTax to determine what additional tax needs to be collected due to the annexation.

3. **NEW BUSINESS**

- a. C&A to approve Façade and Signage Grant for Pat Brown Realtors. Presenter: Pat Brown

Pat Brown presented with Ben Reed, Roy Idrach, assisted, Pat worked on the façade of her business unaware of the grant. Improvements include painting and signage on the building and the awnings were replaced. The total cost incurred was \$2,927. Ben Reed recommended a 50% grant payment in the amount of \$1,463.60.

Motion made by Ray Lamberth to approve the grant amount of \$1,463.60.

MOTION BY: Ray Lamberth, **SECONDED BY:** Jacob Gaona

COMMENTS: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- b. C&A to approve advertising sponsorship for the Wilson County Area Children’s Foundation Cowboy Breakfast held on Saturday February 29th, Event Center. Executive Dir.: Ben Reed

Ben Reed recommended we become a sponsor for this great cause and advertise our support advertise the FEDC’s role on how we can assist local businesses at the Children’s Foundation in the amount of \$500.00.

Roy Idrach made a motion to approve the Sponsorship.

MOTION BY: Roy Idrach, **SECONDED BY:** Randy Bruett

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X

Jacob Gaona X
 Roy Idrach X
 Randy Bruett X
 Ray Lamberth X

- c. C&A to approve Memorandum of Understanding (MOU) with the City, for partnership on grant applications for projects, collaboration of staff regarding the Floresville Event Center.

Executive Dir.: Ben Reed

Recommendation to partner with the City of Floresville on grant projects and continue to combine the resources of the 4A and 4B. The City Manager will work with The Executive Director and also the Facilities Supervisor Chez Perez, who reports to City Manager. The Event Center inventory concerns and additional responsibilities need accountability. The MOU roles and responsibilities need to be defined and documented. The 4A, 4B and City currently work together and we are working to get it documented for future projects. The 4A is the Advisory since they own the Event Center, 4B will be a more active participant due to the funding contributed. This is a work in progress and Ben asked that the Board approve the continued collaboration.

Motion made by Randy Bruett to approve the continued collaboration of the memo of understanding with our attorney, Sylvia Rodriguez.

MOTION BY: Randy Bruett, **SECONDED BY:** Ray Lamberth

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- d. C&A to approve land lease of property at the Industrial Park for a Shooting Range for the Floresville Police Department.

Executive Dir.: Ben Reed

Coordination of Ben to meet with land owners to see if there are concerns of having a shooting range in the Industrial Business Park. With consideration of the Agreement that the City insurance can cover. Other properties will be researched for a viable location. The location will become a Public Safety Complex. The Complex will be for K9 training and training of our safety officers. Not a shooting range.

Motion made for Ben Reed explore the Industrial Park but not limited to this location as well as other locations for a Public Safety Complex. To include speaking with the landowners to see if they are in agreement.

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

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- e. C&A to approve Resolution #2020-005 for FEDC to apply for the Rural Business Development Grant (RBDG) \$300,000. Executive Dir.: Ben Reed
Ben Reed presented we are requesting approval for the Resolution to apply for the Rural Business Development Grant. Ray Lamberth made a motion to approve.

MOTION BY: Ray Lamberth, **SECONDED BY:** Roy Idrach

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- f. C&A to approve Resolution #2020-003 to transfer \$255,000 in funds to the City of Floresville for the parking lot paving at the Event Center/Sports Complex parking lot.

Executive Dir.: Ben Reed

Recommendation to adopt Resolution #2020-003 for funding the City of Floresville \$255,000 for the parking lots at the Event Center/Sports Complex.

MOTION BY: Ray Lamberth, **SECONDED BY:** Randy Bruett

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- g. C&A to approve obtaining bids to proceed with the \$50,000 agreement of funds FEDC provides for maintaining the Sports Complex Fields owned by the City of Floresville. **This item was previously tabled at our regular meeting on January 27, 2020.**

Executive Dir.: Ben Reed

Ben Reed requested approval to proceed with a bid process for contract to maintain the Sports Complex fields. We currently budget \$50,000 to fund the complex maintenance and we can now coordinate the maintenance and beautification of the fields and complex. When there is no longer funding and the \$50,000 has been exhausted, the City will maintain the fields. Ray made a motion to approve Ben to proceed with getting the appropriate bids for the areas needed to maintain the complex fields.

MOTION BY: Ray Lamberth, **SECONDED BY:** Roy Idrach

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- h. C&A to approve the FEDC conducting a combined audit with the City to be completed by ABIP which will commence on March 9, 2020. Executive Dir.: Ben Reed

Ben Reed requested approval to proceed with a combined audit with the City of Floresville. The estimated fee for our portion is \$8,500. The current budget for our audit is \$10,000. Ray Lamberth made a motion to approve a combined audit with the City of Floresville.

MOTION BY: Ray Lamberth, **SECONDED BY:** Randy Bruett

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- i. C&A to approve redesigning our Lodi Park dedication sign to include the current City Council and the late Gerard Jimenez. Park dedication date February or March 2020.

Executive Dir.: Ben Reed

Ben Reed proposed we revise the Lodi Park sign to include the city council. The sign will include the honorable Gerard Jimenez as well as his daughter and daughter, Jade Jimenez and the current Council. Motion made by Jacob Gaona to approve as presented.

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

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

- j. C&A to approve a bid for the Artificial Ice SnowZilla Slide for our downtown Christmas Tree Lighting Ceremony Friday, December 4th. The slide can accommodate both children and adults.
Asst.: Charlotte Ximenez-Nelson

Charlotte presented a snow slide attraction for both adults and children. There are concerns with safety and cost and our attorney will need to review the contract. Randy Bruett made a motion to obtain additional information regarding liability and safety concerns if we agree to proceed with this attraction.

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

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

At 7:43pm we took a health break.

We reconvened at 7:50pm.

4. EXECUTIVE SESSION

The Floresville Economic Development Corporation may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purposes of consulting with its attorneys; Section 551.072 deliberating about real property; section 551.073, deliberating about gifts, and donations; section 551.074 deliberating about personnel matters; Section 551.076 deliberating about security devices; Section 551.084 regarding exclusion of witness in connection with an investigation; Section 551.086 deliberating, voting, and taking action as a power utility on a competitive matter; Section 551.087 deliberating about economic development negotiations; and Section 551.088 deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the Floresville Economic Development Corporation may deliberate in executive session, vote on the matter in open session, and announce it for the minutes.

- (a) The Board will meet in Executive Session pursuant to Section 551.074 of the Texas Government Code (Personnel Matters) to deliberate the employment, evaluation, reassignment, duties, discipline or dismissal of a public employee: Discuss personnel evaluation of Executive Director, Benjamin T. Reed.
- (b) The Board will meet in Executive Session pursuant to Section 551.087 of the Texas Government Code deliberating about economic development negotiations.

Ray Lamberth made motion to go into closed session.

MOTION BY: Ray Lamberth, **SECONDED BY:** Randy Bruett

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

Closed session began at 7:51 pm.

- (c) The Board will reconvene to Open Session: The Board will discuss, as necessary, and act on the results of the above deliberations on item (a) and (b).

The Board reconvened to open session at 8:18 pm.

Ray Lamberth made recommendation to extend Executive Director Ben Reeds' employment contract for 2 years, 2023 with a pay increase of 5%.

MOTION BY: Ray Lamberth, **SECONDED BY:** Randy Bruett

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

Roy Idrach made a motion to go into closed session.

MOTION BY: Roy Idrach, **SECONDED BY:** Ray Lamberth

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

The Board went into closed session at 8:21pm.

The Board reconvened to open session at 8:48 pm.

Ray Lamberth made a motion to allow Executive Director Ben Reed, negotiate impact fees for new businesses and C Street Project coming to the City of Floresville.

MOTION BY: Ray Lamberth, **SECONDED BY:** Randy Bruett

Citizens Comments: None

Vote: For: 5 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			
Sherry Castillo				X
Jacob Gaona	X			
Roy Idrach	X			
Randy Bruett	X			
Ray Lamberth	X			

5. DIRECTORS FORUM

a. GoWilson /Floresville Phone App.- training began with Kristen Weaver of WCN on app usage. Charlotte Ximenez-Nelson and Chez Perez met with Kristen Weaver and she trained them on the app usage and how to schedule push notifications for FEDC on the application.

b. Atascosa Community Health Center Grant update. We are to check on the façade and signage restrictions. The USDA grant has been approved for funding and the Wilson County Community Health Clinic will be hosting a ground breaking soon. We will be notified when a date has been chosen.

6. FUTURE ITEMS FOR CONSIDERATION OR ACTION

a. Texas Film Friendly Workshop March 3rd, 2020. The location is Galveston, Texas. Registration is \$99, per person, plus travel expenses. Ben Reed discussed the opportunity to attend and get certified. Roy Idrach is the only member currently certified but will attend again if able.

7. **ADJOURNMENT:** Having no further business to discuss the meeting was adjourned at 8:54 pm.


Benjamin T. Reed, FEDC Executive Director