

## MINUTES

### FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION

### PUBLIC HEARING AND REGULAR MEETING DECEMBER 13TH, 2021 6:00 PM

#### FLORESVILLE CITY HALL COUNCIL CHAMBERS

1120 D STREET, Floresville, Texas 78114

**Call meeting to order:** at 6:03 pm by Board President Daniel Tejada

**Establish Quorum:** David Del Bosque, Jacob Gaona, Ray Lamberth, Daniel Tejada, Steve Jackson, Liana Martinez, Randy Bruett, Ben Reed, Charlotte Ximenez-Nelson, Sylvia Rodriguez, Attorney

**Absent:** None

**Guests:** Andy Joslin City Manager, Cindi Sturm Finance Director, Roy Idrach, Gayle Gleeson, Kathryn Cooper, Ann Rhew, John Park, Mr. & Mrs. Marq Hughes, Mayor Pro-Tem Gloria Cantu, Devon Sutton of WCN, Ernie Gonzalez

**Invocation by:** Guest Roy Idrach

**Recite U.S. Pledge of Allegiance & Texas Pledge:** recited by all

**Citizen Comments:** None

### PUBLIC HEARING

To seek public comments regarding the FEDC's grant application to the U.S. Department of Commerce – Economic Development Administration for the renovation and construction project of the former FELPS Headquarters. **Presenter: Exec. Dir., Ben Reed**

**Read into record at:** 6:06 pm

#### **Citizens comments:**

**Ernie Gonzalez** of the EMC Strategy Group gave an overview of his role, the grant we are applying for funding which has no dollar match and the project concept the FEDC Board had discussed at prior meetings.

Guest **Gayle Gleeson** spoke in favor of adding Pickleball courts. Pickleball is one of the fastest growing sports in America. It's easy, fun and social. The game can be played by everyone and a great way to exercise. Lighted courts would draw locals and visitors to this venue and we could possibly host tournaments.

**Ben Reed** read comments from an email sent by citizen Claudia Garza. Her thoughts of great interest to the facility would be a stage theatre for plays, bands and dance groups, a bike shop to sell and repair bikes and a bakery shop or an ice cream parlor.

**Hearing closed at:** 6:26 pm

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on October 11<sup>th</sup>, 2021.

**MOTION BY:** David Del Bosque, **SECONDED BY:** Jacob Gaona  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson	X			

- b. C&A to approve meeting minutes for the Regular Meeting held on November 8<sup>th</sup>, 2021.

*Tabled since the wording in 4. (b). needed to be revised as Secretary Bruett identified.*

**MOTION BY:** Ray Lamberth, **SECONDED BY:** Randy Bruett  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson	X			

- c. C&A to approve meeting minutes for the Special Meeting held on November 15<sup>th</sup>, 2021.

**MOTION BY:** Liana Martinez, **SECONDED BY:** Ray Lamberth  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			

David Del Bosque X  
Steve Jackson X

2. PRESENTATION/DISCUSSION

- a. Financial Overview of November 2021
- b. FEDC Accounting practices
- c. CGI Video, Floresville Video Tour

Treasurer: Jacob Gaona  
Exec. Dir.: Ben Reed  
Exec. Dir.: Ben Reed

3. NEW BUSINESS

- a. C&A to request proposals for Architectural Services for the EDA Grant Application.

Exec. Dir.: Ben Reed

Board member Martinez made a motion to accept LPA Architectural Services to design a preliminary concept for the EDA Grant application not to exceed \$10,000.

**MOTION BY:** Liana Martinez, **SECONDED BY:** Ray Lamberth  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			

4. EXECUTIVE SESSION

**Executive Session in accordance with Texas Government Code Chapter 551**

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.

Motion by Vice President Lamberth to go into closed session at 7:24 pm.

**MOTION BY:** Ray Lamberth, **SECONDED BY:** Randy Bruett  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson	X			

(a). The Board will meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate about real property located at 108 Lone Oak Drive, Floresville, Texas.

(b). The Board will meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate about real property located at Hwy. 181 and County Road 130, Floresville, Texas.

(c). The Board will meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate about real property located at Business Hwy. 181 and Price Subdivision.

(d). The Board will reconvene to Open Session: The Board will discuss, as necessary, and act on the results of the above deliberation on items in (a), (b) and (c).

Motion by Vice President Lamberth to open session at 8:59 pm.

**MOTION BY:** Ray Lamberth, **SECONDED BY:** Randy Bruett  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson	X			

In regard to **item (a.)** motion by Secretary Bruett to move forward with the sale of the property located at 108 Lone Oak drive and to negotiate the terms of the Performance Agreement.

**MOTION BY:** Randy Bruett, **SECONDED BY:** David Del Bosque  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson	X			

In regard to **item (b.)** motion by Secretary Bruett to direct FEDC Executive Director to ascertain the appraised value of said property located at Business Hwy 181 and CR 130, and to discuss with Triun LLC., City Engineers, the cost of the construction of the de-acceleration lane and 1000-foot road.

**MOTION BY:** Randy Bruett, **SECONDED BY:** Steve Jackson  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson	X			

In regard to **item (c.)** motion by Board of Director Martinez to table this item.

**MOTION BY:** Liana Martinez, **SECONDED BY:** Randy Bruett  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson	X			

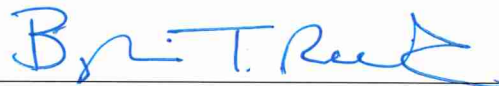
5. **EXECUTIVE DIRECTOR UPDATE:**

1. FELPS project
2. Industrial Park property purchased per service agreement
3. Christmas Tree lighting
4. Business window decorating contest winners
5. Pecan Park improvements

6. **EXECUTIVE DIRECTORS GOALS UPDATE:**

1. Properties to increase tax revenue
2. Promote downtown design
3. Showcase historical value
4. Highway 181 City entry way
5. Sewer line on 181 finalizations to determine cost associated with same
6. Logo/Brand for City of Floresville

7. **ADJOURNMENT:** Having no further business to discuss the meeting adjourned at 9:04 pm.



Benjamin T. Reed, FEDC Executive Director