

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING July 11TH, 2022 6:00 PM
FLORESVILLE CITY HALL COUNCIL CHAMBERS
1120 D STREET, Floresville, Texas 78114

Call meeting to order at: 6:02 pm by Ray Lamberth

Establish Quorum: Ray Lamberth, David Del Bosque, Don Scee,
Roy Idrach, Hannah Dugi, Ben Reed, Charlotte Ximenez-Nelson, Sylvia Rodriguez

Absent: Randy Bruett

Guests: Andy Joslin City Manager, Kim Johnson WCN, Cruz DeHoyos,
Fred Gonzales, James Langston, Kahlil Coltrain, Angela Scee, Derek Gaudlitz

Invocation: led by Roy Idrach

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

Citizen Comments: Citizen Fred Gonzales commented improving quality of life and provide a much-needed community park at Northcrest; first concern is safety to the citizens in the community and second quality of life for the residents that are paying taxes to the city. He feels the city has a commitment to complete what the city had begun to do, build the community park. To at least start with a walking trail, gym equipment and some tables. He wants it initiated by FEDC and approved as a project by the City Council.

1. **OLD BUSINESS**

- a. C&A to *revote* and approve meeting minutes for the Regular Meeting held on May 9th, 2022.

Tabled due to the quorum at time of said meeting not present. See item c.

- b. C&A to *revote* and approve meeting minutes for the Special Meeting held on May 25th, 2022.

Tabled due to the quorum at time of said meeting not present. See item c.

- c. C&A to *revote* and approve meeting minutes for the Special Meeting held on May 31st, 2022.

Tabled due to the quorum at time of said meeting not present.

Motion by David Del Bosque to table items a., b. and c.

MOTION BY: David Del Bosque, **SECONDED BY:** Liana Martinez
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- d. C&A to approve meeting minutes for the Regular Meeting held on June 13th 2022.

MOTION BY: David Del Bosque, **SECONDED BY:** Don Scee
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

2. **PRESENTATION/DISCUSSION**

- a. Financial Overview of June 2022 Treasurer: Roy Idrach

The FEDC has an increase of 7.5% compared to last year.

- b. Hike & Bike Trail Project RFQ – Engineering and Design Services was awarded to Pape-Dawson Engineers by City Council on June 23, 2022. FEDC is funding 20% match contribution for the trail. Executive Director: Ben Reed

City Manager Andy Joslin confirmed this plan will be on the City Website.

3. **NEW BUSINESS**

- a. C&A to approve façade and signage grant for Marketplace on 3rd | Backdoor Café. Presenter: Shirley DeGrasse

Motion by Vice-President Martinez to approve an amount of \$2500 for the grant.

MOTION BY: Liana Martinez, **SECONDED BY:** Hannah Dugi
Citizens Comments: None

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>
Ray Lamberth	X			

Randy Bruett		X
Roy Idrach	X	
Liana Martinez	X	
David Del Bosque	X	
Don Scee	X	
Hannah Dugi	X	

- b. C&A to approve façade and signage grant for Hero Nutrition Center.
 Presenter: Cruz DeHoyos

Motion by David Del Bosque to approve \$1029.69 for the grant.

MOTION BY: David Del Bosque, **SECONDED BY:** Don Scee
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- c. C&A to approve façade and signage grant for Come and Wash It Laundry.
 Presenter: James Langston

Motion by Vice-President Martinez to table item c. pending an itemized list of façade work completed.

MOTION BY: Liana Martinez, **SECONDED BY:** Hannah Dugi
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- d. C&A to approve façade and signage grant for Mari's Laundromat.
 Presenter: James Langston

Motion by Vice-President Martinez to table item d. pending an itemized list of façade work completed.

MOTION BY: Liana Martinez, **SECONDED BY:** Hannah Dugi
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- e. C&A to approve proceeding with the Anise Read Fund Grant for downtown wireless audio.
Presenter: Charlotte Ximenez-Nelson

Motion by Board member Scee to approve submitting the grant application as presented and not to exceed an expense of \$10,000.

MOTION BY: Don Scee, **SECONDED BY:** Roy Idrach
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- f. C&A to approve an allowance for National Night Out held on October 4th 2022 along with Goober Games.
Presenter: Charlotte Ximenez-Nelson

Motion by Board Member Del Bosque to approve an amount of \$2500 budgeted for National Night Out.

MOTION BY: David Del Bosque, **SECONDED BY:** Hannah Dugi
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			

David Del Bosque X
 Don Scee X
 Hannah Dugi X

g. C&A to discuss EDOiQ economic development software. Presenter: Ben Reed

Motion by Vice-President Martinez to move forward with a demonstration and negotiation of the software product.

MOTION BY: Liana Martinez, **SECONDED BY:** David Del Bosque
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

h. C&A to discuss future agenda items. Presenter: Ben Reed

Board training scheduled on Saturday for members who can attend at City Hall coordinated by the City.

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 Director Del Bosque to go into closed session at 7:08 pm.

MOTION BY: David Del Bosque, **SECONDED BY:** Liana Martinez
Citizens Comments: None

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>
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Ray Lamberth	X	
Randy Bruett		X
Roy Idrach	X	
Liana Martinez	X	
David Del Bosque	X	
Don Scee	X	
Hannah Dugi	X	

(a). The Board will meet in Executive Session pursuant to Section 551.074 of the Texas Government Code to deliberate about personnel matters regarding annual evaluation for Assistant Charlotte Ximenez-Nelson.

(b). The Board will meet in Executive Session pursuant to Section 551.087 deliberating about economic development negotiations; business A.

(c). The Board will meet in Executive Session pursuant to Section 551.087 deliberating about economic development negotiations; business B.

(d.) The Board will meet in Executive Session pursuant to Section 551.072 to deliberate about real property.

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

NOTE: Hannah Dugi left the meeting at 7:12 pm and returned at 7:17 pm

Motion by Roy Idrach to go into open session at 9:34 pm.

MOTION BY: Roy Idrach, **SECONDED BY:** Don Scee
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

A. Motion by Vice-President Martinez to approve a 3% performance raise effective today, July 11th, with a condition of future performance evaluations take place annually in October.

MOTION BY: Liana Martinez, **SECONDED BY:** David Del Bosque
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- B. Motion by Vice-President Martinez to proceed with negotiations and support for Business A regarding allowable projects and amount to be determined.

MOTION BY: Liana Martinez, **SECONDED BY:** Don Scee
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- C. Motion by Vice-President Martinez to proceed with negotiations pending terms, cost, venue and a presentation.

MOTION BY: Liana Martinez, **SECONDED BY:** Hannah Dugi
Citizens Comments: None

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>
Ray Lamberth	X			
Randy Bruett				X
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

- D. Motion by Vice-President Martinez to conduct a cost analysis and submission of an offer regarding rural property as discussed in Executive Session.

MOTION BY: Liana Martinez, **SECONDED BY:** Roy Idrach
Citizens Comments: None

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>
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Ray Lamberth	X	
Randy Bruett		X
Roy Idrach	X	
Liana Martinez	X	
David Del Bosque	X	
Don Scee	X	
Hannah Dugi	X	

5. **EXECUTIVE DIRECTOR UPDATE:**

1. FELPS project
2. FELPS a/c service
3. Petco ribbon cutting update
4. Joint budget workshop with the City Council will be Thursday August 11th at 6:00 pm
5. Floresville Chamber of Commerce cookbook
6. Celebrate America update

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 9:44 pm.



 Benjamin T. Reed, FEDC Executive Director