

# MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION  
**REGULAR MEETING August 8TH, 2022 6:00 PM**  
FLORESVILLE CITY HALL COUNCIL CHAMBERS  
1120 D STREET, Floresville, Texas 78114

**Call meeting to order at 6:00 pm** by Ray Lamberth

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

**Guests:** Ben Lamberth, Councilman Gloria Cantu, Sylvia Madero (Lions Club), Gloria Sosa, Gloria Duron, Andy Joslin, Derek and Lauren Gaudlitz, Angie Scee, Councilman Ed Villarreal arrived at 7:32 pm

**Invocation:** Roy Idrach

**Recite U.S. Pledge of Allegiance & Texas Pledge** led by Ray Lamberth

**Citizen Comments:** None

## 1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on May 9<sup>th</sup>, 2022.
- b. C&A to approve meeting minutes for the Special Meeting held on May 25<sup>th</sup>, 2022.
- c. C&A to approve meeting minutes for the Special Meeting held on May 31<sup>st</sup>, 2022.

**Newly appointed board members Hannah Dugi, Donald Scee and Roy Idrach abstained since not present at these meetings.**

Motion by David Del Bosque to approve minutes a., b., and c.

**MOTION BY:** David Del Bosque, **SECONDED BY:** Randy Bruett

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstaining: 3 Absent: 0**

<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 July 11<sup>th</sup>, 2022.

**Randy Bruett abstained from voting as he was absent on July 11<sup>th</sup>, 2022.**

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

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

<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 meeting minutes for the Special Meeting held on July 25<sup>th</sup>, 2022.

**MOTION BY:** David Del Bosque, **SECONDED BY:** Liana Martinez  
**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>
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 July 2022 Treasurer: Roy Idrach
- b. Lions Club Presentation Presenter: Sylvia Madero  
 An appreciation plaque presented to EDC.
- c. EMC Strategy Group, LLC Presenter: Ben Reed  
 EDC went into a contract for 2022 from \$4500 to \$5000 monthly; and it will be a 2-year contract.
- d. FEDC Social Media Presenters: Ben Reed and Hannah  
 Discussion from Hannah Dugi regarding Facebook and Instagram and what she would like to see moving forward.

3. **NEW BUSINESS**

- a. C&A to approve EDOIQ Software designed for EDC's for managing and reporting on projects.

Presenter: Aaron Rollins

Motion to table in order to seek out information at a minimum of 1 or 2 other companies providing this type of service to obtain 2 additional quotes.

**MOTION BY:** David Del Bosque, **SECONDED BY:** Donald Scee  
**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>
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 amend the current fiscal year 2021/2022 budget.

Presenter: Ben Reed

Motion to table amending the façade and signage grant 2021/2022 budget until we revise the application.

**MOTION BY:** David Del Bosque, **SECONDED BY:** Hannah Dugi  
**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>
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 Resolution #2022-020 – A Resolution authorizing the Floresville Economic Development Corporation expenditures to the City of Floresville not to exceed \$231,774.00 to assist with the improvement to the Hike and Bike Trail.

Presenter: Ben Reed

**MOTION BY:** Randy Bruett, **SECONDED BY:** Liana Martinez  
**Citizens Comments:** City Manager Joslin thanked the board and expressed his appreciation.

**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>
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 future agenda items.

Presenter: Ben Reed

Bruett indicates that FEDC needs to have a workshop to discuss the Concept and Display for the FELPS Building. He would like a display be put outside the actual FELPS building.

Dugi wants an agenda item regarding funding for new businesses coming to Floresville.

President Lamberth explained there is funding in place.

**Citizens Comments:** Derrick Gaudlitz talks about concept for FELPS building and indicates there is a lot of interest. A La Vernia resident was interested in the restaurant concept and will be contacting the FEDC.

Councilman Edward Villarreal - speaks regarding the Roping Arena and invites everyone on Wednesday and Thursday to go out and visit the Arena. Indicates that they had over 130 teams for a team roping last Thursday. Indicates that there will be a grand opening next month; and that the city has spent over \$30,000 by donations from people. Indicates that they need an announcement stand. Invites BOD to come out and see what is going on Thursday starting at 8:00 pm.

Executive Director Reed advised the Wilson County Jailhouse Museum also wanted to be considered for funding and a future meeting with them will be held.

Motion to Approve Future Agenda Items such as but it limited to accountability app (to obtain 3 business quotes); workshop for façade application; amending current year budget; concept and design for FELPS building; signage; new business cash funding; roping Arena and the Wilson County Jailhouse Museum.

**MOTION BY:** Hannah Dugi, **SECONDED BY:** Liana Martinez

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

4. **EXECUTIVE SESSION**

Motion to go into closed session by Donald Scee at 8:05 pm.

**MOTION BY:** Donald Scee, **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>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

**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.

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

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

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

Motion to return to open session Liana Martinez at 9:18 pm.

**MOTION BY:** Liana Martinez, **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>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			

Liana Martinez X  
 David Del Bosque X  
 Don Scee X  
 Hannah Dugi X

Regarding item 4. (a). Motion to have Executive Director continue negotiations with Business A as discussed in Executive Session.

MOTION BY: Donald Scee, **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>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

Regarding item 4. (b). Motion pursuant to 551.072 no action is taken regarding real property and have Executive Director reach out regarding discussion.

MOTION BY: Liana Martinez, **SECONDED BY:** Donald Scee  
 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>
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. Chamber of Commerce lunch and learn on August 16<sup>th</sup> at Holiday Inn
3. Joint budget workshop with the City on August 18<sup>th</sup> 6:00 pm
4. Planning for Downtown Business Committee

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 9:30 pm.

**MOTION BY:** David Del Bosque, **SECONDED BY:** Roy Idrach  
**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>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			
Liana Martinez	X			
David Del Bosque	X			
Don Scee	X			
Hannah Dugi	X			

  
Benjamin T. Reed, FEDC Executive Director