

# MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION

REGULAR MEETING February 27th, 2023 6:00 PM

FLORESVILLE CITY HALL COUNCIL CHAMBERS

1120 D STREET, Floresville, Texas 78114

**Call meeting to order at:** 6:01 pm by Vice President Liana Martinez.

**Establish Quorum:** Liana Martinez, Randy Bruett, Roy Idrach, Cecelia Rodriguez, Fred Gonzales, Jaron Medina, Sylvia Rodriguez, Ben Reed, Charlotte Ximenez-Nelson, Ray Lamberth and Andy Joslin arrived at 6:03 pm

**Guests:** Derek Gaudlitz, Councilman Edward Villarreal, Ernie Gonzalez, Viola Henke, Neila Hopkins, Councilwoman Jade Jimenez, Rick Morones, Mayor Cissy Gonzalez-Dippel, Nancy Morgan-McCord, Councilwoman Gloria Morales Cantu, Guadalupe Hernandez, Nick Raylyn, Glen Mabe, Ruben Gonzales, Candace Gonzales, Kim Wilhelm, Lauren Gaudlitz

**Invocation led by :** Roy Idrach

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

**Citizen Comments:** *Fred Gonzales* advised he is happy to be back to the FEDC and here to do a job for the citizens of Floresville. He requested some updating by briefing or something along those lines.

*Derek Gaudlitz* of the Floresville Community Market summarized the partnership for the new board members.

## 1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on January 23<sup>rd</sup>, 2023.

**MOTION BY:** Randy Bruett, **SECONDED BY:** Liana Martinez

**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			
Fred Gonzales			X	
Jaron Medina			X	
Cecelia Rodriguez			X	

2. PRESENTATION/DISCUSSION

- a. Introduction of new Board Members Exec. Dir.: Ben Reed  
Cecelia Rodriguez, Fred Gonzales, Jaron Medina
- b. Wilson County Historical Society | Buy A Brick WCHS: Neila Hopkins  
Neila Hopkins gave a brief history of the Historical Society and offered the sale of bricks which will be used to replace the existing sidewalk leading to the Wilson County Jailhouse Museum.
- c. EMC Strategy Group updates and progress Ernie Gonzalez  
Ernie Gonzalez provided a brief update on the active projects.
- d. Employee Handbook 9.4 Political Activity Exec. Dir.: Ben Reed
- e. Financial Overview of January 2023 Treasurer: Roy Idrach

3. NEW BUSINESS

- a. C&A to approve marketing and advertising for Joy of the Journey Community Film viewing.  
Exec. Dir.: Ben Reed  
Ben Reed requested a motion to table this item until the FEDC March meeting.

**MOTION BY:** Randy Bruett, **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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- b. C&A to approve funding the City of Floresville 4<sup>th</sup> of July Festival to be held on July 1<sup>st</sup> 2023.  
Event Center Manager: Diana Hernandez

Motion made to approve funding the budgeted \$15,000 for the July 4<sup>th</sup> Festival.

**MOTION BY:** Liana Martinez, **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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- c. C&A to approve marketing and advertising for TMB Promotions. Ricky Morones

Recommendation by Ben Reed to approve marketing and advertising in the amount of \$5,000.

**MOTION BY:** Roy Idrach, **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			
Fred Gonzales			X	
Jaron Medina	X			
Cecelia Rodriguez	X			

- d. C&A to approve Resolution #2023-023 moving forward with financing various projects and setting a public hearing on the expenditures of sales tax revenues.  
 Exec. Dir.: Ben Reed

**MOTION BY:** Liana Martinez, **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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- e. C&A to approve the public notice of intention to undertake a project and notice of public hearing regarding expenditure of funds, for the demolition of existing structure located at 1301 Hospital Boulevard, Floresville, Texas.  
 Exec. Dir.: Ben Reed

**MOTION BY:** Roy Idrach, **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			
Fred Gonzales	X			

Jaron Medina X  
Cecelia Rodriguez X

- f. C&A to approve marketing and advertising for the Coffee, Cars, and Veterans Car Show held on November 4<sup>th</sup> 2023. Glen Mabe

Recommendation to approve marketing and advertising in the amount of \$2,000.

**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>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- g. C&A to approve marketing and advertising for the Floresville Lions Club Golf Tournament Saturday, March 18<sup>th</sup>, 2023.

Derek Gaudlitz

Recommendation by Ben Reed to approve marketing and advertising in the amount of \$1,500.

**MOTION BY:** Randy Bruett, **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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- h. C&A to discuss our March meeting date.

Exec. Dir.: Ben Reed

Liana Martinez *will not be* available for our March 13<sup>th</sup> meeting date. Recommendation by Ben Reed to move the meeting to Monday, March 20<sup>th</sup>, 2023.

**MOTION BY:** Fred Gonzales, **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			

Fred Gonzales X  
 Jaron Medina X  
 Cecelia Rodriguez X

- i. C&A to discuss future agenda items.

Exec. Dir.: Ben Reed

Recommendation by Ben Reed to hold a Joint Workshop with the City regarding parks.

**MOTION BY:** Fred Gonzales, **SECONDED BY:** Randy Bruett  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**  
B.O.D. Names For Against Abstain Absent  
 Ray Lamberth X  
 Randy Bruett X  
 Roy Idrach X  
 Liana Martinez X  
 Fred Gonzales X  
 Jaron Medina X  
 Cecelia Rodriguez X

4. **EXECUTIVE SESSION:**

**Motion to go into closed session at: 8:05 pm.**

**MOTION BY:** Fred Gonzales, **SECONDED BY:** Randy Bruett  
**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstaining: 0 Absent: 0**  
B.O.D. Names For Against Abstain Absent  
 Ray Lamberth X  
 Randy Bruett X  
 Roy Idrach X  
 Liana Martinez X  
 Fred Gonzales X  
 Jaron Medina X  
 Cecelia Rodriguez 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). Pursuant to Section 551.072 of the Texas Government Code – Deliberating about real property located at 1400 4<sup>th</sup> Street, Floresville, Texas.

**Motion to open session at 8:48pm.**

**MOTION BY:** Randy Bruett, **SECONDED BY:** Fred Gonzales  
**Citizens Comments:** None

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

<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

(b). Return to Open Session and take possible action following executive session of the above item in 4.(a).

Vice-President Martinez made a motion to authorize our FEDC Attorney and Executive Director to proceed with the deliberations of real property located at 1400 4<sup>th</sup> Street, Floresville Texas for 2 leases at the annex metal building.

**MOTION BY:** Liana Martinez, **SECONDED BY:** Fred Gonzales  
**Citizens Comments:** None

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

<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

**5. EXECUTIVE DIRECTOR UPDATE**

1. South Texas Business Partners Training held on February 3<sup>rd</sup>
2. EMC Power Lunch Workshop held February 9th
3. Astex Environmental Services asbestos report received for 1400 4<sup>th</sup> St.
4. SUNKO Water Corp was contacted and connected at 1146 HWY 181 S.
5. Sovy Realty Ribbon Cutting on February 16th
6. Lunch & Learn with Chamber of Commerce February 21<sup>st</sup>
7. Giuseppe’s ribbon cutting upcoming
8. Finders Keepers Mural ribbon cutting upcoming

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

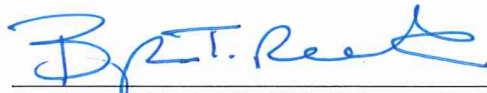
Motion to table items 5 and 6; if the Board of Directors have questions regarding items in 5. or 6. they may email Executive Director Ben Reed.

**MOTION BY:** Fred Gonzales, **SECONDED BY:** Jaron Medina  
**Citizens Comments:** None

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

<b><u>B.O.D. Names</u></b>	<b><u>For</u></b>	<b><u>Against</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach	X			
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

7. **ADJOURNMENT:** Having no further business to discuss, the meeting adjourned at 8:50 pm.



Benjamin T. Reed, FEDC Executive Director