

MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION

REGULAR MEETING MAY 8th, 2023 6:00 PM

FLORESVILLE CITY HALL COUNCIL CHAMBERS

1120 D STREET, Floresville, Texas 78114

Call meeting to order at: 6:30 pm by President Ray Lamberth

Establish Quorum: Fred Gonzales, Liana Martinez Randy Bruett, Cecelia Rodriguez, Jaron Medina, Ray Lamberth, Ben Reed, Charlotte Ximenez-Nelson, Sylvia Rodriguez, Andy Joslin

Absent: Roy Idrach

Guests: Councilman Ed Villarreal, Derek Gaudlitz, Greg Ripps

Invocation by: Fred Gonzales

Recite U.S. Pledge of Allegiance & Texas Pledge led by Board President

Citizen Comments: None

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on April 10th, 2023.

Motion: Randy Bruett, **Seconded:** Fred Gonzales

Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

2. PRESENTATION/DISCUSSION

- a. Financial Overview of March 2023

Treasurer: Roy Idrach

Executive Director Ben Reed presented in Roy Idrach's absence.

3. **NEW BUSINESS**

a. C&A to approve Park Project to include:

- Priority list and Possible Funding for such projects.

Exec. Dir.: Ben Reed

Executive Director presented the priority list discussed in the Workshop today to be presented to the City and City Manager. Motion to approve the Executive Directors priority list as follows:

- 1) Lodi Park for an amount not to exceed \$5,000
- 2) Skate Park for an amount not to exceed \$15,000
- 3) Watts Park for an amount not to exceed \$15,000
- 4) Northcrest Park; to use Maintenance and Developmental funds for the Northcrest Park initiative

Motion: Randy Bruett, Seconded: Liana Martinez

Citizens Comments: City Manager Andy Joslin advised regarding Northcrest Park, Jeff Swain of 6S engineering has reviewed the site and will submit his scope of work and fee to the City when the planning begins, recommending a flood study and development of a preliminary drainage plan since drainage flow is critical and to develop a site layout with recommendations for the City to utilize.

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

b. C&A to approve the Documentation IT equipment and service for the Business Incubator located at 1210 C Street. This will include all IT hardware for Ben Reed and Charlotte Nelson's desktops, server and back up IT system. The recommended amount for Services is \$650 monthly and recommended IT hardware lease is \$350 a monthly.

Exec. Dir.: Ben Reed

Motion: Fred Gonzales, Seconded: Randy Bruett

Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- c. C&A to amend the budget to reflect the \$255,000 rescinded from the event center parking lot and to allocate an additional \$125,000 to the Hike & Bike Trail Match and \$130,000 to Other Parks Maintenance in our current 2022/2023 Fiscal Year Budget.
Exec. Dir.: Ben Reed

Executive Director recommends we amend our current fiscal year budget to reflect an additional \$125,000 for the High & Bike Trail Match and allocate \$130,000 to Other City Parks Maintenance. Randy Bruett recommends to word our budget line item of Other Parks Maintenance to include "development", Other Parks Maintenance and Development.

**Motion: Fred Gonzales, Seconded: Randy Bruett
Citizens Comments: None**

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- d. C&A to approve a budget amount of \$5000 for National Night Out from the Marketing and Advertising fund, which will be held on Tuesday October 3rd, 2023 at the Floresville Event Center.

Exec. Dir.: Ben Reed/Charlotte Ximenez-Nelson

Liana Martinez made a motion to approve an amount not to exceed \$5000.

**Motion: Liana Martinez, Seconded: Jaron Medina
Citizens Comments: None**

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- e. C&A to approve the extension of the contract with EMC Strategy Group, LLC.
Exec. Dir.: Ben Reed

Motion to go into Executive Session in accordance with Texas Government Code Chapter 551.

**Motion: Randy Bruett, Seconded: Liana Martinez, at 7:18pm
 Citizens Comments: None**

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

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 551.087 of the Texas Government Code – Deliberating about economic development negotiations.

Motion to open Executive Session at 8:05 pm.

**Motion: Liana Martinez, Seconded: Fred Gonzales
 Citizens Comments: None**

Vote: For: 6 Against: 0 Abstain: 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			
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 3.e. and f.

Regarding item 3.e.

3. e. Motion to approve the extension of a contract with EMC Strategy Group for a term of 2 years at a monthly rate of \$5,000.

Motion: Randy Bruett, **Seconded:** Liana Martinez
Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

Regarding item 3.f.

3. f. Motion to approve the extension of a contract with the Law Offices of Sylvia Rodriguez for a term through September 30th, 2028 at a rate of \$100,000 annually and to take effect immediately.

Motion: Fred Gonzales, **Seconded:** Cecelia Rodriguez
Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

f. C&A, on contract for legal services with Sylvia Rodriguez, The Law Offices of Sylvia Rodriguez to provide services to the FEDC.

Exec. Dir.: Ben Reed

(Response above)

g. C&A to appoint a member to the Tourism Board.

Exec. Dir.: Ben Reed

Executive Director Ben Reed made a motion to table this item.

Motion: Fred Gonzales, Seconded: Randy Bruett
 Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

h. C&A to discuss future agenda items.

Exec. Dir.: Ben Reed

No action taken.

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.

5. EXECUTIVE DIRECTOR UPDATE

1. Received the asbestos Abatement Design Specification for interior demolition at 1400 4th Street and moving forward with getting bids; working on timeline
2. Waiting on the topo and survey for the FELPS Business Plaza
3. Zoom meeting with Retail Coach to discuss future interest and projects to market Floresville at the ICSC conference
4. Washington DC trip
5. Mailbox cluster for Business Incubator at 1210 C Street has been ordered
6. 3rd Annual Mental Health 5K Run Downtown May 13th

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:** Motion to adjourn at 8:10 pm.

**Motion: Randy Bruett, Seconded: Fred Gonzales
 Citizens Comments: None**

Vote: For: 6 Against: 0 Abstain: 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			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

Benjamin T. Reed, FEDC Executive Director