

# MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING JULY 10th, 2023 6:00 PM  
FLORESVILLE CITY HALL COUNCIL CHAMBERS  
1120 D STREET, Floresville, Texas 78114

**Call meeting to order at 6:00 pm by President David Del Bosque.**

**Establish Quorum:** David Del Bosque, Nick Nissen, Mary Helen Tieken, Sam Carter, Joel Arroyo, Wayne Alexander, Jacob Silva, Charotte Ximenez- Nelson

**Guests:** City Manager Andy Joslin, Attorney Daniel Santee, Fred Gonzales, Greg Ripps of WCN, Kristen and Julia Weaver of WCN, Councilman Don Scee, Mayor Dippel, Derek Gaudlitz, Pam Culbertson, Ian Ikamba, Brenda Trevino, Sandra Young of GVEC

**Invocation by Fred Gonzales**

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

**Citizen Comments:** None

## 1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on June 12th, 2023.

**Motion:** Secretary Silva, **Seconded:** Joel Arroyo

**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

- b. C&A to approve meeting minutes for the Special Meeting held on June 29<sup>th</sup>, 2023.

**Motion:** Secretary Silva, **Seconded:** Mary Helen Tieken

**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

- c. C&A to approve meeting minutes for the Special Meeting held on July 3<sup>rd</sup>, 2023.

**Motion:** Sam Carter, **Seconded:** Wayne Alexander

**Citizens Comments:** None

**Vote:** For: 6 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

## 2. PRESENTATION/DISCUSSION

- a. Peanut Festival's 79<sup>th</sup> Court of Natures Elements for 2023      President: Brenda Trevino  
The Court of Natures Elements and the President Brenda Trevino distributed gift bags as a small token of appreciation for FEDC's continued support and partnerships with the Floresville Peanut Festival.
- b. Presentation of Certificates of Recognition      Director: Joel Arroyo  
Certificates presented to Officer Raymond Moin Badge #378 and Officer Manolo Valente Badge #389 for continued excellence in security, safety and wellbeing of the Floresville Citizens during Governmental Meetings.
- c. Presentation to ESD 4      Vice-President: Mary Helen Tieken  
A special recognition award presented to Wilson County ESD 4 who was the recipient of the 2023 EMS for Children Crew of the Year Award for recognition of outstanding prehospital emergency care of pediatric patients by EMSC of Texas and recipient of 2023 EMS for Children Crew of the Year Award from the Emergency Nurses Association of Texas.
- d. Financial Overview of June 2023      Treasurer: Nick Nissen

## 3. NEW BUSINESS

- a. C&A to approve FPFA use of the electrical boxes located on the courthouse grounds and 3<sup>rd</sup> Street during the festival October 12<sup>th</sup>-14<sup>th</sup>, 2023.

President: Brenda Trevino

**Motion:** Wayne Alexander, **Seconded:** Joel Arroyo

**Citizens Comments:** None

Vote: For: 6 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

- b. C&A to approve marketing and advertising in the amount of \$1800 for the GoWilson App from the Wilson County News.

Presenter: Kristen Weaver

**Motion:** Mary Helen Tieken, **Seconded:** Joel Arroyo

**Citizens Comments:** None

Vote: For: 6 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

- c. C&A to approve the façade and signage grant for Carmen Kidney Health.

Presenter: Pamela Culbertson

Motion to award the grant in the amount of \$5,843.49 and authorize Attorney Daniel Santee to execute the performance agreement.

**Motion:** Joel Arroyo, **Seconded:** Jacob Silva

**Citizens Comments:** None

Vote: For: 6 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

- d. C&A to approve the LCRA amendment for the tower agreement.

Asst. Exec. Dir.: Charlotte X-Nelson

Motion to postpone to our August 14<sup>th</sup> 2023 Regular Meeting and have Attorney Daniel Santee review the original agreement.

**Motion:** Wayne Alexander, **Seconded:** Joel Arroyo

**Citizens Comments:** Councilman Don Scee advised when he was on the FEDC board the Agreement was for LCRA to maintain the maintenance and inspection reports on the tower.

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

e. C&A to approve the proposed budget for FY 2023/2024.

Pres.: David Del Bosque

**Motion:** Sam Carter, **Seconded:** Nick Nissen

**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

f. C&A to discuss future agenda items.

Asst. Exec. Dir.: Charlotte X-Nelson

1. Lease agreement with the area director Veronica Arriaga, for State Representative Ryan Guillen, at the business incubator; 1210 C Street.
2. Business cards for each board director; need email addresses created.
3. Mowing bids currently in process with a deadline of Friday, July 21<sup>st</sup> 2023 at 5pm.
4. Northcrest Park and 6S report status.
5. Downtown signage.
6. Sports Park status with Heartland.

#### 4. EXECUTIVE SESSION:

**Motion made by Director Carter to go into closed session.**

**Motion:** Sam Carter, **Seconded:** Nick Nissen, **Time:** 7:45pm.

**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			

Mary Helen Tieken X  
Wayne Alexander 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 the Industrial Park, approximately 24 acres on Cardinal West, Floresville, Texas.

(b). Pursuant to Section 551.072 of the Texas Government Code – Deliberating about real property located at 151 Paloma Drive, Paloma Senior Village, Floresville, Texas.

(c). Pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act; to wit: legal advice regarding terms, conditions, and validity of employment agreements.

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

**Motion made by Treasurer Nissen to open session.**

**Motion:** Nick Nissen, **Seconded:** Joel Arroyo, **Time:** 9:06 pm.

**Citizens Comments:** None

**Vote:** For: 6 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

**REGARDING 4a. No action.**

**REGARDING 4b. No action.**

REGARDING 4c. Motion by Secretary Silva, to give the President of EDC authority to discuss with the City of Floresville the potential of entering into an employment services agreement.

Motion: Jacob Silva, Seconded: Sam Carter

Citizens Comments: *Fred Gonzales voiced his concern when "no action" is the outcome of a closed session it precludes some type of an action since nothing is actionable. How is "no action" defined vs. an action that is voted on.*

Vote: For: 6 Against: 0 Abstain: 0 Absent: 0

B.O.D. Names	For	Against	Abstain	Absent
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

5. EXECUTIVE DIRECTOR UPDATE

1. LPA getting demo bids on 1400 4<sup>th</sup> Street. (PROVIDED A LIST OF INTERESTED COMPANIES)
2. Obtaining mowing bids for FEDC properties until July 21<sup>st</sup>, 2023. (HAVE RECEIVED SEVERAL INQUIRES)
3. Documation is in the process of creating FEDC BOD email addresses. WAITING ON LICENSING
4. Binger Telcom to test I.T. cabling on July 10<sup>th</sup> then coordinating the I.T. equipment move with Documation.

6. ADJOURNMENT

Motion to adjourn by Secretary Silva.

Motion: Jacob Silva, Seconded: Sam Carter, Time: 9:12 pm.

Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 0 Absent: 0

B.O.D. Names	For	Against	Abstain	Absent
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			
Wayne Alexander	X			

David Del Bosque, FEDC President