

MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING AUGUST 14th, 2023 6:00 PM
FLORESVILLE CITY HALL COUNCIL CHAMBERS
1120 D STREET, Floresville, Texas 78114

Call meeting to order at 6:01 pm by President David Del Bosque
Establish Quorum: David Del Bosque, Nick Nissen, Mary Helen Tieken,
Sam Carter, Joel Arroyo, Jacob Silva, Charotte Ximenez- Nelson

Absent: Wayne Alexander

Guests: City Manager Andy Joslin, Attorney Daniel Santee, Aaron Farmer via zoom,
Ernie Gonzales, Derek Gaudlitz

Invocation by Andy Joslin
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 July 10th, 2023.

Motion: Joel Arroyo, **Seconded:** Nick Nissen

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 Joint Meeting held July 26th, 2023.

Motion: Vice-President Tieken, **Seconded:** Joel Arroyo

Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 1

| <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 August 7th, 2023.

Motion: Sam Carter, **Seconded:** Vice-President Tieken

Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 1

| <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. Financial Overview of July 2023 President: David Del Bosque
- b. EMC Strategy Group presentation CEO: Ernie Gonzalez
- c. Retail Coach presentation Presenter: Kyle Cofer

3. **NEW BUSINESS**

- a. C&A to approve marketing and advertising for National Senior Citizens Day Parade and activities on Monday August 21st, 2023 at 8:30 am, at the Floresville Event Center.
 Presenter: Cecelia Rodriguez

Motion to approve \$400 for 50 coffee mugs and 50 koozies with will have the FEDC logo.

Motion: Joel Arroyo, **Seconded:** Sam Carter

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 for the Y'all Come Back (YCB) Prospect Steer Show held on October 21st and 22nd, 2023 at the Floresville Expo Center.
 Presenter: Wesley Pfeil

Motion to approve the photographer sponsorship in the amount of \$1700. Our FEDC logo will be printed on each picture taken.

Motion: Vice-President Tieken, **Seconded:** Joel Arroyo

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 Floresville Hike & Bike Trail Contract Award Recommendation by TXDOT and Pape-Dawson Engineers. City Manager Andy Joslin

Motion: Sam Carter, **Seconded:** Jacob Silva

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 Wells Construction for the interior demolition at 1400 4th Street as bid in the amount of \$100,914.50. President: David Del Bosque

Motion: Jacob Silva, **Seconded:** Sam Carter

Citizens Comments: Derek Gaudlitz

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 mowing bid from Shawn Robertson in the amount of \$2,670 for all FEDC properties. Asst. Exec. Dir: Charlotte Ximenez-Nelson

Motion: Sam Carter, **Seconded:** Jacob Silva

Citizens Comments: Derek Gaudlitz

Vote: For: 3 Against: 2 Abstain: 0 Absent: 1

| 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 |

- f. C&A to approve "Feed the Tigers" one evening during the Football season 2023.
Asst. Exec. Dir.: Charlotte Ximenez-Nelson

Motion to postpone for legal review of fund allowance.

Motion: Nick Nissen, **Seconded:** Vice-President Tieken
Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| 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 |

- g. C&A to approve EDOiQ economic development software system annual agreement in the amount of \$4,500.

Asst. Exec. Dir.: Charlotte Ximenez-Nelson

Motion: Joel Arroyo, **Seconded:** Jacob Silva
Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| 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 |

- h. C&A to approve the LCRA Second Amendment to Communications Facilities Lease Agreement increasing the annual lease from \$3600 to \$6000.

Asst. Exec. Dir.: Charlotte Ximenez-Nelson

Motion: Sam Carter, **Seconded:** Joel Arroyo
Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 |

- i. C&A to approve the GVEC Tower Ground Lease Agreement.
Asst. Exec. Dir.: Charlotte Ximenez-Nelson

Motion to postpone for service clarification.

Motion: Jacob Silva, **Seconded:** Sam Carter
Citizens Comments: Derek Gaudlitz

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 |

- j. C&A to revise the FEDC By-Laws.
President: David Del Bosque

Motion to postpone for revision.

Motion: Joel Arroyo, **Seconded:** Sam Carter
Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 |

- k. C&A to discuss future agenda items. Asst. Exec. Dir.: Charlotte Ximenez-Nelson
- Lease Agreement with Veronica Arriaga area Director for Ryan Guillan
 - Roster of FEDC owned properties
 - Attorney Santee Economic Development Workshop
 - Compensation of Acting Executive Director, Assistant Exec. Dir. Charlotte Ximenez-Nelson
 - EDOiQ software presentation

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 to go into closed session.

Motion: Jacob Silva, **Time:** 8:53 pm
Citizens Comments: None

(a). Pursuant to Section 551.071 of the Texas Government Code – for purposes of consulting with its attorney.

Motion to open session.

Motion: Nick Nissen, **Seconded:** Joel Arroyo **Time:** 9:14 pm
Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

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

REGARDING 4a. No action.

5. EXECUTIVE DIRECTOR UPDATE

1. EMC Insurance workshop held August 8th at City Hall.
2. Retail Live on August 31st 2023.
3. Peanut festival parade entry due by September 30th.
4. EMC working with USDA for a signage grant.
5. FEDC will fund the initial Northcrest Park project planning by 6S engineering; not to exceed \$12,461.
6. Requested appraisal for 1146 Hwy 181 S; 7-acre tract.

- 7. Hike & Bike Trail moving forward.
- 8. National Night Out, October 3rd, Downtown Block Party Courthouse square.
COUNTY APPROVED THIS MORNING AT COMMISSIONERS COURT.
- 9. Business cards - Need .Gov email address and good callback phone number.

6. **ADJOURNMENT**

Motion: Sam Carter, **Seconded:** Joel Arroyo, **Time:** 9:16 pm.

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 1

| <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 |

David Del Bosque, FEDC President