

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
January 20, 2015

Board Members Present: Kinnan Stockton, Wesley Lange, David Allgayer, John Hancock

Staff Present: Chandra Spenrath, Executive Director; Beverly Supak, Eco. Development Specialist

Others Present: Ronny Collins, Attorney; Bobby Perez; Daniel Zalman; Rebecca Munos; J.C.Bouse; Garron Farrar; Randy Tarver; J. Michael Trochta; Alan Sanderson, Harrison, Waldrop & Uherek, L.L.P; Ed Erwin; John Schmermund; Jim Roppolo; April Graves; Max Garza.

Kinnan Stockton called the Meeting to order at 5:30 PM.

Kinnan Stockton took roll of Directors and noted a QUORUM.

Wesley Lange led the Pledge of Allegiance.

Item #4. Public Comments:

At this time, any person with City Development Corporation-related business, not scheduled on the agenda, may speak to the CDC Board. In compliance with the Texas Open Meetings Act, the CDC Board is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy, but may not discuss, deliberate, or take any action on any item. The issue may be placed on a future agenda for consideration.

1. Bobby Perez expressed his concerns regarding the 4b considerations.

Item #5. Review and consider approval of minutes of the Regular Meeting of November, 17, 2014.

a. MOTION made by Wesley Lange to approve minutes of Regular Meeting of November 17, 2014, seconded by David Allgayer. The MOTION passed unanimously.

Item #6. Review bills and financial report.

a. Chandra Spenrath said there was no activity out of the ordinary.

Item #7. Review and consider Bill Board Graphic designs and new contracts, KEM Texas Ltd.

a. Chandra Spenrath showed possibilities for 3 different designs.

b. MOTION made by John Hancock to accept the new contracts with KEM Texas Ltd, seconded by Wesley Lange. The MOTION passes unanimously.

Item #8. Review of Revitalization Program.

a. Latitude Salon – previously received a check for \$7000.

b. El Campo Chamber of Commerce – Rebecca Munos explained the Power Point before and after pictures, Kinnan Stockton presented her with a check for \$25,000.

c. Palais Royal – J. Michael Trochta explained the Power Point before and after pictures, Kinnan Stockton presented him with a check for \$25,000.

Item #9. Project Chambers/Juniors Smokehouse.

- a. Ervin Herzik Jr. updated the progress and stated that the project should be completed by February 15, 2015.
- b. MOTION made by Wesley to approve the extension to February 15, 2015, seconded by David Allgayer. The MOTION passed unanimously.

Item #10. Review of City Development Corporation's FY2013-2014 Audit

- a. Alan Sanderson of Harrison, Waldrop and Uherek, L.L.P, gave a summary, concluding that the Corporation's books were clean.
- b. MOTION made by John Hancock to approve the audit as reported by Mr. Sanderson, seconded by Wesley Lange. The MOTION passed unanimously.

Item #11. Relocation of CDC Offices

- a. Chandra Spenrath reported that the City of El Campo needs the offices in City Hall currently used by the two CDC employees. She reported that the offices could be moved to the Northside Center upon approval of the Board at Northside.
- b. MOTION made by John Hancock to approve the move to the Northside Center upon approval of their Board, seconded by David Allgayer. MOTION passed unanimously.

Item #12. Beverly Supak reported on the upcoming Job Fair on Tuesday, February 17, 2015, at the Civic Center.

Item #13. Chandra Spenrath reported that because the regularly scheduled CDC Board Meeting for February falls on Presidents' Day, the Board may consider an alternate day. Monday, February 23 at 3:30 was suggested. MOTION by John Hancock to change the meeting date, seconded by Wesley Lange. MOTION passed unanimously.

Item #14. Discuss the potential election for Type 4b Sales Tax. A joint Strategic Planning Meeting is planned for Tuesday, January 27, 2015, with the City Council.

Kinnan Stockton adjourned the Regular Meeting at 6:10 PM into Executive Session

Meeting reconvened into Open Session at 7:20 PM.

MOTION by Kinnan Stockton to approve \$25,000 to Fesco, Inc. for rerouting and upgrading city waterline due to Hillje Street closure, seconded by Wesley Lange. MOTION passes unanimously.

MOTION by John Hancock to split the cost of \$5000, or to approve \$2500, for Z&B Farms to hire TransSystem to prepare a conceptual rail design and operational plan for proposed facility on Z&B property, seconded by David Allgayer. MOTION passed unanimously.

MOTION by Wesley Lange to approve \$25,000 to United Ag for site improvements to create a bagging system for corn, seconded by David Allgayer. MOTION passed unanimously.

Item #15. Kinnan Stockton adjourned the regular meeting at 7:25 PM.