

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
June 15, 2015

Board Members Present: Kinnan Stockton, Wesley Lange, David Allgayer, John Hancock. Not present: Larry Russell

Staff Present: Chandra Spenrath, Executive Director. Not present: Beverly Supak, Eco.Dev. Specialist.

Others Present: Randy Collins, Mayor; Mindi Snyder, City Manager; Chris Elliott, Attorney; Leeanna Shimek, Northside Education Center; Kyle Smith, SBDC; Rebecca Munos, Chamber of Commerce; Ed Erwin.

Kinnan Stockton called the Meeting to order at 3:03 PM.

Kinnan Stockton took roll of Directors and noted a QUORUM.

John Hancock 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.

- a. Chandra Spenrath reported that information was given regarding three new businesses for El Campo; Taco Bell, Halyard, and Ranger, and that this information was also submitted to City Council.

Item #5. Review and consider approval of minutes of the Regular Meeting of May 18, 2015. MOTION by Wesley Lange to approve minutes of Regular Meeting of May 18, 2015, seconded by John Hancock. MOTION passed unanimously.

Item #6. Review and consider minutes of the Joint City Council and CDC Special Called Meeting of May 26, 2015, and take any necessary action. MOTION made by Kinnan Stockton to approve minutes of Special Called Meeting, seconded by John Hancock. MOTION passed unanimously.

Item #7. Receive quarterly report from Northside Education Center.

Item #8. Review and consider an Advanced Funding Agreement with TX DOT and the City of El Campo in regards to the future development of frontage roads along I-69 and the request from the City of El Campo for the CDC to participate in a partnership up to 1.5 million dollars, and take any necessary action.

- a. No action taken on item, pending receipt of more information regarding the details of a partnership agreement.

Item #9. Take action to request that Wharton County Attorney seek an Attorney General's Opinion regarding the authority under Local Government Code Sec. 501.103 for the City Development Corporation of El Campo as a Type A corporation to fund the Revitalization/Site Improvement program. A resolution to this effect was read and signed by Kinnan Stockton. MOTION by John Hancock that Ronny Collins, City Attorney, make the request to the Wharton County Attorney, seconded by Wesley Lange, MOTION passed, with David Allgayer recorded as a non-vote.

Item #10. Review financial report.

Item #11. Review and consider proposal to contract monthly accounting services with the City of El Campo, and take any necessary action.

- a. No action taken, pending written agreement between CDC and City of El Campo prepared by Ronny Collins, attorney.

Item #12. Appoint a committee to research salary(s) and compensation benefits for like size economic development corporations.

- a. Kinnan Stockton appointed Wesley Lange and John Hancock to the committee, to report back to the board at the July 27th, 2015 meeting. Mindi Snyder recommended the TML survey information from the city as a starting point.

Item #13. Review and consider Business Liability Insurance policy, and take any necessary action. MOTION by John Hancock to accept the State Farm policy as it was the lowest bid, seconded by David Allgayer, MOTION passed unanimously.

Kinnan Stockton adjourned the regular meeting into Closed Session at 4:11 PM.

Meeting reconvened into Open Session at 5:25 PM.

Item #15. Take action regarding Closed Session.

- a. MOTION by David Allgayer to accept the execution of the assignment of the real estate contract from John Petty on the purchase of 25 acres for \$300,000 from CGH Farms Ltd., contingent on City Council approval and environmental addendum provision, seconded by Wesley Lange, MOTION passed unanimously. MOTION by John Hancock for Ronny Collins, Attorney, to prepare earnest money contract of \$10,000 per acre for 2 acres in Meisel Industrial Park, contingent upon purchase of 25 acres, seconded by David Allgayer, MOTION passed unanimously.

Kinnan Stockton adjourned the regular meeting at 5:45 PM.