

Floresville Economic Development Corporation

Regular Meeting: May 11, 2015 6:30 P.M.

City Hall, 1120 D Street, Floresville, Texas

AGENDA

Open Meeting:

1. Call meeting to order and Establish a Quorum
2. Invocation
3. U.S. Pledge of Allegiance & Texas Pledge
4. Citizen Comments

Old Business:

1. Approve minutes of the regular meeting on April 13, 2015.
2. Treasurer's report and review.
3. Committee reports:
 - a. Finance
 - b. Personnel
4. Executive Officer's report:
 - a. UPDATE: Industrial Park Road Paving Project:
 - Drainage work completed
 - 13 concrete driveways completed
 - 3 concrete driveways in progress for completion
 - Street paving will commence once concrete work is complete
 - b. April 23, ED met with subcontractor bidding on representating counties, including Wilson County, through AACOG for Workforce Development.
 - c. April 24: Kick-off date for Retail Coach to begin Retail Development Project work in Floresville. Collection of primary data will occur first: License plate surveys and shoppers credit card analysis used to determine origin of Floresville shoppers and their retail spending profile. ED took Aaron Farmer, Retail Project manager, on a tour of possible retail sites along Hwy. 181 N&S and downtown Floresville.
 - June 8th, FEDC meeting: MARK YOUR CALENDARS. The FEDC, City and Aaron Farmer, The Retail Coach, will introduce the "Retail Development Program" underway in Floresville. Mr. Farmer will review the recently completed "retail leakage report, that is.....retail sales going to other cities than Floresville". Invitees include: City Council, City Manager, Mayor, Fisd, FELPS, Wilson County, Chamber of Commerce and members and Floresville citizens.
 - d. April 27th: Graduation of FEDC Trades Training Center in Floresville 1st Veteran Grant Welding class. 12 Veterans received "no cost" welder training and received welding certificates from Alamo College to improve their job skills (photos). Work Force has been working with students/graduates for job placement after graduation. The 2nd Veterans Grant Welding training will start tonight, May 11th, at Fisd welding lab and classroom and has a full class.
 - e. May 7th: New Haven Assisted Living and Memory Care closed on the FEDC's 4.38 acres in Veterans Park.

- f. The City Pride Signage Project, discussed in the April 13th Board meeting, has been transferred to the City Manager's office (per her request) because the program specifically names the City of Floresville, as applicant.

New Business:

5. **Discussion and Possible Action Item:**
Galen & Jennifer Jansky, owners of Texas Star Lodges and Suites, 1328 3rd Street, downtown Floresville are requesting a fascade grant of \$16,550 for fascade repairs made to the old R.L. Eschenburg building (hand-out and color photos).
6. **Discussion Item:**
A proposal for a FourSquare Market Study: "Assessing the Potential for a New YMCA Serving La Vernia, Floresville, and Surrounding Communities in Wilson County" by YMCA of Greater San Antonio.
7. **Discussion and Possible Action Item:**
Consider a 6 months lease with option to purchase the office and storage structure on 2 acres in Rancho Grande Industrial Park, from Harvard Marine Petroleum Training Institute USA, owners: Mr. and Mrs. Michael Smith, for use as an industrial training center for Floresville and Eagle Ford Shale Regions. The company currently conducts training classes at 558 U.S. Hwy. 181 South, Floresville. The Smiths are here tonight for Q & A. (Hand-out).
8. **Discussion and Possible Action Item:**
ED has Larry Heimer, P.E. preparing construction drawings to bid out work to complete the two detention ponds in the Industrial Park, required by Wilson County. Larry's earlier engineer's cost estimate for construction of the two ponds was \$674, 912 and this dollar figure should be officially retained in the FEDC Money Market account to construct the 2 detention ponds per an agreement reached between FEDC and Wilson County. (Hand-out).
9. **Discussion Item:**
As background information for a closer review of Floresville's Parks Plan the City Manager has furnished a 2012 engineering update (the most recent review) of the Floresville Master Plan, Parks for Board review. The City Manager has also furnished a 2014 SARA, Damage Survey Report and Emergency Watershed Protection Program-Recovery Plan for addressing the continuing damage caused by the San Antonio River under City Park property. The author of the Plan notes that if corrective action is not taken (with no timeline given), all City Park baseball fields and structures will be a threat to life and/or property. The 2014 cost estimate for the Plan was \$1,346,517. (Hand-outs). The City Manager and FEDC ED plan on interviewing several potential Park Develop and Planning firms and discuss the need for a two phrong approach to City Park Planning: 1) Current City Parks inventory: needs/repairs and 2) Planning a New Sports Complex.
10. **Discussion and Possible Action Item:**
Consider an Employment Contract between the FEDC and Tommy Baker. (Hand-out).

11. Adjourn into Executive Session in accordance with the Government Code of Texas, Chapter 6 and B2 subsection Sec. 551.074 (a)(1): Personnel Matters: Deliberate appointment, employment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee and Sec. 551.072: deliberation regarding real property purchase or sale. Any action taken on items discussed will be voted on in Open Session.

12. Discussion in Executive Session:

Items # 7 and # 10, above

13. Reconvene into Open Session:

14. Possible Action Items from Executive Session:

Item # 7 & # 10, above

15. Adjournment

The Floresville Economic Development Corporation (FEDC) reserves the right to convene in closed session in accordance with Chapter 551 of the Government Code of Texas on any subjects permitted by the code and identified above. This facility is wheelchair accessible and has accessible parking spaces available. Request for accommodations or interpretive services must be made 24 hours prior to the meeting. Please contact the Tommy Baker, ED, FEDC at 830-393-3965. I certify that the above notice of meeting was posted on the front window of City Hall, 1120 D Street, Floresville, Texas 78114, and on City and FEDC websites by 5 P.M. on May 7, 2015.

Tommy Baker (TWB), Executive Director, FEDC