Notice of Regular Board Meeting
Of the
Gun Barrel City Economic Development Corporation

The Gun Barrel City Economic Development Corporation will meet in a Regular Board meeting in the Gun Barrel City Council Chambers located at 1720 West Main Street, Gun Barrel City, Texas, 75156 on Tuesday, December 8, 2015 at 5:00 p.m.

Call to Order
Invocation
Pledge of Allegiance
Roll Call and establish a quorum

Board Chair - Steven Schiff: Present
Board Member - Keith Butler: Present
Board Member - Gary Damiano: Present
Board Member - Megan Lindaman: Present
Board Member - Jim Osborne: Present
Board Member - Holland Whitten: Present
Board Member - Michael Slingerland: Present

Citizen Presentations: (Limited to 3 Minutes)

First Citizen:
David Skains - I was taught that when shaking someone's hand, make sure it's strong and confident. First impressions last and your character is automatically assumed in that one second of greeting. It only takes a few seconds to drive by Big Chief, and it is the hand shake of Gun Barrel City and our character is assumed by a lot of potential visitors and businesses as they drive into our city. We are a resort/retirement community. We make our tax dollars off of many visitors to the lake area. I was once told, during the drought, that we can't fix the lake. I thought to myself, the lake isn't the problem: it's the access to the lake that is the problem. We will have another drought and as Tarrant County grows, the demand on our lake will grow. We can't rely on the lake for our revenue, but we can help it help us. I believe this is a good step in that direction. This property provides a deep, if not the deepest access to the lake. It gives the city waterfront property to use in a wise manner. I am in agreement with the purchasing this property, demolishing all the structures and then determining what is best suited for the properties future, provided the resources necessary to do so do not cause a hit to the EDC in an amount that would prohibit assisting existing and new business development. I personally would like to see a large civic center built on the property to host events such as home and garden event, boat shows, gun shows, fishing tournaments, etc. This drives badly needed revenue for our streets and the growing cost to run our city. Thank you for this opportunity to speak and I wish the EDC the best of luck on this project and all other projects in the future.
Second Citizen:
Mr. Braswell: Sorry I didn't get here in time to fill out a form Dawn. Mr. President, Board, it's good to see everyone. I understand you are going to be talking about the subject of Big Chief. I just want to say that this came up in the past and it came up for all that we thought at the time what we thought was all the wrong reasons, and it did not progress any further. From what I understand the reasons now are for one the reasons that I have pushed for a long time and that is cleaning up our city, and when you come across the bridges from 7 points and you look to the right and you see big chief it is a blight on our city it is a sore spot and something needs to be done on it. I applaud you for taking the anniciatiave to move

forward to hopefully do something about that. But that is not our only blight problem in our city, we as citizens need to stand up and be proud of our city. If you go for a walk sometime, look at all of the trash on the side of the road, that is laziness that is not taking any pride in where we live and not what you want to see for our city. So I hope that this would be a start to the citizens of our city sitting up and saying well if the EDC and the City Council hopefully if the city council approves this and go forward, we as citizens should also take the initiative to do what we can, by instead of throwing something out the window of our car wait till we get home and put it in the trash. We are a recreational city that's what we are and we need to make it a place where people want to come because it's clean and it's safe and its fun to be here. I want to wish you all the best of luck, and it's good to see each and every one of you, and it's good to be here.

Item #1. Discuss and/or take action to approve the EDC Meeting minutes of November 2, 2015.

Damiano motions to approve the EDC Minutes of November 2, 2015.
Osborne seconds the motion.
All agree: Motion passes.

Item #2. Discuss and/or take action to approve the September 2014 Year End Financials along with the October 2015 Financials.

The Board discussed the auditor's report for the September 2015 Year End Financials, and the October 2015 Financials. The November bank statements did not get here in time to add them now; they will be adopted in the next meeting. No projected sales tax has been seen yet.
Whitten moves to accept the September 2014 Year End Financials, and the October 2015 Financials.
Damiano seconds the motion.
All agree: Motion passes.

Item #3. Discuss and/or take action to receive Treasurers report relating to the new accounting process and procedure. (Whitten)

The Board discussed the changes in the EDC and the documentation, there has been documentation made up for who does what individual duties, etc. Schiff commended Whitten on the great job he has done. Some things are still under review with the CPA and there still might be some changes.
Whitten moves to take no action.
Damiano seconds the motion.
All agree to review motion at a later time, motion passes.

Item #4. Discuss and/or take action to receive Treasurers update on website design presentation from Lee Campbell – Marketing Alliance. (Whitten)

Board discussed the website presentation and decided to put it on hold. There has been a lot of updating on the existing website and they might suite our needs. Schiff commended Whitten again on his work there and thank you for the hard work.
Damiano motions to take no action.
Butler seconds the motion.
All agree to take no action, motion is passed.

Item #5. Discuss and/or take action regarding a new computer tower purchase for reception area. (Whitten)

Board discussed when the computer was purchased and if there might still be a warranty. The outcome is that Whitten will look into the date purchased and if there is any warranty. If there is a

warranty we will proceed with it, and if there is not the new tower will be purchased. Did the introduction of Dawn the temp, and discussed some of the work she has done.
Whitten takes the action to check on the warranty of the computer in the reception area, if there is a warranty to go forward to use the warranty. If there is no warranty then proceed with the purchase the computer outright for $452.18.
Damiano seconds the motion.
All agree: Motion is passed.

Item #6. Discuss and/or take action to accept a presentation from Lisa McCay, Vice President from Buxton. (Schiff)

Board talked about the company Buxton, introduced and welcomed them.
Lisa McCay Vice President of Buxton spoke about what their company has to offer and the benefits that they could offer to us. Lisa talked about the strategic plans for incoming companies and how they will help them along. Helping GBC to market ourselves, get an increase in sales tax base and reducing the retail leakage. Buxton also helps communities recruit new businesses, and how to help retain existing businesses. Bring in tourism, and healthcare. They have a marketing team that will help sell the new retailer, keep you on the radar.
Board then asked questions about if there were any of Buxton's businesses near to us that we would be competing with, and where was the closest client of theirs. Lancaster seemed to be the closest, among many cities in the DFW area. They also discussed the demographics being based off of the full time population, wanting to know how the demographics would work to include to 2nd house citizens, because that is a big increase for us. The price and term was discussed for the Buxton business. Lisa McCay was thanked for coming.
Damiano moves to take no action.
Butler seconds the motion.
All agree to take no action, motion is passed.

Item #7. Discuss and/or take action to approve TEEX Agreement for a cooperative EDC Training Session scheduled with City Council and scheduled for Wednesday, January 20, 2016 (Schiff)

Board discussed TEEX training scheduled for the 20th of January 2016.
Whitten approved the date of January 20, 2016 training.
Damiano seconds the motion.
All agree and motion passes.

Item #8. Discuss and/or take action to approve the WORKCO Staffing Agreement with changes from our temporary staff working from four days to five days a week. (Schiff)

Board discussed the Work Co contract to go from 4 days a week to 5.
Damiano agrees to approve the Work Co contract from 4 days a week to 5.
Osborne seconds the motion.
All agree: Motion passes.

Item #9. Discuss and/or take action to approve EDC participation in the 33rd Annual KCKL 95.9 Bass Tournament. (Schiff)

Board discussed bringing the KCKL Bass Tournament here through a sponsorship, with Big Chief Landing being able to be the host. The price tag is $15,000.00 for the 2016 sponsorship. Is this

included in our budget? We do have it budgeted in, but leaving it up to the board as a whole to make the decision. We have not participated in this before, but the city has promoted them through the radio station. Talk about the revenue and what this would do for our businesses here. Many expressed feelings about spending the money when they are already going to be here using all of our motels, restaurants. To be a sponsor and have our name recognized with this would be great.

Wyrick spoke about the tournament and the increase of the revenue and it would be more money for our business and being able to do more, and it would be a great thing.
Board members also talked about creating an event, we need to bring in more cash flow. It will be a great thing to have your name incorporated with something this big. With the numbers this is bringing in it would be a very large benefit to our businesses. If we sponsor we get radio exposure, the banner will have our name on it as the biggest sponsor.
Question came from the citizens about the taxes.
Whitten made a motion to contribute the $15,000.00 to the tournament KCKL Bass Tournament for 2016.
Damiano seconds the motion
All agree: Motion passes.

Item #10. Discuss and/or take action to accept an update report on the lighting project for Heritage Parkway an EDC project. (Schiff)

Board discussed the lighting at Heritage Parkway, and the work that Oncore is going to be doing. Oncore will be supplying all materials except the trenching; we need to hire someone to do that. We put it out to 4 different businesses and some were busy, some didn't respond and we did get an estimate from one company for the work to be done and the estimate is $7,300.00. March 1st should be the completion date if we can go ahead and get the trenching work done. We also owe this to the business in the area; we have investment there, and businesses coming in.
Damiano makes a motion to accept Wayne Tanksley Electric bid for $7,300.00 to trench, run conduit, and boring.
Osborne seconds the motion
All agree: Motion passes.

Item #11. Discuss and/or take action to participate in the Crappie Anglers Junior Tournament scheduled at Cedar Creek Lake in 2016. (Damiano)

Board talked about the role they played in the Crappie Anglers this year. The Crappie anglers would like us to sponsor the Crappie Junior Anglers of Texas. They are looking for a $1,000.00 donation. They will be here in 2018.
Damiano makes a motion to sponsor the Crappie Anglers Junior Tournament for 2016 by $1,000.00 Sponsorship.
Butler seconds the motion.
All agree: Motion passes.

Item #12. Open Public Meeting for discussion pertaining to "Project Lake". (Schiff)

Board let everyone know that we are in a concept only portion of this project. Our overall goal is to finally purchase the land in early January and to demolish the property to ground level. We have a bid from a local company who the board will take into consideration later tonight. We would like to keep the concrete slabs if possible. We are trying to keep it safe, and keep code violations down. We want to take into consideration the homeowners in the surrounding area. We want to look for grants through various organizations to help grant a civic arena there in the future. We are looking at

a two year construction. Right now we want to take away the eye sore. This had been read once already and the second reading will be on December 15. Open up to citizen comments now.

Rob Rea spoke about concerns from citizens and the use of the concrete slabs. To make use of the slabs by maybe bringing in some picnic tables and in ground b-b-q pits with the help of private funding and use of the boat ramp. Citizens should have use of this during normal hours during the process.
Citizens spoke to let their concerns known - Steve Potrykus - 119 Jeffrey Circle, Crystal Sims - 119 Jeffrey Circle, Bob Bought - Jeffrey Circle, Mr. Knapp - 121 Jeffrey Circle. All citizens expressed their concerns for the noise, their privacy, the parking issues, the activity in the area, if there are picnic tables placed will there be a watch on the hours. They really want to know that they are being thought of also. The neighborhood needs to be cleaned up. They also wanted to know who was purchasing the property, and when the EDC does then who will own what is built. How quickly is the purchase happening? What about the building of the new bridges? There are concerns about the traffic in the area. The in and out of main street, pulling into traffic. If there was an accident, what of the access.
Rob Rae spoke about the property value of the citizen's homes going up. The cleanup of the neighborhood being addressed at a later time. If there are to be picnic tables placed there would be hours and the area watched. Ron Wyrick, spoke about the property of Big Chief. Linda Rankin, spoke about a grant and the city matching the grant to the park. All the land will end up with the City. Ron Wyrick talked about the EDC utilizing the property and gifting it to the City of Gun Barrel City. Dennis Baade talked about the bridges coming in and how things would happen. Schiff let the citizens know that we hear them and we are listening to their concerns and we had the meeting so that all of these can be addressed. Carol Strickland – 328 Court in Harbor Point, wanted to know what we are paying for the land. Also with the capitol what provisions are you going to make with the payments on the property when the drought hits again and you cannot make your payments. Steve let her know that there is money in reserves and the bank wouldn't be loaning the money if we couldn't do this. Carol also spoke about the money being spent for the sponsorships spoke of tonight and didn't want our finances to spiral out of control. If the drought hits what will happen to the taxes, and the money coming in. What happens if the city decides they want more money back like they did before? Schiff let her know we hear her concerns and for now there is no telling what will happen in the future. Rob Rae talked about the percentage the EDC has to have to be an" existing EDC". Lindaman spoke about what this is going to do with our community, and the benefits are something we cannot turn our backs on. Carol – when this is "Gifted" to the city will it be a clear title? Schiff said Yes and he will let them be aware of all that is going on.

Item #13. Close Public Meeting for discussion pertaining to "Project Lake" (Schiff)

Executive Closed Session of the Board of Directors: The Gun Barrel City EDC will now hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code in accordance with the authority contained in Texas Government Code 551.087 Deliberations Regarding Economic Development Negotiations and Texas Government Code 551..

Convene into Executive Session at 6:58 p.m.

Item #14. Convene into Executive Session pursuant to Texas Government Code 551.087 Deliberations Regarding Economic Development Negotiations.

Convene into Executive Session pursuant to (a) Texas Government Code § 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the Marketing Coordinator

Reconvene into Open Session: The Gun Barrel City EDC will now reconvene into Regular Session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any action necessary *regarding* the items discussed in executive session.

Reconvene into regular session at 7:16 p.m.

Item #14. Convene into Open Session to take action on Texas Government Code 551.087 Deliberations Regarding Economic Development Negotiations.

Board is in the process of getting technical bids for the GEO Tech and Surveying.
Damiano motioned to accept the Hardin Surveying proposal for surveying the Skate Park $650.00.
Butler seconds the motion.
All agree: Motion passes.

Osborne moves to accept to the bid from Giles for #3,718.00 for the GEO Tech
Butler seconds the motion.
All agree: Motion passes.

Whitten moves to approve allocating $4,500.00 to government capital to include in the financing for the "Project Lake" through Southside Bank.
Osborne seconds the motion.
All agree: Motion passes.

Agreement on the demolition for the cost of Big Chief Landing.
Damiano makes a motion to accept the proposal by KK Maintenance Inc. For $54,500.00 to demolish the Big Chief Landing site.
Butler seconds the motion.
All agree: Motion Passes.

Item #15. Convene into Open Session to take action on Texas Government Code 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the Marketing Coordinator

Lindaman motions to take no action.
Whitten seconds the motion.
All agree to take no action, motion is passed.

Adjournment

Approved by: _____
Steven Schiff, President

Attest by: _____
Gary Damiano, Vice President