

Minutes of Regular Board Meeting
of the
Gun Barrel City Economic Development Corporation

The Gun Barrel City Economic Development Corporation met in a Regular Board meeting in the Gun Barrel City Council Chamber located at 1716 West Main Street, Gun Barrel City, Texas, 75156 on Tuesday, April 21, 2015 at 5:00 p.m. Skains called the meeting to order at 5:00 p.m. with the following directors present: Osborne, Lyons, Rea, Damiano, Butler and Black. A quorum was established.

Citizen Presentations: (Limited to 3 Minutes)

1) PUBLIC COMMENT / CITIZENS TO BE HEARD (Limited to 3 Minutes)

*** The purpose of this item is to allow citizens an opportunity to address the EDC on issues that are not the subject of a public hearing or on the EDC agenda. For any item on the agenda and/or requiring a Public Hearing, the EDC will allow citizens or visitors to speak at the time the item appears on this agenda as indicated as "Public Hearing". The subject matter of a speaker's presentation during the "Public Comments" section should be one on which the EDC has legal authority to act, such as EDC policy and legislative issues. Speakers should address their comments to the presiding officer, and not to any individual, EDC member, or staff member. However, in accordance with the Texas Open Meetings Act, Section 551.041, the EDC cannot discuss, deliberate, or take action on matters not listed on the agenda. At this time, the EDC will receive citizen comments, and if necessary, may refer the matter to EDC staff for research, resolution or referral to EDC on a future agenda. The EDC prohibits disruptive comments from the public regarding staff or members of the EDC. The speaker must avoid discussion of personalities, indecorous language, and refrain from personal attacks and verbal abuse. Complaints of discussion about individual EDC members, EDC/city staff, or City personnel that do not relate to their acts of omissions as representatives of the EDC/City will not be heard by the EDC during the meeting. Charges or complaints about specific individuals shall be presented in writing to the Mayor or City Manager, as appropriate. Any disruptive behavior by the speaker or person in attendance at the EDC meeting may cause the individual to be removed from the meeting and charged with the crime of disrupting a lawful meeting

Item #1. Discuss and/or take action to approve the EDC minutes of March 17, 2015 and March 30, 2015.

Rea and Black had reviewed the minutes. Rea made a motion to approve the EDC minutes of March 17, 2015 and March 30, 2015. Osborne seconded. All directors voted 'aye'. Motion carried.

Item #2. Discuss and/or take action on accepting March Financials.

Damiano had reviewed the financials. All banking accounts were appropriately collateralized. Sales tax was up 4.88% over last year. Sales tax revenue year to date were up about 5 ½%. All payments are correct. Lake Escape made their first payment and 1st & Last Bar and Grill made two payments in April. Butler made a motion to approve the March Financials as read. Osborne seconded. All directors voted 'aye'. Motion carried.

Carol Strickland, Travis Tarlton and Skate Board of American spoke on Item #3.

Item #3. Open Public Hearing for Skate Park.

5:04 p.m.

Damiano made a motion to open Public Hearing on the Skate Park. Rea seconded. All directors voted 'aye'. Motion carried.

Strickland: I'm Carol Strickland and I live on Port Drive in Gun Barrel City. I'm here tonight as the past president of the Park Board. The Skate Park is the exact thing that we envisioned in our park when we were working with the grant. I think it's important that we have something for all ages in our city at the park to be able to draw more and more people to the park. I would also say as the past president of the Park Board the members of the Park Board were less than pleased with the outcome of the park when we finished the grant. I think it's very important that going forward we see more improvements. However I don't understand how adding improvements to the park board falls under the purview of the EDC. I'm not up here saying 'don't do it'. I just have concerns with-you're charged with bringing businesses to town. I'm just having trouble reconciling-you want to spend your money building a skate park, which yes, it may bring a lot of kids to town to buy hamburgers, but it's not going to function as being able to add jobs to the city. And with that said, I still think we need a skate park. The site that's been suggested to me that might be used 'stinks' for a lack of a better word. There is power at the tennis court that would be easy to get power to a skate park if you put it by the tennis court. There is power at the street department maintenance building, which would be relatively easy to get power to the lot you all own next to the lawn mower facility. In our wildest dream, the park board never envisioned that every improvement that the city chose to make to the park would be crammed in that one little corner. I think that's a misuse of the land around the pavilion if you put the skate park there. There are other improvements that need to be made to that area. The pavilion and playground that are there now has never been brought up to ADA standards. We were told that it would be, but it's not. I think that is real important, because there are a lot of kids that would like to come to the park to use that playground equipment and it's nearly impossible for them to get to the playground because of the parking lot. If you are in a wheel chair or have to use a walker I don't know how they could possibly get over there. So I would really like to see the skate park put in a different area so we can utilize that area around the playground we put in. It was intended to be for small children and I see a big conflict between mothers up there with their five and six year olds. Trying to keep them out of the skate park at any time, but trying to keep them out of the skate park when the people that should rightly be using it are trying to use it. We thought we were going to have a swing set over there for little kids; we don't. I really want the skate park; I really want it someplace else.

Skains: When you and I talked on the phone I told you that was one of the locations that we were looking at, but we have not set on a location at this time. We are still working the concept out, we are still working out a lot of the issues and this is what this hearing is about tonight. To get citizens comments about where we are at. Do they want the skate park? Do they not want the skate park? I'm hearing you say that you want one.

Strickland: We do.

Skains: I don't believe there are issues with a 4B Corporation spending money on parks but I'll double check my tax code book to make sure.

Strickland: OK.

Skains: As far as location goes we have not set a location yet. We are still trying to get a fix on how large the park needs to be and that might help us better understand where it needs to be at that point. There is also some consideration that we can tie this in with a community center. That would make it another consideration of where we might put it. The contractor that did the dirt work for one could do the dirt work for the other that would save us a lot of money. There are some issues like that that we have to address. I'm thrilled to hear from you. I'm glad that you

support it, but it's about the skate park and not so much about the particulars. It might be prudent of us, once we get the particulars formed that we have another public hearing and let everyone have an opportunity to speak at that point in time. I'm hearing what you are saying. What you said about the younger children playing too close to it that makes good sense. We will take those things into consideration.

Strickland: It's getting a little crowded on that corner.

Rea: With all due respect what's important about your comments is the playground equipment not being ADA compliance. I think it's very important for the citizens to understand between an EDC project and a City project. The EDC, by law, cannot go in and make it ADA compliant.

Strickland: I understand that and I'm not suggesting that you should.

Rea: I think it's very important that everyone understands that we can do a skate park and a community center together. We are under very strict stipulations on how we can spend money. It just so happens that a skate park and a community center fell within our perimeters on what we can spend money on. We decided as an EDC back in October that was going to be our focus. That's why this project is even here. Any feedback is 100% encouraged because we are not at a point where we have decided where it needs to be or anything of that nature. We literally don't even know the square footage of it so we can't pick a site. But your point about the small children being close to it, those are all good points. We've had other sites that have been suggested but it turns out that one was suggested by me and it's not going to work at all. So we are in a growing process here. In the weeks to come you will see that your idea and other ideas are being considered very strongly.

Strickland: If I may, since you brought up the community center I think that should be really low on what happens in the city right now, because you can't just build a building and call it a community center. The city is going to have to staff it. There's has to be activities planned. Just because you build a nice building and it sits there empty all day long, doesn't mean people are going to show up to play cards.

Skains: I think when that gets to a point where that turns into a project and we are ready to assign funds to it we will have an open hearing on that as well. Let's keep this to a skate park.

Strickland: Ok, go for it.

Tarlton: I'm Travis Tarlton and I live on Tarlton Road north of Mabank. I don't vote in Gun Barrel, but I do own land in the ETJ. I'm totally against the skate park. No other city has one. The one in Malakoff has been donated by the family that their son got killed and they donated the money. I just don't think the city needs the problems of a skate park right now. I'm for a community center. I do my survey at Wal Mart. I run into people that do vote here in the city and they don't want a skate park. They'd go for a community center of some sort and that's all I've got.

Skains: Alright Tarlton, I appreciate you coming.

Yon Curtis with Skate Parks of America is a contractor the EDC is looking at.

Curtis: Good to see everyone again. For anyone that wasn't here last month when I presented on skate parks and skate boarding. To summarize what some of the benefits would be to having a skate park here in Gun Barrel. It's an active part of any park. What I mean by that is soccer fields; traditional sports are all very busy mainly on the weekends and one or two nights in the evening. A skate park is used essentially every day to some extent. In my experience in developing over 30 skate parks here in Texas we see that quite often. Community Centers, I love community centers, but a skate park could be used as an event space, a multi-use facility. Last month I showed you what looked like amphitheater seating, places where you can have community events, movies in the park; things of that nature. So if that's an interest of the city, by all means we can dub the skate park as having a dual use aspect to it and that would be great. Promoting a healthy life style for a demographic that's typically over looked in a park facility that's not just for Gun Barrel it's across the board. Skate boarding age is from fourteen to eighteen so you wonder where their spending their time in a parks facility. It's very low

maintenance. The cost to operate a skate board park is almost none. It's to the tune of sweeping off leaves occasionally, mowing the yard around it and picking up trash occasionally. Speaking of economic advantages and how we can see some tourism here in Gun Barrel and again I come from a contractor side so I'm not here to convince you. This is just in my experience and you can take it or leave it, but once a skate park is build it could bring a retail skate shop. The purchasing of clothes, shoes, skateboards, skate park tourism is a real thing, food, hotel rooms, things of that nature. There would be skateboard competition, but not as structured as traditional sports.

Skains read from a document that stated the top six benefits for a skate park one being a drop in crime. He noted that Arlington was adding six skateboard parks at Vandergriff Park.

Skains: We've made it a project, we've put money to it, we're hearing your comments and now it's time for our board to meet with the design team to determine who is going to do what. Start moving forward on location and determine a contractor for it.

Rea felt that in his research it clearly showed that a skate park created a destination.

Black: Mr. Skains I've never understood the joy of skate boarding because it looked like a lot of work to me. But for the ones that do enjoy it, I've always thought we should have things to keep the kids busy. I've talked about skate board parks for a long time with people in the city. My decision to help was the sign at local banks that said 'no skateboarding even after hours'. They had all this cement there and they didn't even want the kids there at night when there was no traffic. That just seemed so unfair to me. To have a city that enjoyed skateboarding with no place for them to do it. If they enjoy it I think we should try to put something there for them.

Skains: Thank you, I agree with you.

Item #4. Close Public Hearing for Skate Park.

Rea made a motion to close the Public Hearing on the Skate Park. Osborne seconded. All directors voted 'aye'. Motion carried. Hearing closed at 5:29 p.m.

Item #5. Discuss and/or take action authorizing David Skains to execute the release of lien form to terminate the Performance Agreement from September 9, 2004 requested by HC Title, LLC.

Skains: This is a lien that we basically lost out on when the property sold (bank foreclosure). The EDC has a second lien. The EDC has been asked to sign the lien release.

Black: What would happen if we didn't sign the release?

Skains: I would image we would end up in court.

Damiano: Because the property sold one, we no longer have a valid lien on it. Correct?

Skains: In your packet there are minutes from that meeting stating the motion that the EDC had not renewed the lien at one point and time and there was a motion to not take any action on the property due to the complexity concerning the property. All directors voted yes on that one and that was in 2008.

Damiano: If we no longer have a lien on it why are they coming back to us?

Evans: It's still recorded at the court house.

Damiano: OK.

Skains: It's still showing up and causing issues and our lien has expired.

Osborne: There is nothing to do. We don't have a vested interest in the property. It's been sold once and this is just cleaning up some paperwork.

Skains: That's the way I see it.

Damiano made a motion to authorize David Skains to sign the lien release in regards to the subject property. Osborne seconded. Osborne, Lyons, Skains, Butler and Black voted 'aye'. Rea voted 'nay'. Motion carried.

Item #6. Discuss and/or take action on revised By-laws.

Skains asked to table Item 6. The intent was to revise the By-laws to reflect our new meeting day. However the meeting day is not in the By-laws, it's in the Standing Rules. Next month we need to bring our By-laws up to date with any changes that we've made.

Black: We are going to revise them in May? Because there is another thing that goes against the Charter.

Skains: What's that Patsy?

Black: It's on page 2 of our By-laws. It states 'any director that misses two consecutive meetings without an excuse should be removed. The Charter states 'any member of a board that is absent from three' meetings; it just needs to be changed from two meetings to three meetings.

if they are going to be revised next month that can be included.

No objections on tabling Item 6 until the May meeting. No action needed.

Item #7. Discuss and/or take action to approve additional marketing fees for CAT Tournament (June & September).

Damiano: I talked to Tom Finley Park today and I also talked to Jay Reeves (CAT) by email. We are looking at having some additional fees whether it is for Tom Finley Park for the weigh-ins, possible admission cost; we don't know. I'll be attending a meeting at Tom Finley Park on April 29th to find out more information. Part of my thinking is to put another \$500 toward the marketing fees. We've not done anything on the junior tournament which is coming up in June.

Black: How much more are they wanting?

Skains: When we first discussed this with CAT we made somewhat of a commitment, not a solid commitment that we would look at Tom Finley Park for the September tournament and the June tournament both. I believe that fee is \$175.00 for both days, but I'm not positive about that amount. But we didn't get that included in the motion for the \$3,000 that we paid for the sponsorship. I know they are looking for additional sponsors for their junior tournament. I think at this point and time maybe we need to find out what the dollar amount is, negotiate with Tom Finley and bring this back to the board at the May meeting.

Damiano: That's probably a wise move. We were trying to get hard numbers for this meeting, but basically what I've been told is everything is negotiable.

Skains: Since they are willing to negotiate, I think we need to hold off.

Damiano asked for a consensus from the board of the willingness to provide marketing fees.

Skains: I think we just bring it back because we don't know what that would look like.

Table Item 7-no action taken.

Item #8. Discuss and/or take action on matters pertaining to forming a marketing task force.

Skains: We are running advertisement at the movie theatre. There are some other marketing opportunities as small as t-shirts and slogans that we might want to wear if we are working with some charity group making burgers or pancakes one morning. Mainly this is to work on the ads for the movie theater. Those are a little bit time consuming and a lot of brain storming. I hesitate to try and bring the whole board together to form those ads. But I wanted to bring it up for discussion. Do we want to bring it to the whole board and set around for a few hours and kick around what an ad should look like Boots to Business, Façade Improvement, or revolving loan or whatever it may be or do we want to form a small task force to work together and then bring it back to the board for approval. I'm open for discussion on that.

Black: I think the small task force would be able to get more done. Their ideas would always have to be approved. It's difficult to get seven people to throw out ideas I would think.

Damiano: Conceptually the idea was to have rotating ideas on the screen. In this case the current one is 'get out and vote', which is good for the entire city. The ads in the future maybe promoting an event, educating the citizens, current events in the city, economic development as

it is. The ad that is running right now has a dead line. Once the election has been held the ad has to be replaced. That's one of the things that's pushing us now.

Skains: It has to be replaced before that, about a week before. Any other discussion? Who would like to volunteer to be on that committee? I'd certainly offer my services on it.

Rea made a motion that a task force for marketing strategy be put together with Jim Osborne, David Skains and Gary Damiano. Butler seconded. All directors voted 'aye'. Motion seconded. All directors voted 'aye'. Motion carried.

Executive Session:

Convened into Executive Session at 5:42 p.m.

Item #9. Convene into Executive Session pursuant to Texas Government Code § 551.087: Deliberations Regarding Economic Development Negotiations and § 551.074 Personnel Matters: Pertaining to hiring an Executive Director.

Convened into Open Session at 6:37 p.m.

Item #10. Convene into Open Session to take action on Texas Government Code § 551.087: Deliberations Regarding Economic Development Negotiations and § 551.074 Personnel Matters: Pertaining to hiring an Executive Director.

Rea made a motion to agree to proceed with the package as laid out in Executive Session concerning an Executive Director both salary and benefits and the procedures needed to take that to the City Council. Osborne seconded. All directors voted 'aye'. Motion carried.

Damiano made a motion to form an initial interview team consisting of EDC folks to screen and get the candidate pool down to a more manageable number. Osborne seconded. All directors voted 'aye'. Motion carried. Who would like to be on the interview team? Jim Osborne, Gary Damiano and David Skains volunteered to be the interviewing team with Keith Butler as an alternate. There had been discussion of a council person being on the team.

"A quorum of the full governmental body may attend the meeting of a committee of that body, or any other city advisory board. For example, a quorum of the Gun Barrel City Council may attend a city economic development board meeting or city advisory board meeting."

The Gun Barrel City EDC reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) or 551.087 (Deliberations Regarding Economic Development Negotiations).

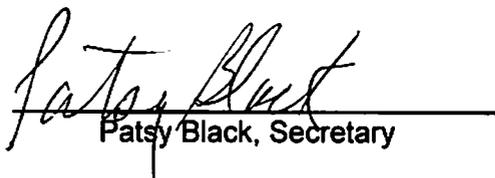
Adjournment: 6:40 p.m.

Approved by:



David Skains, President

Attest by:



Patsy Black, Secretary