



**CITY OF BANDERA
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas
Monday, November 08, 2021 at 6:00 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

MINUTES

1. Call to order.

The meeting was called to order at 6:01 pm. Jerad Wilcox, Laura Devenport, Lauren Ojeda, Alan Arterbury, Christine Morse and Toni Kunz were present. Donna Ross was absent.

2. Pledge of Allegiance.

All stood for the pledge.

3. Announcements.

Toni Kunz: Congratulations on a great Buckfest and Hunter's Weekend.

Lauren Ojeda: Announced her recent association with Guillot Realty and stated she has no vested interest in the agenda items regarding Guillot Realty

Laura Devenport: She provided an ethics packet for the board sent by the attorney for a reminder for the board

Jerad Wilcox: Robert's rules of order are only recommended, not required

4. Consent Agenda.

(Items on consent agenda are considered being of a routine nature by the Economic Development Corporation and may require only limited discussion. Any Board Member may request that items be removed from the consent agenda and be considered separately for the purpose of discussion and voting.)

1. Minutes from the October 29, 2021 meeting.

Motion not to approve the consent agenda made by Toni Kunz, seconded by Laura Devenport. All in favor, none opposed. Motion passed.

There was discussion about two corrections that needed to be made to the minutes.

Motion to approve with corrections made by Toni Kunz, seconded by Laura Devenport. All in favor, none opposed. Motion passed.

5. Discussion and possible action on the following items:

1. Election of EDC Board officers.

- a. President**
- b. Vice President**
- c. Treasurer**
- d. Secretary**

Nomination of Jerad Wilcox as president by Laura Devenport.

Motion to keep current officers, President Jerad Wilcox, Vice President Laura Devenport, Secretary Alan Arterbury, Treasurer Administrative Assistant made by Alan Aterbury,

seconded by Toni Kunz. Toni Kunz, Christine Morse, Alan Arterbury, and Laura Devenport in favor, Lauren Ojeda opposed. Motion passed.

2. Approval of a resolution of the Board of Directors of the Bandera Economic Development Corporation authorizing the acquisition of Bandera Range 2, Lots 10-14 on Hackberry Street and Authorizing Officers of the Corporation to Act on Behalf of the Corporation.

Motion to approve made by Christine Morse, seconded by Laura Devenport. Laura Devenport, Christine Morse, Toni Kunz, and Jerad Wilcox in favor. Lauren Ojeda and Alan Arterbury abstained. Motion passed.

3. Proposals made for EDC-owned land on Buck Creek Drive.

1. John and Pat Boyle, Guillot Realty

Laura Devenport announced she is abstaining from this agenda item.

There was discussion about this agenda item coming back on the agenda because of Lauren Ojeda's motion to enter into negotiations with her new association with Guillot Realty.

Motion to decline offer made by Alan Arterbury, seconded by Toni Kunz. There was discussion about the previous motion at the previous meeting and further conversation about the property and plan for the property.

Jerad Wilcox commented on his conversation he had with John and Pat Boyle and Gay Guillot. He recommended the board members discuss development plans with the individuals because it gave him a lot of clarification.

There was discussion about putting this item on agenda for closed session. There was also discussion about how to proceed with the offers at hand.

Alan Arterbury in favor. Toni Kunz, Christine Morse and Jerad Wilcox opposed. Motion fails.

Motion made to enter into negotiations in closed session with attorney with John and Pat Boyle, Christine Morse second. Toni Kunz, Christine Morse and Jerad Wilcox in favor, Alan Arterbury opposed. Motion passed.

4. Amending promotional funding budget.

There was discussion about not having the bank statements to reconcile the bank account. This item was moved to the next agenda.

5. Changing the date of the Regular Meeting date for November.

There was discussion about combining the regular meetings of November and December.

Motion to combine November and December meetings for December 16th made by Laura Devenport, seconded by Toni Kunz. All in favor, none opposed. Motion passed.

6. Promotional fund application

1. Christmas lights / Jane Pratt

For 2022, requesting \$750.

Motion to table to December 16th meeting made by Toni Kunz, seconded by Christine Morse. There was discussion about getting more information about totals for expenses and promotional funding budget finals. All in favor, none opposed. Motion passed.

7. Requesting a zoning change from P4 to P5 for land owned by EDC on Buck Creek by Bandera City Council via Bandera Planning & Zoning Commission.

There was discussion about the proposed Place Type for the EDC property by Simplecity and how no property can be up-zoned.

Motion to open for discussion made by Toni Kunz, seconded by Laura Devenport. There was discussion about the descriptions of the Place Types P4 and P5 and how it applies to the area of the property.

Motion to request City Council via Planning & Zoning Commission for the Place Type of the BEDC owned land go from P4 to P5 made by Jerad Wilcox, seconded by Christine Morse.

There is discussion about topography and location of the property. Christine Morse, Toni Kunz, and Jerad Wilcox in favor, Alan Arterbury opposed, Laura Devenport and Lauren Ojeda abstained. Motion passed.

6. Closed Session.

The Bandera Economic Development Corporation will convene in executive session under Texas Government Code 551.074 for personnel matters.

This item was held in open session.

1. Interviewing and reviewing EDC applicants.

Each applicant explained why they wanted to be on the board.

Christine Morse: city resident, keep working on projects that she has started and finds the work rewarding, feels it's helpful to also be on City Council to be able to see the whole picture

Lindsay Barnett: county resident, business owner, her spouse is on the Planning & Zoning Commission, wants to give back to the community

Billy Walker: city & county resident, long time Bandera resident, honor founders and old mill, would like to see a river walk, ADA compliance

Kay Reese: 20 year Bandera resident in the county, wants to see the city stay a small, western town, wants to see the live music scene continue

Jacqueline Pack: did not attend the meeting

Mario Munoz (via phone): veteran, owned a consulting company, sees projects through from beginning to end, involved in community by taking advantage of holidays to entertain the kids in the community

Nancy Harvey: business owner in the city, 3 year resident, preserving the history of the city, very involved in the community, serves as a director on the board for the Chamber of Commerce

Billy Gleeson: county resident, 5 year resident, interested in helping development the economic impact of the city

Toni Kunz clarified that City Council can appoint anyone to the board and she plans on resigning.

Motion to recommend nominating Bill Gleeson for consideration made by Toni Kunz, seconded by Lauren Ojeda.

Nominations:

Toni Kunz: Billy Gleeson, Lindsay Barnett, Kay Reese

Laura Devenport: Billy Gleeson, Kay Reese

Jerad Wilcox: Nancy Harvey

Motion to nominate the previously named for appointment by City Council, made by Laura Devenport, seconded by Toni Kunz. All in favor, none opposed. Motion passed.

7. Action following closed session.

The Bandera Economic Development Corporation will convene to consider any action after the closed session.

No action. Item was considered in open session.

8. Closed Session.

The Bandera Economic Development Corporation will convene in executive session under Texas Government Code 551.072, Deliberations about Real Property.

1. Negotiation of EDC land purchases by Silver Sage.

7:50 recess.

9. Action following closed session.

The Bandera Economic Development Corporation will convene to consider any action after the closed session.

The regular meeting was reconvened at 8:37 pm.

There was no action on this item.

10. Future Agenda Items.

Signature cards and taking Karina Cabrera off the signature cards.

11. Comments from the Board.

Resolution to sign for Hackberry property purchase.

12. Adjourn.

The meeting was adjourned at 8:39 pm.

/s/ Keely Hansen

Keely Hansen, *Administrative Assistant*