

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
June 15, 2009

Board Members Present: Randy Collins, Bobby Perez, Gwen Willis, Don Naiser, Alan Heskamp

Staff Present: Chandra Spenrath, Executive Director; Jessica Thane, Executive Assistant

Ex-Officios Present: Phillip Spenrath, Mayor of El Campo

1. President Willis called the Meeting to order and noted a QUORUM at 3:12 pm.

Clarification: Director Alan Heskamp was noted absent when the Meeting was called to order, but arrived later during executive session.

2. The minutes from the Regular Meeting of May 21, 2009 and the Special Called Meeting of June 1, 2009 were in the Board Book for approval.

Vice President Bobby Perez stated there was an error in the May 21, 2009 minutes. In the minutes, he is credited with making and seconding the Motion to approve the April minutes. President Gwen Willis confirmed that it should have stated Bobby Perez making the Motion and Randy Collins Seconding.

Bobby Perez made the MOTION to approve the minutes of the Regular Meeting held on May 21, 2009 with the correction to be made. The Motion was Seconded by Randy Collins and it passed unanimously.

3. The bills and financial reports for the month of May were reviewed.

Bobby Perez questioned the share of cost with the Northside Center for water. Executive Director Spenrath explained that it was for the bottle water used at various meetings, etc and that it was less expensive to go with the bottled water rather than the cooler from Ozarka. Director Randy Collins questioned the new computer screen and Executive Director explained that her previous screen had been fading in and out and was unreadable.

With no other discussion, President Willis moved to Agenda item #5.

4. Discuss and take possible action on expiring terms of CDC Board Members and consider making recommendations to City Council for the appointment of Board Members.

Director Randy Collins stated that he spoke with Jeff Snyder at length regarding serving on the CDC Board. Mr. Snyder was very interested, but could not devote the time currently. He would consider it again in the future, however.

Secretary/Treasurer Don Naiser recommended Wesley Lange, who had previously served on the School Board and also Gary Raybon as a replacement for his seat on the Board of Directors. Director Collins voiced concerns that Mr. Raybon lived in Wharton, and if that would more difficult for him to attend after hour meeting, etc. The Board also discussed that

Mr. Lange currently served on the P-Z Board for the City of El Campo and if that would be a conflict. Secretary/Treasurer Naiser commented that he isn't positive that Mr. Lange had committed to serving, they had only discussed the possibility and he expressed interest.

President Willis moved to Agenda item #6 Hold an Executive Session.

5. President Gwen Willis opened EXECUTIVE SESSION at 3:26 PM to:
 - A. Discuss and deliberate economic development negotiations, as authorized by TEX. GOV'T CODE ANN. 551.087, regarding:
 - a. Project Scale
 - b. Project AMB
 - B. Discuss and deliberate real estate negotiations, as authorized by Section § 551.072 of the Texas Local Government Code.
 - a. Divide Street property
 - C. Discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code regarding Executive Director's performance evaluation.
6. OPEN SESSION reconvened at 6:21 pm.
 - A. Action taken regarding economic development negotiations: None Taken.
 - B. Action taken regarding real estate negotiations: None Taken.
 - C. Action taken regarding personnel matters:

Bobby Perez made the MOTION to give the Executive Director a 3% salary raise effective with the new Budget year starting October 1, 2009. Alan Heskamp Second the Motion. The Motion passed 4:1 with Board Director Randy Collins opposed.

7. President Willis Adjourned the meeting at 6:22 pm.
8. President Willis reopened the meeting at 6:23 pm.

Executive Director Spenrath questioned if the Board wanted to make a recommendation regarding Mr. Naiser's seat on the Board, considering this would be the last meeting prior to Council taking Action. Director Randy Collins stated that CDC Attorney Ronny Collins sent him an email stating that Wesley Lange could legally serve on both the CDC and P/Z Boards and that Councilman Richard Young could also serve on City Council and the CDC Board. The Board questioned if Councilman Young wanted to serve on the Board and Executive Director Spenrath stated that Mayor Spenrath sent a text saying that the Board might also consider Richard Young. Board Director Randy Collins said Mayor Spenrath also called him.

9. President Willis opened the Tabled Discussion regarding expiring terms of CDC Board Members and consideration of making recommendations to City Council for the appointment of Board Members and possible action.

President Willis stated that the Board of Directors currently has 3 people interested in serving on the Board: Gary Raybon, Wesley Lange, and Richard Young. Vice President Bobby Perez expressed concern that none of them had spoken with Richard Young, to confirm that he was interested.

Randy Collins made the MOTION that he was in favor of recommending Wesley Lange for appointment to the CDC Board, commending his tenure on the ECISD School Board and that he lived locally.

Vice President Bobby Perez stated (in reference to Richard Young) that he would be concerned with a Councilman serving on both Council and the CDC Board, considering that Council reviews the CDC actions and that there should be a separation, and avoiding the perception that there were any “vertical” decisions being made. Board Director Randy Collins referred to the saying “you can’t serve two masters and serve them well”, and that was his personal opinion. Director Collins stated that he respects Richard Young and it was not a personal decision against him. Vice President Bobby Perez agreed and said that Richard would be a great asset, but it wouldn’t make a good precedent.

After more discussion, President Willis asked if Randy had made a Motion. He stated that he had, but no one Seconded. Board Director Alan Heskamp asked if there was any other prospects and stated that he thinks Richard Young would be great, but also understood the concerns. President Willis agreed and said she admired Richard Young’s integrity. Vice President Bobby Perez explained that there was already concerns expressed in the community over the fact that the CDC Executive Director and the Mayor of El Campo are married to each other and that having a Councilman also serve on the CDC Board would fuel the concerns of the community.

President Willis asked if there was a Second to Randy Collins’ Motion to recommend Wesley Lange’s appointment to the CDC Board. Don Naiser stated that he would Second the Motion.

The Motion made by Randy Collins and Seconded by Don Naiser to recommend Wesley Lange to the El Campo City Council for appointment to the CDC Board passed unanimously.

10. President Gwen Willis adjourned the meeting at 6:33.