

Gun Barrel City
Economic Development Corporation
1720 W. Main Street
Gun Barrel City, Texas 75156

Thursday, October 7, 2021 5:00pm
Council Chambers
1716 W. Main Street
Gun Barrel City, Texas 75156

Minutes

1. Call to order/Establishment of Quorum

Present: Joe Lawrence

Diane Johannes

Brandi Collard Simpson

Ron Wyrick

Keith Bond

Bryan Crull

2. Invocation and Pledge of Allegiance – led by Joe Lawrence

3. Citizen's Comments – none

4. Discuss/Take Action on Adoption of Minutes from August 12, 2021, August 30, 2021, September 2, 2021, September 15, 2021 and September 21, 2021 Meetings – Moved by Diane Johannes and seconded by Bryan Crull. Motion passed 6-0.

5. Discuss/Take Action on Adoption of August Financials – Ron Wyrick moved to Discuss/Take Action on the August Financials and Brandi Collard Simpson seconded. Ron Wyrick questioned why our August rent is shown as zero as well as electricity and water/waste water. Brandi and Robin searched through the financials to find what he was looking at and Brandi found that the August rent had cleared on July 30, 2021, the day before the August Financials period. Robin stated that water is included in our rent and she would have to research the electric bill. Ron asked what is Card Services and Brandi told him it is the EDC credit card. Ron asked why was it over a thousand dollars last month and this month it is only two hundred and something. Brandi stated because we paid it. Ron Wyrick asked about 2 checks to Mayor David Skains and Brandi Collard Simpson explained that they are reimbursement checks for meals for the Board during a training session and meals for 2 guests who visited with the Mayor about Pier 334. Ron said he wanted to be sure we are paying our bills. Robin assured him all bills are being paid. Ron asked who is checking over them and Joe Lawrence stated that two Board Members look them over when they sign checks. Motion passed unanimously.

6. Discuss/Take Action on the Election and Seating of Officers for the 2021-2022 Fiscal Year – Joe Lawrence stated that he has closed on a home in another city and will be moving and so will resign as President and as a Board Member within the month. Ron Wyrick nominated Keith Bond for President. Keith Bond accepted and seconded. Brandi Collard Simpson nominated

Diane Johannes for President. Diane Johannes accepted and seconded. There were no other nominees for president. Joe Lawrence asked if Keith Bond would like make any comments.

Keith Bond said "I understand that I'm new here. I have no agenda other than trying to better Gun Barrel City. I'm a fast learner. My true interest is Gun Barrel City and the future of it. I see it moving forward in very good ways. We're keeping the smaller town charm but we've got to expand. That's a given. We've got lots a projects, lots of things going on. I've been a civil servant all my life in my career. I serve on the Board of my POA which is different but has some similarities. I'm retired and have plenty of time to devote to this position. I thank you for your consideration."

Joe Lawrence asked Diane Johannes if she had any comments.

Diane Johannes said "I consider it an honor to serve on the EDC for the past two years. When I came on the EDC Board my desire and passion was, and still remains, to see the City of Gun Barrel be able to provide opportunities for employment and for growth and development that will enhance the community that we all live in and call home. My background includes that I was an elected official for twelve years and was responsible for a budget of over 300 million annually. I've also served on numerous committees from value adjustment boards looking at property tax assessments. My desire still remains the same. I've spent the last few months serving as Vice President of this Board and I've taken it very seriously. I realize that it's not necessarily what I want, but rather what the Board should want to support as a whole, so no personal agenda of course. If I'm chosen, that'll be wonderful and I'll appreciate the opportunity. That's my heart for the City of Gun Barrel."

Joe Lawrence asked if there were any questions for the candidates. Ron Wyrick asked about the candidates being able to show up for meetings and said he is hoping to have someone who is close by around here.

Diane Johannes said "I respect the Board Members time. I missed a meeting a couple of weeks ago because I thought it had been cancelled and, as soon as I realized it, I contacted Robin. I have the EDC Board Meetings first on my calendar. I know what it's like to be here and waiting for others. Been there, done that many times, so I understand your comments."

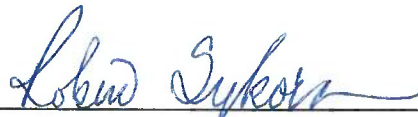
Keith Bond said "The very first meeting I was supposed to attend I was mistaken about the time but I got here as soon as I could. The EDC meetings are now in my calendar at the correct time. I try to be here ten to fifteen minutes early every meeting and will continue to do so. I was at that meeting and, you know, things happen."

Joe Lawrence stated that the Board will first vote on Keith Bond because he was nominated first. The vote for Keith Bond was split at 3-3. The vote for Diane Johannes was 4-2 and she was voted in as President which vacated the office of Vice President. Brandi Collard Simpson nominated Keith Bond for Vice President and he accepted and seconded. There were no other nominees. The vote was 6-0 in favor. Diane Johannes nominated Brandi Collard Simpson for Secretary/Treasurer. Brandi accepted and seconded. There were no other nominees. The vote was 6-0 in favor. At this point, Diane Johannes took over running the meeting as President.

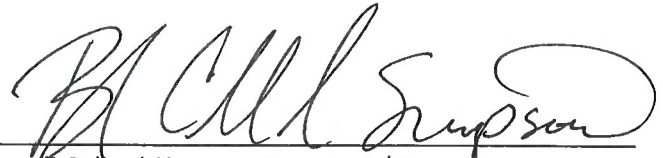
7. Discuss/Take Action on assigning four Signatories if there are fewer than four officers. Joe Lawrence moved to make the President, Diane Johannes, the main signer, the Secretary/Treasurer, Brandi Collard Simpson, the second signer and Vice President Keith Bond and Ron Wyrick to be back-up signers and to remove any non-Board Member from having access to bank electronic communication and to have electronic communication go to the Treasurer's email. Keith Bond seconded. Motion passed unanimously.
8. Discuss/Take Action on City Contracts Renewing – Joe Lawrence moved to approve the annual Lease Agreement with the City of Gun Barrel City and the Property Maintenance Agreement for Big Chief Landing and the Church Street Property. Bryan Crull seconded. Ron Wyrick pointed out that the Property Maintenance Agreement does not include a property we recently purchased and suggested that we not sign it until the new property is added. He wanted to know how much it will cost and when will we turn over maintenance to the Project Pier 334. Mayor Skains stated that if you are suggesting we do not pay this contract then the city will write the EDC a ticket for not mowing the property. This is a renewal of a contract with the city. It has nothing to do with the new property. These are questions that should have been asked before the meeting so that the director could have addressed it with the City Manager. These are the type of discussions that waste time in the meeting and cannot be answered without further research. Keith Bond asked if this contract can be amended at the next meeting. Mayor Skains answered that amending the contract or getting another contract for the new property would both be appropriate solutions. The motion passed unanimously.
9. Discuss/Take Action to reimburse the City for Consultant fees paid monthly until a new ED is hired. Joe Lawrence moved to reimburse the City for Consultant fees paid up to \$2500 monthly until a new ED is hired or until service ends. Mayor Skains explained the services the Consultant provides and that he will be taking it back to the Council at the next City Council meeting. Bryan Crull seconded. Motion passed unanimously.
- ~~10. Discuss/Take Action on Organizational Meeting document from Steven Haynes. Removed.~~
11. Comments from Mayor David Skains. Mayor Skains thanked Joe Lawrence for his service and congratulated the new officers. He stated that there are a lot of projects going on right now in our city and growth can be painful. We have some things that we may not be able to talk about for another 6 months or a year but keeping that in mind he asked that the Board please scrutinize any future projects that the EDC is considering.
12. Thank you for your service to your community Joe Lawrence. Mayor Skains and Robin Sykora thanked Joe Lawrence for his service on this Board and wish him all the best in his new home near Dallas. They hope he will visit often. Robin Sykora presented a small gift in appreciation.
13. Adjourn to Executive Session at 5:53pm
 - Deliberations on Economic Development Negotiations (551.087)
 - Deliberations on Real Property (551.072)
14. Reconvene into General Session at 7:08pm

Take Action on items from Executive Session – Brandi Collard Simpson moved to purchase Lot LT 1, AB 488 T S Mitchell Sur, Sandy Shores #4 BLK 4 LT 1 for \$85,000.00. Bryan Crull seconded. Motion passed unanimously.

15. Adjourn at 7:10pm.



Robin Sykora, Director



Brandi Collard Simpson, Secretary/Treasurer