



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**

A quorum of the Marble Falls City Council may be present

Notice is hereby given that a **Regular Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon** on **Wednesday, October 1, 2014** in the **City Hall Council Chambers** located at 800 Third Street, Marble Falls, Texas at which time the following subjects will be discussed:

1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT

2. CITIZENS COMMENTS *This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The President may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.*

3. APPROVAL OF MINUTES

- September 3, 2014 regular meeting. ***Christina McDonald, Secretary***

4. PRESENTATIONS AND UPDATES

- None

5. DIRECTOR'S REPORT

Update and Discussion on the following:

- Marketing
- Web Site Activity
- Downtown Real Estate Project

6. DISCUSSION AND ACTION ITEMS

- None

7. EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), Pursuant to §551.074 (*Deliberation Regarding the Appointment, Employment, Employment Evaluation, Reassignment, Duties, discipline or Dismissal of a Public Officer or Employee or to Hear a Complaint or Charge Against an Officer or Employee*) and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Annual evaluation – Executive Director, Christian Fletcher

8. RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION

9. FUTURE AGENDA REVIEW

10. ADJOURNMENT

"The Marble Falls Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, 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), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)."

In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending Economic Development Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Ms. Christina McDonald, City Secretary, at (830) 693-3615.

Certificate of Posting

I, Christina McDonald, City Secretary for the City of Marble Falls, Texas, do certify that this Notice of Meeting was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of September, 2014 at 4:00 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



Christina McDonald, TRMC
EDC Secretary

This public notice was removed from the official posting board at the City of Marble Falls' City Hall on the following date and time:

By: _____
City Secretary's Office
City of Marble Falls, TX

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 3rd day of September 2014 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in regular session at noon at the regular meeting place in City Hall, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

<u>PRESENT:</u>	Steve Reitz	Vice President
	Mark Hodges	Director
	Jane Marie Hurst	Director
	George (Butch) Kemper	Director
	Mark Mayfield	Director
	Judy Miller	Director

<u>ABSENT:</u>	John Packer	President
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<u>STAFF:</u>	Christian Fletcher	Executive Director
	Rose Metzler	Administrative Assistant
	Christina McDonald	Secretary and City Secretary
	Monte Akers	City Attorney
	Robert Moss	Parks and Recreation Director
	Mike Hodge	City Manager

VISITORS: Russell Buster, Gail Davolos and Celia Merrill (College to Careers Pathway), Grant Dean, Bill Rives and Patti Zinsmeyer (Marble Falls/Lake LBJ Chamber of Commerce), Eric Looper, Bramer Owens, Wayne Anderson, Brian Hervey (Baylor Scott & White).

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Vice President Steve Reitz called the meeting to order.
2. **CITIZENS COMMENTS.** Russell Buster (owner of the Uptown Theatre located on Main Street) advised the board that the property is for sale.
3. **APPROVAL OF MINUTES.** Director Mayfield made a motion to approve the minutes of the August 6, 2014 regular meeting. Director Miller seconded the motion. The motion carried by a vote of 6-0.
4. **PRESENTATIONS AND UPDATES.** Eric Looper, CEO Baylor Scott & White gave an update on the hospital construction. Representatives from Baylor Scott & White were present to accept the performance agreement check in the amount of \$302,670.00.
5. **DIRECTOR'S REPORT.** Director Christian Fletcher gave an update on marketing, website activity, professional development and the Corworth Building located at 1707 Colt Circle.

6. DISCUSSION AND ACTION ITEMS

Vice President Reitz opened agenda items 6(a), (b) and (c) for discussion.

(a) Discussion and Action on utilizing Community Leverage funds to support parks projects. Robert Moss, Parks and Recreation Director addressed the board. After some discussion, Director Mayfield made a motion to fund the Johnson Park trees assessment/care in the amount of \$14,000. Director Mayfield withdrew his motion. After discussion and motions on items 6(b) and 6(c), Mayor Pro-Tem Hurst made a motion to fund parks projects utilizing the Community Leverage Fund in the amount of \$41,710 for the following prioritized projects under the Downtown Master Plan and Parks projects:

- 1) Johnson Park trees assessment/care
- 2) Skate Park shade structure
- 3) Johnson Park sidewalks
- 4) Westside Park basketball court lighting
- 5) Park View/Park Ridge park site initial development
- 6) Soccer fields at the Greens

Director Mayfield seconded the motion. The motion carried by a unanimous vote (6-0).

(b) Discussion and Action on utilizing Community Leverage funds to support College to Careers workforce training initiative. Gail Davalos addressed the board. After some discussion, Vice President Reitz made a motion to fund the College to Careers workforce training initiative in the amount of \$15,000 under the healthcare and wellness project. Director Hodges seconded the motion. The motion carried by a vote of 6-0.

(c) Discussion and Action on utilizing Community Leverage funds to support interior remodeling and sign replacement at the building belonging to the Girl Scouts of Central Texas Wildflower Trails Service Unit. Director Christian Fletcher addressed the board. Director Kemper made a motion to utilize Community Leverage funds in the amount of \$5,600 under the Downtown Master Plan and Parks projects to support interior remodeling and sign replacement at the Girl Scout Building located in Johnson Park contingent upon the organization providing insurance for the building. Director Hurst seconded the motion. The motion carried by a unanimous vote (6-0).

(d) Discussion and Action on approval of Downtown Project Plan prepared by Cobalt Real Estate Development. Director Christian Fletcher addressed the board. Director Hodges made a motion to proceed with the approval of the Downtown Project Plan as prepared by Cobalt Real Estate Development. Director Miller seconded the motion. The motion carried by a vote of 6-0.

Director Jane Marie Hurst left the meeting at this time.

(e) Discussion and Action on advisory services contract with Cobalt Real Estate Development and allocation of up to \$100,000 for conceptual planning, market

feasibility and other related vendor services. Christian Fletcher, Director addressed the board. Director Mayfield made a motion to approve the service contract and addendums #2 and #3 with Cobalt Real Estate Development for conceptual planning, market feasibility and other related vendor services in an amount up to \$100,000. The motion was seconded by Director Kemper and carried by a vote of 5-0.

1:25 pm Convened to Executive Session

2:07 pm Returned to Open Session

7. EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- **Economic Development Prospects**

8. RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION. No action was taken.

9. FUTURE AGENDA REVIEW. Items for the October agenda were reviewed.

10. ADJOURNMENT. There being no further business to discuss, Director Mayfield made a motion to adjourn. Director Miller seconded the motion and the meeting was adjourned at 2:08 pm.

John Packer, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
October 1, 2014

Agenda Item: 7
Prepared By: Christina McDonald, Secretary
Department: Administration
Submitted By: EDC Board

AGENDA CAPTION

EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), Pursuant to §551.074 (*Deliberation Regarding the Appointment, Employment, Employment Evaluation, Reassignment, Duties, discipline or Dismissal of a Public Officer or Employee or to Hear a Complaint or Charge Against an Officer or Employee*) and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Annual evaluation – Executive Director, Christian Fletcher

CERTIFICATION:

I hereby certify that I have reviewed the proposed topic for the Executive Session described herein and in my opinion, the Texas Open Meetings Act authorizes the Marble Falls Economic Development Corporation to meet in Executive Session and to deliberate regarding the subject matter contained in this cover memo.

Signed this _____ day of _____, 2014.

EDC Attorney