



**MINUTES OF PUBLIC MEETING
DE LEON INDUSTRIAL DEVELOPMENT CORP.
5:00 p.m. – Wednesday, March 8th, 2017
DIDC Approved on April 26th, 2017**

CALL TO ORDER

Toney Prather called the meeting to order at 5:01 pm.

ROLL CALL

Board members present for roll call were as follows; to wit; Toney Prather, Tim Beaty, and Kevin Caraway. Board members not present for roll call were as follows; to wit; Brandon Holland, and Bob Whitney.

INVOCATION

Invocation given by Kevin Caraway.

PUBLIC COMMENT

No public comments.

CONSENT (AUTOMATIC APPROVAL) AGENDA:

a. Approval of Minutes for February 15th, 2017 - Beaty made a motion to approve the minutes. Caraway seconds that motion. Prather, Beaty, and Caraway are in favor. Motion passed.

REGULAR AGENDA: (Discuss and take action separately on the following items)

Holland arrived at 5:10 pm.

a. **Discussion with Peach and Melon Festival concerning land and building needs, and possible action to be taken** - Matthew Nowlin was present representing the Peach and Melon Festival. He began by negotiating - he wanted to know if the board would go for \$60,000, and a 40x80 building. They planned to store the floats there, and maybe have an office too someday. The lease would be for 30 years. Prather said he thought \$60,000 would be way out of bounds. The original plan back a few years ago was \$30,000 and no space he said. He continued that a 40x80 building would run the DIDC about \$60,000 on building costs alone. Nowlin then asked if the board would consider \$30,000, and the building. Prather responded that that was still pretty steep for the property. The building that the EDC was going to put in was going to be a high quality building; and that they would be putting in plumbing, electric, a walk-in door, and roll up doors too for the floats. The Peach & Melon Festival would pay the electric bill. Nowlin asked about renters insurance, thinking the Peach & Melon Festival would be responsible for it. The EDC let him know that the renters insurance would be on them, since they would own the building. Prather added that it might be a good idea for the Peach & Melon to insure their own things, such as their floats. Nowlin then asked what the parking lot for the building would consist of. He was told that it would be gravel at first, and then the EDC may look into paving at a later date. Nowlin asked what it would take for the EDC to pay \$45,000 for the property, and space in the building. The EDC indicated that they weren't open to negotiating, for that sum of money. The discussion then flowed to what a contract should consist of, Prather said it would be good to have in there that the EDC have the building built within a year of the date of the contract. Nowlin agreed, and asked if a survey would be needed. Prather said there shouldn't be one needed, and that one had been done previously, but if one was needed the EDC would have it done. No action was taken.

b. **Gabe Price, DBA Bluebonnet Beef** - Gabe greeted the board, and said he was coming to see if he could get help with setting up his online ordering. He had a good market in De Leon, but the hot market that was keeping his business afloat was in DFW. He said he was spending \$6,000 a month in butchering on steers, and \$8,000 a month on pork. He was interested in setting up a small butchering facility in the back of his shop or nearby, to save him those costs, and so he could butcher the way he wanted it done. The plant in Weatherford had prodded one of his steers, shocking it right before putting it down, and in his opinion ruined the meat. Cox's processing in Comanche was mentioned, as an alternative. Price said he had just rather have his own plant, so he could do it his way, and also pointed out that it kept more money local by doing away with the middle man. He wouldn't do the killing there though - he said he would do that out behind his house, maybe set up a kill plant. He asked what his options would be, opening a processing plant in town. Prather advised him that to fund his plant, the EDC had to show proof that helping him with the plant would retain employment, or the other option was sales tax, which Price is exempt from in his specific market. Price said he would need one full time person to do the processing, since he needed to be

out marketing, so it would fall under employment. He added that eventually, he may add someone part time to run the front office. He then asked about the Police Department building, and asked the Mayor, who was sitting in the audience, if the PD planned to keep their office at that location. The Mayor responded that the plan before he became Mayor had been to relocate the Police Department to the old Chamber Building that was conjoined to City Hall, but he was unaware of that when he was appointed and had offered the building back to the Chamber. Price continued that he could but the plant in the back of his store, but currently his wife was running a non-profit organization out of it. Caraway mentioned that Express Medical was moving out of the building near the edge of town, and it was going to be vacant soon. Price seemed to have all of his questions answered, and said that hopefully he would get something worked out so he could set up a plant in town, and hopefully he would be back in touch with the EDC about funding. No action was taken.

c. Annual Membership with ARCIT - Caraway made a motion to renew the annual membership the EDC held with the Association of Rural Communities in Texas, and that Sarah Cogburn would be the listed contact. Holland seconds that motion. Beaty is in favor. Motion passed.

STAFF REPORT:

- **Report for month ending** - The board review the month ending paperwork, and Beaty made a motion to approve the report for month ending. Holland seconds that motion. Caraway is in favor. Motion passed.
- **Accounts Receivable** - Prather stated that he would have to get with Beck to get his loan reconciled. Beck had said he had the check numbers and had it all worked out. Cogburn had asked him for it several times and he had never turned them in for the EDC to reconcile their records. Prather also noted that Sylva hadn't made his February payment, and that he would speak with him about it. Sylva had mentioned to him previously dropping off some pre-dated checks for the EDC to process on their due dates, but he had yet to do so.

EDC COORDINATOR:

No EDC Coordinator

ITEMS OF COMMUNITY INTEREST:

Expression of thanks, congratulations or condolences.

Information regarding holiday closings.

Honorary recognition of city officials, employees or other citizens.

Reminders about upcoming events sponsored by the City or other entity that is scheduled to be attended by a city official or city employee.

ADJOURN:

Beaty made a motion to adjourn at 5:58 pm. Caraway seconds that motion. Holland is in favor. Motion carried unanimously.

I, *Sarah Cogburn*, Assistant City Secretary for the City of De Leon, Texas, do hereby certify in a good faith effort that the above and foregoing is true and correct of the **Regular Meeting** by the De Leon Industrial Development of the City of De Leon and of the minutes pertaining thereto on the 8th day of **March, 2017**.


Sarah Cogburn, Assistant City Secretary

Minutes **PASSED AND APPROVED** by the De Leon Industrial Development Corporation of the City of De Leon on the 26th day of **April, 2017**.

ATTEST:


Sarah Cogburn, Assistant City Secretary


Toney Prather, President