

Van Economic Development Corporation
January 26, 2015
Regular Meeting Minutes

Present

Barbara McMillan
Candace Myers
Dwayne Wheeler
Sherrie Easley
David Tapley
Pat Dixon
Tim Perry
Roger Johnson, Director

Absent

None

City Staff

Yvonne McCauley

Call to Order and Announce a Quorum is Present

With quorum of the Van EDC members present the regular meeting was called to order by Barbara McMillan at 7:00 PM on Monday, January 26, 2015.

Opening Prayer

David Tapley

Pledge of Allegiance

Barbara McMillan

Open Session

Audiences

No one asked to speak. Guests present were councilpersons Amanda Davis & Don Smith. Also Susan Flynn and the Texas Rose Ranch owners.

Director's Report – Roger Johnson

Report was given on grants from the Texas Capital Fund for downtown work, Love's Infrastructure and a Medical Facility.

-Texas Capital Fund tops out at \$ 150,000. Looking for grants for work to be done for the new hotel with the water and sewer issues of which a study is being done to accomplish this.

- The Theatre building scheduled to begin construction work on Feb 16 and will take approximately 2-3 months for completion.

- Downtown Antique Light Poles – planning on having them in place on or before October 21, 2015. The concrete is a big issue. Tim will have a bid ready for the next meeting on the cost of lights with the difference between using solar or electric with conduit and concrete work. TX Dot is in the loop on this project.

- Love's Truck Stop & Hotel – Start work June 1, 2015. The City reported they are working with Love's to get the water/sewer study completed. The hotel will be a Best Western with 80 rooms. Plan to annex the entire 25 acres for Love's. TX Dot is working with Love's on the drive in and out agreement with the City. Speculate Aug 1 for completion.

- Park Row Business Park – nearly finished. Weather has slowed down the concrete work.

Information for Discussion

- Development of Love's Hotel – City waiting on Study to enlarge existing pipes, flow pressure is issue.
-
- Development of Van Downtown Area – Street Lights, Theater, business facades, parking.
-
- Decision to have a workshop on February 23 at 6 PM prior to the regular meeting to work out the plans for the theatre after completion, parking issues, security issues, who do we rent the theater to, clock for the garden, burned out building.
-
- Will look for platt for the burned out building and the theater so we will know where property lines are. Will provide a copy of what had been looked at for the burned out building a few years ago. A copy will be provided for the meeting. Tim Perry will provide prices for the street lights. (comparison of solar and electric)
-
- Agreement to take care of Ellison water pond was approved by signed document of October 13, 2012 and voted on in December 2014 so no motion needed on this agenda.

Consent Agenda

A - Minutes of the December 30, 2014 meeting presented for motion to be accepted. Motion was made to accept minutes as read by David Tapley and seconded by Dwayne Wheeler. Motion carried and none opposed.

B - Approval of Monthly Expenditures for December 2014 was presented for motion to be accepted. Motion was made to accept Monthly Expenditures was made by David Tapley and seconded by Candace Myers. Motion carried and none opposed.

Action Items

- The CD of \$108,052.00 was explained as to how the auditors found the issue of this coming out of the Water/Sewer account and put in CD for EDC. After much research by the EDC Director and President, they found the money was in fact EDC monies and will stay in the EDC bank account. A motion was entered by Tim Perry the money does indeed belong to the EDC. It was seconded by David Tapley. Discussion followed and Barbara explained that past City Manager had found the discrepancy in January 2012 and saw that the money was placed in the EDC account where it belonged. Motion carried and none opposed.

- Vote to approve Van EDC – Type B – Administrative Service Contract. The EDC lawyer made changes and contract was revised. Agreement between the EDC and City to use the City facilities and equipment at a fee set by the City. This will be finalized at the next City Council on February 5, 2015. Motion was made by David Tapley and seconded by Sherrie Easley. Motion carried and none opposed.

- Item 3 was not voted on – decision to have someone outside Van to audit the books. Also to bring someone to get the new books set up.

Dwayne expressed special thanks to everyone on the EDC for condolences during the funeral of daughter.

Motion to adjourn was made by Dwayne Wheeler and seconded by Sherrie Easley. Motion carried and none opposed.

Respectfully submitted – Patricia Valentine, Administrative Assistant