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## BOARD MEETING MINUTES – June 10, 2019

**PRESENT:** Billy Whisenant, Carolyn Lawrence, Jerod Peek, Gil Cherry, Joseph Crouch, Ken Becker, Miesha Adames, Karen Hunt, Stacy Fritz, Dana Schoening, Gerry McDowell

**CALL TO ORDER:** 10:00 AM by Chairman Billy Whisenant

**PRAYER:** Jerod Peek

**GERRY MCDOWELL:** Residential development update—1<sup>st</sup> house has a contract (new local police officer) and 2<sup>nd</sup> home has a serious inquiry (currently commutes from Abilene to Sweetwater for work). Plans to go ahead and start on the 3<sup>rd</sup> home and when there is are some serious inquiries, he will start on the 4<sup>th</sup>. 15 lots are ready to build on and plans to put a street behind 1<sup>st</sup> two homes hopefully sometime within the next two years for more potential lots to build on. Gerry is willing to do custom homes anywhere in Sweetwater. Discussed relationships with his subcontractors and how speed and efficiency is the key to beat the interest clock.

**DANA SCHOENING:** Business 20 is zoned for manufacturing and industrial; Hailey is urban commercial. There are many vacant and dilapidated properties on the entry ways into town, and there are only certain uses for these properties due to zoning. There are 63 trustee properties (foreclosed on) that City is working with the Communities Groups to get back on the tax roll; 6 of these have dilapidated structures. Dana is working on making the city code more specific on what is considered dilapidated. The trustee properties are difficult to work with because they have a 6 month redemption period once they are foreclosed on. Dana mentioned utilizing civil penalties and a registration program to help with vacant buildings. The landfill is anticipated to open by 7/15/2019. Cell 1 of the landfill is currently ready but there needs to be a concrete road poured to avoid issues when we get rain.

### ACTION ITEMS:

**MINUTES:** Board to review and consider approving minutes from the May 13, 2019 meeting. An error that listed David Vela and Patty Torres present at the meeting was noted. Carolyn Lawrence made the motion to approve the minutes with the correction of those who were present. Jerod Peek seconded. The motion carried unanimously.

**ACCOUNTS PAYABLE:** Board to review and consider approving accounts payables. Questions were answered about charges for metal signs for W. Broadway property and KTAB On the Road. Gil Cherry made the motion to approve the accounts payables. Joseph Crouch seconded. The motion carried unanimously.

**FINANCIALS:** Board to review and consider approving the April 2019 financial statements. There was discussion about ways to check and see if specific companies in the MDD ETJ are actually paying. Jerod Peek stated that the city manager can check, but he cannot legally disclose the information. Jerod Peek made the motion to approve the financials. Carolyn Lawrence seconded. The motion carried unanimously.

**MOWING:** Board to review and consider approving mowing bids for W. Broadway property owned by Sweetwater Economic Development. Bids were requested from four companies; only two bids were submitted. Jerod Peek made the motion to award the job to Lots & Plots (lowest bid) contingent upon the company having liability insurance. Gil Cherry seconded. The motion carried unanimously.

### **Assistant Marketing Director's Report (Miesha Adames):**

- Façade Improvement Grant: Marketed to business located around the square downtown and took each business donuts.
- AWEA: Companies with a presence in Sweetwater that were present; follow-up with new companies that were met; opening reception; first timers meet up; BNSF happy hour event
- KTAB on the Road: Town Sponsorship; listed on Big Country homepage.com June 1<sup>st</sup>-July 26<sup>th</sup>; logo included on KTAB Facebook; Logo included on 15 town promo commercials that will run promoting KTAB on the road; Booth at the event on July 26<sup>th</sup> 3-9 pm

### **Executive Director Update (Ken Becker):**

- Budget retreat and next board meeting: July 19<sup>th</sup> 10 am to 2 pm; location to be determined
- RPMH: Legislative session favorable to rural hospitals
- EMA: Celebration lunch on June 19<sup>th</sup>
- Sutherland's: Clean-up process and coming soon sign; looking at the possibility of opening 1<sup>st</sup> quarter of 2020.
- Splash Pad: site and proposed design
- Remodeling Incentive: met with Jeff Allen to discuss possible residential or apartment remodeling incentives.
- Housing: Setting up meetings with local banks/loan officers
- Local: W. Broadway- AZS Trenching; Former Grandy's building- Frito Lay warehouse; Hailey and 12<sup>th</sup> buildings- Emmanuel Fellowship
- Manufacturing: finding the labor continues to be an issue; trying to organize a meeting with manufacturing companies and ISDs; USG's new CEO was in Sweetwater last week; 220 facilities and 28,000 employees; Revenue = \$8 billion

There being no further business, Joseph Crouch made the motion to adjourn with a second from Gil Cherry. The motion carried.