



BOARD MEETING MINUTES – June 12, 2017

PRESENT: Billy Whisenant, Jerod Peek, Kirby Andrews, David Welch, Carolyn Lawrence, Ken Becker, David Vela, Joe Grant

CALL TO ORDER: 10:30 AM by Billy Whisenant

PRAYER: Jerod Peek

ACTION ITEMS:

MINUTES: Board to review and consider approving minutes from the May 8th 2017 meeting. Kirby Andrews made the motion to approve the minutes. David Welch seconded. The motion carried. Board to review and consider approving minutes from the May 18th 2017 meeting. Jerod Peek made the motion to approve the minutes. Kirby Andrews seconded. The motion carried.

FINANCIALS: Board to review and consider approving the April 2017 financial statements. David Welch made the motion to approve the financials. Jerod Peek seconded. The motion carried. Ken stated that at the July meeting, staff will recommend that the board terminate the incentive contract (per contract dated December 19, 2012 - III. Incentive Agreement, B. Annual True Up #2 last sentence) with Select Energy as they have closed their Sweetwater operation.

ACCOUNTS PAYABLE: Board to review and consider approving accounts payables. Carolyn Lawrence the motion to approve the accounts payables. Jerod Peek seconded. The motion carried.

CITY MANAGER UPDATE (David Vela): The board was updated on the following topics.

- Sales tax collection has been up for the last “2” months. Stated that he hoped that was a trend in the right way.
- He stated that the City Commission would be having their monthly meeting on June 13th and would be followed up w/ a budget hearing.
 - SEED will be one of the three presentation at the meeting (Water/Sewer, SEED, and City Manager’s report)

EXEC DIR. UPDATE (Ken Becker): The board was updated on the following topics:

- Larissa designed/ordered SEED mugs and they were delivered and given to each Board member. 12 mugs were also taken to Sandra’s Restaurant
- Larissa found, developed, and turned in an RFP on an economic development project and was able to utilize the K-Mart building as the facility. The RFP was sent in to the State’s Economic Development office for consideration.
- Rep Stan Lambert will be giving a Legislative update in Sweetwater on Tuesday, June 13th at The Chamber from 10:00 to 11:00
- SB 277, the anti-wind bill proposed to limit siting of wind turbines near a Military Base passed and was signed by the Governor.
- USG: Ms. Jennifer Scanlon, 1st female President/CEO, was in Sweetwater at the USG plant taking a tour and talking w/ the employees. Ms. Scanlon also made a \$25,000.00 donation the the WASP WWII Museum from the USG Foundation. Ken Becker (SEED), Leah Andrews (The Chamber), and Ann Hoping (WASP WWII Museum) were invited to be a part of the day’s celebration. Ms. Scanlon chose to be here to honor the Sweetwater Plant and leadership team for the great work they are doing. USG is hiring.
- Georgia Pacific is hiring.
- EMA: The recent expansion is complete. EMA is in the process of moving into the new building.
- Wind: Repowering continues at many wind farms in Nolan County. Based on information from Judge May, they may be a wind farm expansion in the next 12-24 months.
- BNSF: FairmountSantrrol continues to move sand (2-3 unit trains a month). They will start running “Super Trains” out of Sweetwater. A “Unit Train” is normally two locomotives in front, 100 or so rail cars, and a locomotive in the rear. A “Super Train” has two locomotives in the front, 100 rail cars, three locomotives in the middle, 100 rail cars, and one locomotive in the rear.
- Blackwell Community Update: SEED Staff presented an Economic Development update at the community luncheon in May w/ plans to do “2” a year.
- SEED works with Workforce Solution of West Central Texas (19 county region). WSWCT has hosted several regional meetings to address manufacturing and healthcare. SEED staff, along with USG, Ludlum’s, Buzzi, and RPMH have been key drives at these meeting.



The sweetest place in Texas for business.

EXEC DIR. UPDATE (Ken Becker): CONTINUED The board was updated on the following topics:

- The recent WASP and NC Coliseum expansions were mentioned. Without the combination of sectors from industrial, commercial, service, and hospitality, we would not have the number of hotels and restaurants we have in Nolan County.
- Buzzi/TXOR: They continue to ramp up production as the bugs get worked out from the new construction. The TXOR will give SEED staff a 6-month update for the July meeting.
- USDA, co-hosted by SEED, are working to schedule a “Home Owners Workshop” in Sweetwater.
- TXDOT: SEED staff received a letter from TXDOT confirming the bridge closure/reconstruction on West Broadway over the UPRR line. The detour routes westbound will be Loop 170 and eastbound it will be Business 70. Construction is expected to begin Fall of 2017 w/ an estimated 9 month closure time.
- TMCN ED Alliance: SEED staff attended the TMCN ED Alliance meeting in Buffalo Gap. TSTC Chancellor Mike Reeser was the keynote speaker concerning the “Skills gap” and “workforce training”.
- Colorado City Power Plant; SEED staff received information that stated the construction of the proposed power plant in Colorado City could start by Fall of 2017.
- Wall Street Journal article states “Rural America is the New ‘Inner City’”. Additional Public Relations “perception” issues to deal with from National Media source – their comments were not positive.

EXECUTIVE SESSION: Kirby Andrews made the motion to go into Executive Session. David Welch seconded. The motion carried.

REGULAR SESSION: Jerod Peek made the motion to re-enter Regular Session. Carolyn Lawrence seconded. The motion carried.

SEED/City Commission Joint Meeting Discussion:

- Board members felt it was very informational
- Discussion around housing, parks, downtown were discussed. Housing was generally stated as the No. 1 priority.
- Discussion concerning staying a Type A, changing to a Type B or MDD, or doing a Type B project as a Type A with an election.
- CM David Vela will have an attorney at the July 12th City Commission meeting to give more details on a MDD (Municipal Development District)
- The SEED board members directed SEED staff to 1) Work with CM David Vela to host the SEED meeting before and during the City Commission meeting on Tuesday, July 11th (replacing the regularly scheduled 2nd Monday meeting of July 10th) and 2) place as an action item to discuss and vote on a recommendation to the City Commission to change to a MDD.
- SEED staff was directed to search, acquire and present as an action item for the July meeting consultants’ bids on a housing study for Sweetwater.

ADJOURN: Board to consider adjourning. There being no further business, Kirby Andrews made the motion to adjourn. The motion carried.