

# **LEDC/LEAP Board of Directors Agenda**

## **Lamesa, Texas**

**DATE OF MEETING: March 11, 2019**

**AGENDA ITEMS: 1 & 2**

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1. **CALL TO ORDER: *Announcement by LEDC/LEAP Board President.*** “This meeting is being held in accordance with the provisions of the Texas Open Meetings Act (Govt. Code, Chapter 551). Discussion and actions are limited to the agenda items as posted. Persons desiring to address the LEDC/LEAP Board of Directors or express their opinion about a particular item on this agenda should submit a request at this time. Persons desiring to present other business or discuss matters not on this agenda should submit a request in writing to the Executive Director in order to be considered for inclusion on the agenda of the next meeting. An LEDC quorum being present as evidenced by the presence of 5 members of the LEDC Board of Directors, and a LEAP quorum present as evidenced by 6 members of the LEAP Board of Directors, a joint meeting is hereby called to order.” The following LEDC/LEAP members are present:

LEDC:

JASON ANZALDUA	BOARD MEMBER
BOB HENDERSON	BOARD MEMBER
SCOTT LEONARD	BOARD MEMBER
BRYAN NOWLIN	BOARD MEMBER
DEEDRA COPE	BOARD MEMBER

LEAP:

JASON ANZALDUA	BOARD MEMBER
BOB HENDERSON	BOARD MEMBER
SCOTT LEONARD	BOARD MEMBER
BRYAN NOWLIN	BOARD MEMBER
MONICA CASTRO	BOARD MEMBER
BOBBY GONZALES	BOARD MEMBER (Arrived at 5:50PM)
DEEDRA COPE	BOARD MEMBER

SEAN OVEREYNDER	LEDC/LEAP EXECUTIVE DIRECTOR
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**City Staff members present at the meeting:**

Shawna Burkhart	City Manager
Russel Casselberry	City Attorney

**Others present at the meeting:**

Sandra Adams	Lamesa Chamber of Commerce
Vicki Huckert	Citizen
David Huckert	Citizen

**Members of the press present at the meeting:**

Herrel Hallmark	Lamesa Press Reporter
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2. a. **INVOCATION:** Given by Russel Casselberry.  
b. **PLEDGE OF ALLEGIANCE:** Given by Scott Leonard.

## ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 3

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**SUBJECT:** BOARD BUSINESS

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY:** Texas Open Meetings Act, City Ordinance, and LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Swearing in of newly appointed board member; to wit, Deedra Cope, member LEDC and LEAP

**Oath of Office administered by Scott Leonard**

## ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 4

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**SUBJECT:**                    **BOARD BUSINESS**

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY:**                Texas Open Meetings Act, City Ordinance, and LEAP Bylaws.

### **SUMMARY STATEMENT**

Swearing in of newly appointed board member; to wit, Monica Castro, member LEAP

**Oath of Office administered by Scott Leonard**

# **LEDC/LEAP Board of Directors Agenda Lamesa, Texas**

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 5, 6, & 7

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**SUBJECT:** EXECUTIVE SESSION  
**PROCEEDING:**  
**EXHIBITS:**  
**AUTHORITY:** Texas Open Meetings Act (SECTION 551.072 & SECTION 551.087), City Ordinance, and LEDC/LEAP Bylaws.

## **SUMMARY STATEMENT**

Convene into closed Executive Session for the following purpose(s):

- a. Deliberation regarding economic development negotiations in accordance with Local Government Code 551.087 – Early payoff of the LEDC interest payment for Lamesa Cotton Growers that expires December 15, 2032; and
- b. Deliberation regarding real property in accordance with Local Government Code 551.072 – Proposal for Lease for 1211 CR 19

## **BOARD ACTION**

Motion by Board Member **Bob Henderson** to **convene into executive session**. Motion seconded by Board Member **Bryan Nowlin** and upon being put to a vote the motion **passed unanimously**.

VOTING: "AYE" 6 "NAY" 0 "ABSTAIN" 0

**Time Into Executive Session:** 5:35 PM

**Time Out of Executive Session:** 5:53 PM

## **LEDC/LEAP Board of Directors Agenda Lamesa, Texas**

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 8

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**SUBJECT:** BOARD BUSINESS

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY:** Texas Open Meetings Act (SECTION 551.072 & SECTION 551.087), City Ordinance, and LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Action as a result of the Executive Session

- a. Deliberation regarding economic development negotiations in accordance with Local Government Code 551.087 – Early payoff of the LEDC interest payment for Lamesa Cotton Growers that expires December 15, 2032

### **BOARD ACTION**

Motion by Board Member **Bob Hernandez** to **enter into an agreement to pay-out the remaining interest due within a three year period that includes entering into an agreement to negotiate with the Lamesa National Bank and Lamesa Cotton Growers and all parties being in agreement that, if paid off prior to the expiration date, the three annual lump sum payments release LEDC from all liabilities and future payments due.** Motion seconded by Board Member **Jason Anzaldua** and upon being put to a vote the motion **passed**.

VOTING:

"AYE" **4**

"NAY" **0**

"ABSTAIN" **1**

## **LEDC/LEAP Board of Directors Agenda Lamesa, Texas**

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 8

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**SUBJECT:** BOARD BUSINESS

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY:** Texas Open Meetings Act (SECTION 551.072 & SECTION 551.087), City Ordinance, and LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Action as a result of the Executive Session

- b. Deliberation regarding real property in accordance with Local Government Code 551.072 – Proposal for Lease for 1211 CR 19

### **BOARD ACTION**

Motion by Board Member Jason Anzaldua to enter into an agreement to lease the building and land located at 1211 CR 19 in accordance with the proposal as presented. Motion seconded by Board Member Bryan Nowlin and upon being put to a vote the motion passed unanimously.

**VOTING:**

"AYE" 5

"NAY" 0

"ABSTAIN" 0

## **LEDC/LEAP Board of Directors Agenda Lamesa, Texas**

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 9

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**SUBJECT: BOARD BUSINESS**

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY:** Texas Open Meetings Act, City Ordinance, and  
LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Boards to Consider, Discuss and/or Take Action regarding the purchase of property located at 407 N. 7<sup>th</sup> Street, and being more particularly described as, all of Lots 2 and 3 of the Philip Yonge Addition to the Town of Lamesa, Dawson County, Texas and a 0.82 acre tract, more or less, out of Section 6, Block 35, T-5-N, T. & P. Ry. Co. Survey recorded in Volume 175, Page 2876, of the Deed Records of Dawson County, Texas with Paul and Maribel Hernandez for the price and sum of \$75,000

### **BOARD ACTION**

Motion by Board Member **Bryan Nowlin** to **purchase property at 407 N. 7<sup>th</sup> Street as stated in the agenda item at a price not to exceed \$75,000, provided a survey, good title, title policy and all of the usual terms are met and provided by the seller prior to purchase.** Motion seconded by Board Member **Bobby Gonzales** and upon being put to a vote the motion **passed unanimously.**

VOTING:

"AYE" 7

"NAY" 0

"ABSTAIN" 0

## **LEDC/LEAP Board of Directors Agenda Lamesa, Texas**

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 10

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**SUBJECT:** BOARD BUSINESS  
**PROCEEDING:**  
**EXHIBITS:**  
**AUTHORITY:** Texas Open Meetings Act, City Ordinance, and  
LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Boards to Consider, Discuss and/or Take Action regarding Adoption of Resolution for purchase of property located at 407 N. 7<sup>th</sup> Street

### **BOARD ACTION**

Motion by Board Member **Bobby Gonzales** to **adopt resolution for the purchase of property located at 407 N. 7<sup>th</sup> Street.** Motion seconded by Board Member **Monica Castro** and upon being put to a vote the motion **passed unanimously.**

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0



## **LEDC/LEAP Board of Directors Agenda Lamesa, Texas**

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 11

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**SUBJECT:**                   **CONSENT AGENDA:**

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY:**               Texas Open Meetings Act, City Ordinance, and LEDC Bylaws.

### **SUMMARY STATEMENT**

- a.     Minutes for February 5, 2019 LEDC/LEAP/City Council Joint Special Called Meeting
- b.     Minutes for February 11, 2019 LEDC/LEAP Joint Regularly Scheduled Meeting
- c.     Bills paid for LEDC and LEAP for the month of February

### **BOARD ACTION**

Motion by Board Member **Bob Hernandez** to **approve the consent agenda as presented**. Motion seconded by Board Member **Bobby Gonzales** and upon being put to a vote the motion **passed unanimously**.

VOTING:

"AYE" **7**

"NAY" **0**

"ABSTAIN" **0**

## ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 12

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**SUBJECT:** FINANCIAL REPORT

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY:** Texas Open Meetings Act, City Ordinance, and LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Executive Director, Sean Overeynder, will present the financial report.

### **BOARD ACTION**

Motion by Board Member **Bryan Nowlin** to **approve the financial report as presented**. Motion seconded by Board Member **Deedra Cope** and upon being put to a vote the motion **passed unanimously**.

VOTING:

"AYE" **7**

"NAY" **0**

"ABSTAIN" **0**

# ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING: March 11, 2019**

**AGENDA ITEM: 13**

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**SUBJECT: EXECUTIVE DIRECTOR'S REPORT:**  
**PROCEEDING:**  
**EXHIBITS:**  
**AUTHORITY:** Texas Open Meetings Act, City Ordinance, and LEDC/LEAP Bylaws.

## **SUMMARY STATEMENT**

Hear update from LEDC/LEAP Executive Director Sean Overeynder

**Discussion only**

# ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING: March 11, 2019**

**AGENDA ITEM: 14**

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**SUBJECT: PUBLIC HEARING**

**PROCEEDING:**

**EXHIBITS:**

**AUTHORITY: Texas Open Meetings Act, City Ordinance, and LEDC/LEAP Bylaws.**

## **SUMMARY STATEMENT**

Discussion pertaining to the purchase of a tract of land located at 407 N. 7<sup>th</sup> St., Lamesa, Dawson County, Texas, 79331.

**Discussion only**

## ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 15

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**SUBJECT:**                   **OPEN PUBLIC HEARING:**  
**PROCEEDING:**  
**EXHIBITS:**  
**AUTHORITY:**           Texas Open Meetings Act, Local Gov. Code Sec. 505.159, City Ordinance,  
and LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Open and conduct Public Hearing on the purchase of 407 N. 7<sup>th</sup> St., Lamesa, Dawson County, Texas, 79331 in accordance with Local Government Code 505.159.

**Vicki Huckert, citizen spoke in favor of the property purchase.**

**Time Public Hearing Opened: 6:19 PM**

## ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING:** March 11, 2019

**AGENDA ITEM:** 16

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**SUBJECT:** **CLOSE PUBLIC HEARING:**  
**PROCEEDING:**  
**EXHIBITS:**  
**AUTHORITY:** Texas Open Meetings Act, Local Gov. Code Sec. 505.159, City Ordinance,  
and LEDC/LEAP Bylaws.

### **SUMMARY STATEMENT**

Close and conclude Public Hearing on the purchase of 407 N. 7<sup>th</sup> St., Lamesa, Dawson County, Texas, 79331 in accordance with Local Government Code 505.159.

**Time Public Hearing Closed:** 6:23 PM

# ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING: March 11, 2019**

**AGENDA ITEM: 17**

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**SUBJECT:**                    **BOARD BUSINESS:**  
**PROCEEDING:**  
**EXHIBITS:**  
**AUTHORITY:**                Texas Open Meetings Act, City Ordinance, and LEDC/LEAP Bylaws.

## **SUMMARY STATEMENT**

Boards to Consider, Discuss and/or Take Action regarding Non-Disclosure Agreements in relation to executive session items and exposure of sensitive information

## **BOARD ACTION**

Motion by Board Member **Bobby Gonzales** to **approve the Non-Disclosure agreement, to be signed by all board members of LEDC and LEAP, as presented.** Motion seconded by Board Member **Jason Anzaldua** and upon being put to a vote the motion **passed unanimously.**

**VOTING:**                    **"AYE" 7**                    **"NAY" 0**                    **"ABSTAIN" 0**

# ***LEDC/LEAP Board of Directors Agenda Lamesa, Texas***

**DATE OF MEETING: March 11, 2019**

**AGENDA ITEM: 18**

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**ADJOURN: *Announcement by the LEDC/LEAP President (or Proxy)*** – “The next regularly scheduled meeting of the LEDC and LEAP Board of Directors will be held **April 8, 2019** in the President’s Room of the Lamesa Chamber of Commerce, 123 Main Avenue.

Persons desiring to present business to the LEDC/LEAP Board of Directors at that meeting are directed to submit a request in writing to Sean Overeynder, Executive Director by **Wednesday, April 3, 2019** in order to be included on the agenda.”

There being no other business, this meeting is hereby adjourned.”

**Time Adjourned: 6:30 p.m.**

APPROVED:

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President

ATTEST:

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Treasurer

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