

CITY OF EL CAMPO, TX

SPECIAL CALLED JOINT MEETING CITY COUNCIL & CITY DEVELOPMENT CORPORATION

Minutes March 29, 2017 – 5:30 PM

2450 N. Mechanic St. - Civic Center

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Randy Collins	Mayor	Present	
Richard Young	Mayor Pro-Tem	Present	
Anisa Longoria Vasquez	Councilwoman	Present	
Steven Ward	Councilman	Present	
Gloria Harris	Councilwoman	Present	
Tommy Hitzfeld	Councilman	Present	
Ed Erwin	Councilman	Present	
Kinnan Stockton	Board Member	Present	
Larry Russell	Board Member	Absent	
David Allgayer	Board Member	Present	
Wesley Lange	Board Member	Absent	
John Hancock Jr	Board Member	Present	

City Staff Present: Mindi Snyder, City Manager, Terry Stanphill, Director of Public Safety, Courtney Sladek, Director of Finance, Penny Hornsby, Director of Planning, and Chris Barbee, Director of Community Services

Media Present: Shannon Crabtree, El Campo Leader News

Guests Present: Jim White, Ted Dalferes, Robert Preez, Carolyn Gibson and Kelly Waters

II. PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Collins led the pledge of allegiance and Mayor Pro-Tem performed the invocation.

III. CONSIDERATION OF AND ACTION ON

1. DOC-2017-20 Agreement with Jones & Carter for the design of the Utility Extension for the Rail Spur Project

City Manager Snyder introduced Jim White and Ted Dalferes to answer any questions. Mayor Collins asked if the Council had any questions.

Councilmember Vasquez stated that her biggest concern was reassurance, and the need to protect the City and the citizens. Jim White responded that they have been involved in this project since Thanksgiving 2015 and that KCS had this location pegged long ago as a location that can accommodate buildings for multiple purposes. He further stated that his company has talked to a couple of dozen prospects, but cannot talk to them until they know they can build on this land. They have spent \$180,000 to date, and procured capital with Stonemont Capital Group (letter was provided). There is a lot of commerce on the rail-line that connect to the KCS network, and this proposed development will be a depository location. There is nothing like this available. Ted Dalferes added that trying to find land with rail is very difficult.

Councilmember Erwin provided the history of this proposal, stating that it began when then Mayor Spenrath sought funding from the government to have the rail go around El Campo instead of through it. After that did not happen, an economic development opportunity was proposed on this property but did not come to fruition, and then this developer began working on this project. He further stated that he believes that KCS supports this project.

City Development Corporation Executive Director Carolyn Gibson stated that the Board, after receiving the economic impact analysis, decided to commit up to \$3 million in unanimous vote.

Councilmember Harris made a MOTION to enter into an agreement with Jones and Carter in the amount of \$397,500 for the design of the Utility Extension for the Rail Spur Project. Mayor Pro-Tem Young seconded.

Councilmember Ward had several questions for the developers, including whether this project involved a switch yard (no), whether a contract has been provide with KCS to provide local services (yes) and how will the City have verification after engineering.

After a lengthy discussion, Bobby Perez, a former board member for the CDC offered his support for the project.

The vote was taken, and the MOTION carried.

RESULT:	APPROVED [6 TO 1]
MOVER:	Gloria Harris, Councilwoman
SECONDER:	Richard Young, Mayor Pro-Tem
AYES:	Collins, Young, Vasquez, Harris, Hitzfeld, Erwin
NAYS:	Ward

2. Audit

Councilmember made a MOTION to table the Audit.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Ed Erwin, Councilman
SECONDER:	Richard Young, Mayor Pro-Tem
AYES:	Collins, Young, Vasquez, Ward, Harris, Hitzfeld, Erwin

IV. ADJOURNMENT

Mayor Collins adjourned the meeting at 6:24 PM.

Attest:

Lori Hollingsworth, City Secretary

Randy Collins, Mayor