

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
AUGUST 31, 2010**

MEMBERS PRESENT:

PRESIDENT JOANN GORDON
VICE-PRESIDENT JOE CREWS
BRENDA MILLER
JOANN BUTLER
STEVE HOLLAND (PRESENT AT 6:06 P.M.)
GREG HENDRICKSON

STAFF PRESENT:

CITY SECRETARY (CS) MARVIN GREGORY
EDC COORDINATOR (EDCC) BILL CREWS
SECRETARY SUSAN STEWART

MEMBERS ABSENT:

LEIGH ANN TURNER (NO RESPONSE)

1. CALL TO ORDER

With a quorum present, President Gordon called the Special Called Meeting of the Economic Development Corporation to order at 6:00 p.m. on Tuesday, August 31, 2010 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

None.

3. PLEDGE OF ALLEGIANCE TO UNITED STATES AND TEXAS FLAGS

None.

4. MEMBER ROLL CALL

President Gordon stated that all members are in attendance with the exception of Leigh Ann Turner and Steve Holland, neither of who responded. Member Holland arrived at 6:06 p.m.

5. CONSIDER APPROVAL OF MINUTES FROM THE AUGUST 18, 2010 SPECIAL CALLED MEETING

Member Hendrickson moved, seconded by Vice-President Crews to approve the minutes of the Special Called Meeting of August 18, 2010. All voted "Aye".

6. PUBLIC HEARING: HEARING TO CONSIDER THE RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION REQUEST OF DIEGO F. PEDROZA AT 5157 RIVER OAKS BLVD. (TRI-OAKS SHOPPING CENTER).

At 6:01 p.m. President Gordon opened the public hearing.

EDCC Crews stated that Diego Pedroza has recently purchased the Tri-Oaks Shopping Center and would like to make drastic improvements to the building.

Diego Pedroza, property owner, was present with an estimated cost of \$20,590 to repaint the building, improve the parking lot, and install signage.

Board Members gave suggestions such as repairing the parking lot prior to sealing it, using neutral tones to paint the building, and replacing the mesh canopies.

Board Members expressed concern with the vagueness of the scope of work and the estimated costs submitted by Mr. Pedroza. Board Members suggested that Mr. Pedroza collaborate with CS Gregory regarding city ordinances related to replacing the metal carport structure and the sign ordinance prior to obtaining actual estimates.

Board Members requested that Mr. Pedroza resubmit his application with actual figures. EDCC Crews offered to assist Mr. Pedroza to obtain a concrete plan and possibly submit some conceptual drawings.

At 6:25 p.m. President Gordon closed the public hearing.

7. ACTION FROM PUBLIC HEARING: RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION REQUEST OF DIEGO F. PEDROZA AT 5157 RIVER OAKS BLVD. (TRI-OAKS SHOPPING CENTER).

No action was taken.

8. PUBLIC HEARING: TO RECEIVE PUBLIC INPUT ON AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET FOR A ON-GOING STREET MEDIAN ENHANCEMENT PROJECT RELATED TO BUSINESS ENTERPRISES THAT IN THE BOARD'S DISCRETION CREATE OR RETAIN PRIMARY JOBS AS BEING QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

At 6:26 p.m. President Gordon opened the public hearing.

CS Gregory offered the recommendation to have the contractor perform additional stamped concrete work on the northeast corner of Roberts Cut Off and River Oaks Blvd in order to complete that intersection and to delay the scheduled improvements to the medians at Ohio Garden. This would make the project total just under \$50,000. CS Gregory stated that projects \$50,000 or more must be competitively bid pursuant to the Local Government Code. CS Gregory stated that the permit from TXDOT is valid until December 12, 2010 and the Ohio Garden medians could be done later.

CS Gregory explained that originally, EDC had approved \$40,000 for the center median and the southwest corner median of Roberts Cut Off and River Oaks Blvd and the two medians at Ohio Garden. City Staff had provided measurements for those four medians at 4,700 square feet. The contractor maintains that the square footage of those areas is

actually 6,063 square feet. The contractor has requested that the City pay for the additional square footage for a project total of \$48,518.75. CS Gregory stated that, after discussion with the contractor, the contractor has agreed to split the overage for a project total of \$44,300.

Board Members discussed holding the contractor to the original bid price as submitted in the agreement, stating that the contractor should have measured the square footage of the project instead of accepting measurements provided by City Staff.

Board Members directed Staff to confer with the City Attorney regarding the responsibility of the contractor to perform the work as submitted in the agreement.

Board Members agreed to continue with the project as originally submitted.

At 6:50 p.m. President Gordon closed the public hearing.

9. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL ON AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET FOR A ON-GOING STREET MEDIAN ENHANCEMENT PROJECT RELATED TO BUSINESS ENTERPRISES THAT IN THE BOARD'S DISCRETION CREATE OR RETAIN PRIMARY JOBS AS BEING QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

Vice-President Crews moved, seconded by Member Hendrickson, not to amend the budget. All voted "Aye."


10. **ADJOURN**

At 6:53 Member Holland moved, seconded by Member Butler, to adjourn the meeting. All voted "Aye".

APPROVED:


JoAnn Gordon, President

ATTEST:


Marvin Gregory, City Secretary