

## MINUTES OF REGULAR MEETING

October 17, 2022

### MONTGOMERY ECONOMIC DEVELOPMENT CORPORATION

#### CALL TO ORDER

President Rebecca Huss called the meeting to order at 6:00 p.m.

Present:       Rebecca Huss - President  
                  Carol Langley - Treasurer  
                  Ryan Londeen - Secretary  
                  Jeff Angelo Vice President  
                  Wade Nelson - Board Member

Absent:         Dan Walker - Board Member  
                  Byron Sanford - Board Member

Also Present:  Dave McCorquodale, Interim City Administrator

#### OPEN PUBLIC COMMENT

No public comments were made.

#### APPROVAL OF MINUTES

1. Minutes of the September 19, 2022 Regular Meeting.

Motion to approve the minutes of September 19, 2022, was made by Jeff Angelo and seconded by Wade Nelson. All in favor. (5-0)

#### APPROVAL OF FINANCIAL REPORT:

2. Approval of the September 2022 Financial Report.

Carol Langley said the interest rate for TexPool accounts went from 2.22 percent last month to 2.85 this month. Carol Langley said they have transferred some of the money over from the checking account to the TexPool accounts.

Carol Langley said sales tax transfer of \$91,173.12 was made on October 14, 2022.

Carol Langley said she did not see anything unusual that was paid out.

Motion to approve the September 2022 Financial Report was made by Wade Nelson and seconded by Ryan Londeen. All in favor. (5-0)

**CONSIDERATION AND POSSIBLE ACTION:**

- 3. A Proclamation acknowledging Wade Nelson, Montgomery Economic Development Corporation Director, for his assistance in the purchase of the Adams property and his commitment to furthering the MEDC's mission of revitalizing the Historic Downtown.**

Rebecca Huss read aloud the Proclamation acknowledging Wade Nelson for his assistance in the purchase of the Adams property and his dedication to the mission of MEDC's restoring the Historic Downtown.

- 4. Consideration and possible action on funding Wreaths Across America project for Montgomery Memorial Cemetery.**

Rebecca Huss said last year was the first time Wreaths Across America came to the City of Montgomery. Rebecca Huss said Wreaths Across America has added Montgomery Memorial Cemetery to their list and the fund raising for it is \$450.00 to honor the 40 veterans who are known to be buried at Montgomery Memorial Cemetery. Rebecca Huss said the ceremony will be held December 17, 2022.

Motion to approve the \$450.00 expense for Wreaths Across America project for Montgomery Memorial Cemetery to honor our deceased veterans was made by Jeff Angelo and seconded by Carol Langley. All in favor. (5-0)

**5. Consideration and possible action on installing electrical service at 777 Clepper Street.**

Mr. McCorquodale said there is currently no electrical service at this location. Mr. McCorquodale said the snow party was held there last year and operated on a generator. Mr. McCorquodale said they are asking to obtain an electrical service pole that will give them 10 circuits. Mr. McCorquodale said they do not have an idea or plan as to where to run lines internally as this will depend on the scope and future use of the property. Mr. McCorquodale said the first step is obtaining electrical service at the property. Mr. McCorquodale said for a couple thousand dollars they can have Entergy service the location.

Jeff Angelo asked if the City plans to keep the property. Mr. McCorquodale said that will be a decision City Council makes.

Jeff Angelo asked what purpose the property will be used for. Mr. McCorquodale said he came up with an idea to have a parking lot on the eastern half of the property for overflow parking for downtown, but it could also serve them in the event the City decides to build on it someday. Mr. McCorquodale said there have been ideas to locate a pavilion there or use the property for a dog park.

Wade Nelson asked if that is the ideal location for a new City Hall since the Police Department and administrative staff have outgrown the current location. Rebecca Huss said when the property was first purchased that certainly was their intention. Mr. McCorquodale said what has been missing is a good programming effort to go through identifying goals and options.

Rebecca Huss said there is the ability to have more events and do more things with having the electrical service.

Motion to approve a not to exceed amount of \$2,500.00 for installation of electrical service at 777 Clepper Street was made by Jeff Angelo and seconded by Ryan Londeen. All in favor.  
(5-0)

**6. Discussion on future participation in a project at 213 Prairie Street to increase downtown public parking.**

Mr. McCorquodale said McCown Street is underway and one of the things identified is a parking issue downtown. Mr. McCorquodale said adding in-fill parking on city-owned property is one way to make considerable progress in improving downtown parking needs. Mr. McCorquodale said this project would increase the chances of creating public/private parking solutions and demonstrating to the downtown community the commitment the City has to improving the current parking situation.

Jeff Angelo said he is in favor of anything that has to do with parking. Jeff Angelo asked how many parking spaces a good amount would be to have. Mr. McCorquodale said 25 spaces with 10 of those spaces being on street parking and 15 on the lot.

Jeff Angelo said he thinks it would be a good idea working toward a partnership with some of the local businesses.

Rebecca Huss said the problem is on specific days of an event other private relationships may have some other event taking place at the same time as the specific day event. Rebecca Huss said 350 parking spaces is nothing if there are 1,000 people coming into town.

Jeff Angelo said if they address this he thinks as far as economic development goes, they will be able to bring a lot more people in for events.

Rebecca Huss said she spoke with a woman in the transportation department at the Woodlands Township who recommended a group they work with when they need more than what they have. Rebecca Huss said she is waiting on a quote from them. Rebecca Huss said it would be in the \$3,000 to \$5,000 range for one day.

Further discussion occurred regarding additional parking options.

**7. Consideration and possible action on selection of a proposal for the wayfinding signage project.**

Mr. McCorquodale said the MEDC Board of Directors authorized staff to publish a Request for Proposals for wayfinding services for the City. Mr. McCorquodale said this would be both in the immediate downtown area as well as other entry points to the City.

Mr. McCorquodale said this proposal is a framework that all future directional and informational signage would be based off of.

Mr. McCorquodale said they received two Requests for Proposals and after reviewing both, chose Merje Design which is under \$70,000.

Rebecca Huss said she thinks it is important to move ahead especially with some of the changes that will be made as they will need to be able to communicate with people. Rebecca Huss said if they are investing in signage, they need to do it right.

Carol Langley asked if once they chose a company are they able to determine what the signs will look like. Rebecca Huss said they will have some say in the matter, but the company will make recommendations which can be accepted or rejected.

Jeff Angelo said the proposal was extraordinary, very well done and was a great choice.

Wade Nelson said he thinks it is important to emulate cities that have gone this route and done it right.

Motion to authorize the Interim City Administrator to negotiate and execute a service agreement with Merje Design with the understanding they will be coming to Montgomery, Texas prior to their final design was made by Ryan Londeen and seconded by Jeff Angelo. All in favor. (5-0)

## **ECONOMIC DEVELOPMENT REPORTS**

### **8. Development Report.**

### **9. City Engineer's Report.**

Both Development and City Engineer's Report were presented by Mr. McCorquodale.

Discussion was held regarding the Fall Festival/Charlie Diggs event and if MEDC wants to continue moving forward in partnering with Mr. Diggs and determine if it is beneficial to the City. Jeff Angelo said he believes this is something that should be kept in the City if possible. Rebecca Huss said she would love to see Mr. Diggs stay with the City.

**EXECUTIVE SESSION**

The MEDC Board of Directors reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas.

**POSSIBLE ACTION FROM EXECUTIVE SESSION:**

No action was taken.

**BOARD INQUIRY**

Rebecca Huss stated some seats will need to be reappointed and the City Secretary Nici Browe will send out the required form.

**ADJOURNMENT**

Motion by Jeff Angelo and seconded by Ryan Londeen to adjourn the meeting at 7:33 p.m. All in favor. (5-0).

Submitted by: Diana Cooley  
Diana Cooley, Deputy City Secretary

Date Approved: 10-17-2022

Rebecca Huss  
Rebecca Huss, MEDC President