

Minutes of the Brookshire Economic Development Corporation Meeting  
April 5, 2022

The Brookshire Economic Development Corporation held a Meeting on Tuesday, April 5, 2022 in the Brookshire Municipal Building located at 4029 Fifth Street, Brookshire, Texas.

To view meeting:

Part 1 <https://www.youtube.com/watch?v=X7AR-eigbb4>

Part 2: <https://www.youtube.com/watch?v=2L54QEwcGJM>

The meeting was called to order at 6:31 p.m. by President, Marilyn Vaughn.

**Agenda Item #1: Prayer**

Director, Lee Jones

**Agenda Item #2 Pledge of Allegiance**

Director, Eric Green

**Agenda Item #3 Roll Call**

Present were:

President, Marilyn Vaughn

Treasurer, Lyndon Stamps

Secretary, Nathaniel Richardson

Director, Eric Green

Director, Lee Jones

Also, Present:

Attorney, Justin Pruitt

EDC Coordinator, Mike Barnes

Administrative Assistant, Vickie Casto

Recording Secretary, Claudia Harrison

Absent:

Vice President, Sandra Olison

Director, Mistie Flores

**Agenda Item #4 Public Comments.**

Daniel Jenkins addressed the board and stated he would like to reserve his comments until line item #8 and 9.

**Agenda Item #5      Approval of the BEDC Board Meeting Minutes: February 1, 2022**

Motion was made to approve the February 1, 2022 minutes with corrections if any.

Treasurer, Lyndon Stamps / Secretary, Nathaniel Richardson

4 For

1 abstained (Director, Lee Jones)

Motion Carried

**Agenda Item #6      Discuss and possible action to approve Bank Reconciliations.**  
(Note: No Bank Reconciliations)

**Agenda Item #7      Discuss and possible action regarding adoption of Resolution 2022-01 setting policies and procedures for promotional expenditures related to ribbon cutting ceremonies and grand opening events for local businesses.**

Attorney, Justin Pruitt addressed the board and stated the last meeting they directed him to set /get them a policy for ribbon cuttings. So, based on their comments then which they have before them, Resolution is that policy. If they will look down in section one ... he thinks he has mentioned this that they do a ribbon cutting policy it's going to be counted as a promotional expense of the EDC. Under state law you have only 10% of their budget can be dedicated for promotional events. So, any kind of ... whatever you do with this will be promotional, it has to be 10% and this would fall into that. Policy #1 anything under this is a promotional expense. If someone wants to participate or asks the EDC to promote help present their ribbon cutting, they have to come to the EDC board in one of their regular meetings and request that prior to the ribbon cutting. So, it can't be a reimbursement for something ... they come to you first. Section C, no more than \$500 for each event. D is that EDC will provide the refreshments/food and promotional items for the event; BUT you will not provide reimbursement for those things so, the idea is that before the event they come to the EDC and ask for approval if so, no more than \$500 at their (EDC) expense not on the business owners to be reimbursed for what ever they would buy. The final thing is that they were pacific saying was no alcoholic beverage would be paid for by the BEDC. So, those are the five points of the policy. Ms. Vaughn thanked him and added that's what they requested.

Motion was made to approve Resolution 2022-0.

Treasurer, Lyndon Stamps / Secretary, Nathaniel Richardson

All For

Motion Carried

**Agenda Item #8      Discussion and possible action to approve purchasing cameras for Hovas baseball fields.**

Ms. Vaughn stated she had put this on the agenda because they've refurbished/rotavated to have that new field ... she wants to make sure they have cameras in the event of any incidents.

Mr. Richardson asked who would be monitoring them.

Ms. Vaughn replied, the Police Department.

Mr. Richardson asked like they're monitoring those up there now?

Ms. Vaughn replied, yes.

Mr. Richardson stated he thinks it's a good idea. That's an investment they want to be around for awhile for the kids to enjoy and the only way they can protect it is monitoring it. If they have to do it electronically then they'll do it electronically.

Mr. Jones stated not only will it protect the field but for the citizens as well. He spoke of how an incident took place a mile away a couple of month ago or so. He's in favor of the cameras.

Mr. Jenkins stated this was one of the line items he wanted to talk about. BYSL will be utilizing the park. The problem is that those camera's if installed and no one is monitoring them even though you say the police are, we've had people come out to that park since it's been rotavated with dogs and walking on that field and probably defecating on it. The thing that makes it so bad is that he gets a call and he makes it out there before anyone else. The thing about it that whoever is suppose to be monitoring these camera's is probably not doing a well job. He doesn't want anything to come back on him that BYSL messed up the field. Because, due to the fact that no one is probably monitoring them correctly. What he is saying right now is not functional, and if they're going to use the people to install these camera's again ... they've messed up the inside of the building. They have holes 6" x 6" upstairs. If they're going to do it and do it professionally and you pay them to do it, then it should be done that way because you wouldn't allow it at your house. So, if they have a chance to go out there and see then they will know what he is talking about. Go upstairs and take a look because it's not done correctly and they've not patched anything. Those are his two main things he wants to make sure that if they're going to put camera's that's something they might want to consider is who they're going to get to monitor those camera's and put in correctly.

Mr. Richardson recommends they table this until they can get all parties responsible and get some feedback on what's going on before they move forward.

Ms. Vaughn thanked Mr. Jenkins for his comment and begin to move forward.

Mr. Pruitt stated there was a motion to table so they have to have a second.

Secretary, Nathaniel Richardson / Treasurer, Lyndon Stamps

All For  
Motion Carried

**Agenda Item #9      Discussion and possible action to approve Helms Landscaping for turf grooming 2-3 times a month for renovated Hovas baseball field.**

Mr. Richardson asked for a month or for a year.

Ms. Vaughn replied for a month.

Mr. Jenkins said about the maintenance on the turf field there are several things that he noticed that wasn't done correctly, and he's already spoke with Mr. Chris (Helms) before they came in. Some of the things that he's concerned about is don't they have a maintenance agreement after it's been installed for at least a year before they have to go into a contract with them to make sure they can do the maintenance on the field? There are several things that's left out on the field that should have been corrected. He's already spoke with him, and some of the things is the drainage. If it's not draining it's going to mess up the turf on the field period, you're not going to get around it. All that money you've spent is going to go right down the drain with the water. One of the things he asked him about is putting in a sump pump. Every time the sump pump valve gets to a certain level its gong to pump the water out. It's easy, just a couple of hundreds of dollars for that, maybe a hundred dollars for electoral to run it. He doesn't have a

problem with that. Some other things he talked to them about was the irrigation system, it's put in improperly. It's supposed to be ... this is a commercial field it's not a residential field. It's supposed to have commercial heads out there and there not. As soon as someone runs out there and steps on that head it's going to break then you're going to have to hire someone to go out and fix it. It's not put in correctly; he's already talked to him about that also. Also, when you look at the transition between the turf and the outfield, there's a gap. Where you've got dogs and kids running, they're going to run hit it, fall and bust their head on that turf. If it's not done correctly then, they need to make sure that it is. He's talked to him about that also. Those are just some of the small things that should have been caught that wasn't ... that needs to be corrected.

Ms. Vaughn, stated before he said anything else ... she's hearing all these complaints from him ... Corrections and things that need to be done. This is the first time she's heard him say anything. Then she asked him if he had spoken with anyone else on this board about any of this.

Mr. Jenkins stated he had not and added that he didn't know when they had the inspection. He didn't know who was in charge ... he can't tell this gentleman (Mr. Helms) what to do out there.

Ms. Vaughn stated if she remembered correctly, she had Ms. Gage call him to go out to the field.

Mr. Jenkins stated he had not received a call from Ms. Gage.

Ms. Vaughn replied, maybe it was his brother...

Mr. Jenkins stated he didn't know who they called ...

Ms. Vaughn stated because she did ask her to go out to the field.

Mr. Jenkins said he did receive it.

Ms. Vaughn said maybe it was his brother that received it.

Mr. Jenkins stated that he didn't tell him if he did, because if he did, he would have told him.

Ms. Vaughn stated that Ms. Gage had called her back and said it was taken care of, so maybe there is some confusion somewhere.

Mr. Jenkins said it probably is, then added he didn't receive the phone call. He would have loved to come out there and make a walk through with them, it's not a problem with him.

Mr. Richardson stated if these are concerns then they need to get with Helms. They did not appoint this young man to be the spokes person on this. We did it out of his concerns so, lets get with Helms to see these problems that he's identified to get the corrected and move forward. He doesn't like the he said she said on anything he's involved in so let's go right back to the horse's mouth and please show us the things that this gentleman brought to them as a concern, we get them fixed and move forward.

Mr. Jenkins thanked them.

Ms. Vaughn ask Mr. Helms if he would like to speak.

Mr. Helms stated all the concerns that Mr. Jenkins stated are valid. The drainage issue has nothing to do with what they did to the field. He believes the drainage issues is bad drainage as a whole in the park. He believes that a sump pump is a great idea and he agrees. That will help mitigate some of that stuff in short term, he believes the long-term issue is a lot bigger than that. Probably a 8" or 10" pipe needs to be installed and ran out to the street to collect all that water, especially if the other two fields are done in the future sometimes, that problem will only get worse. As far as the drainage under the field that's working properly, it's all running out to that swell line; but he does agree with the sump pump will really help mitigate some of that water that's standing because even though they got the 6" rain and you can go right out on the field and play you wouldn't be able to get to the field because you'd be walking through 4 - 6" of water. So, it is a

valid issue. The sprinkler heads can be changed out to commercial grade. He doesn't know if anyone stepping on them with cleats will brake it; but if it's an issue that's a concern then he's happy to do so. The transition is something they've been aware of since some settling has taken place out there. They did address that before they walked the project, they probably need to go out and do a couple of touch ups. He is happy to do all those things that Mr. Jenkins is concerned about and he doesn't think it will be a big issue to get it all done and make everyone happy.

Mr. Stamps asked about the gap that he (Mr. Jenkins) spoke about.

Mr. Helms stated that was the transition.

Mr. Jones said he appreciated Dr. Richardson for tabling but then he addressed Mr. Jenkins. He stated he felt his passion, and added they didn't know anything about this and he was being a little aggressive towards them.

Mr. Jenkins tried to reply, Mr. Jones said to give them the opportunity.

Mr. Jenkins replied by saying he spoke with respect to the board; his voice is loud and he wanted everyone to hear what he was saying. He will never be disrespectful to no one because they've not been disrespectful to him.

Mr. Johns thanked him.

Mr. Jenkins added that he's always going to carry himself with the upmost respect for anyone that he speaks to, even if they disrespect him ... he'll walk away.

Mr. Helms then explained about the groomer if they okay it or not he wanted to give them some information on what the machine does. Basically, the turf groomer ... as the kids play on it or adults what ever age group ... that crumb rubber gets kicked around and people slide, it gets moved around here and there. What the turf groomer does is respreads that field out evenly so that way the impact absorption is even throughout the field. That same groomer has an attachment that has what's called tine on it. Tines are little tiny spikes and as those drag through the field ever like two or three years just with rain and playing that infield gets packed down and it becomes a little bit harder on the surface. So, they run that through ever couple of years and that basically that brakes up the infield it keeps it loose and that way the field doesn't become hard. So, he would say every 2 or 3 months depending on how much the league using the field or how much the field is getting he'd say it would be a good idea to run the groomer over it and then ever once a couple of years maybe run the groomer with the tines through it just to keep it from packing down. Basically, that's what the groomer is.

Mr. Jenkins asked about disinfecting it after they start using it ... will that be part of the contract also? Because it has to be disinfected.

Mr. Helms replied yes and added that was a good point. There is a product that they use and for the record it's called Oxy turf, that's a disinfect cleaner that they use.

Ms. Vaughn stated that before they entered into an agreement or contract, they will have their attorney ...

Mr. Pruitt stated he was going to say two things. One, if he (Mr. Helms) provides the details of the grooming and the disinfect what every that's going to be so they can have it on their next agenda. First thing for Mr. Jenkins to Mr. Helms talking about the things that needed to be fixed up...

Ms. Vaughn stated she needed that in writing.

Mr. Pruitt continued by saying he thought what they had was punch list ready to go; but they'll add that to the punch list before it's signed to make sure it's more specific.



**Agenda Item #10 Discussion and possible action regarding authorizing a project of the BEDC under Sec. 505.158 of the Texas Local Government Code with Life After Bugs, LLC that may include land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements to promote new or expanded business development.**

A representative approached President, Vaughn gives her what he called the rental agreements.

Ms. Vaughn then asked if they could go into executive session.

Mr. Pruitt replied anytime she wanted to.

(In session 6:53 p.m.

Out of session 7:16 p.m.)

Ms. Vaughn stated that she would entertain a motion

Motion was made under section 505.158 at the amount not to exceed 30,000 for G-Tech with Life After Bugs, LLC

Treasurer, Lyndon Stamps / Secretary, Nathaniel Richardson

4 For

1 abstained (Director, Lee Jones)

Motion Carried

Mr. Pruitt added that because of the structure of the purposed deal, this has to have two readings by the council. So, at the up coming council meeting there's going to be a resolution that will have the detailed project terms on it. By law the council has to read the resolution twice so, it will be at the next meeting and assuming its on the next council meeting agenda it will be on that one also.

Ms. Vaughn then moved to agenda item #12.

**Agenda Item #11 Agenda Item # 11 Executive Session.**

*Notice is hereby given that the Brookshire Economic Development Corporation may go into Executive Session in accordance with the following provisions of the Government Code: Sec. 551.071 (1) (A) pending or contemplated litigation; 551.071 (1) (B) a settlement offer; Sec. 551.071 (2) an attorney-client privilege/relationship Sec. 551.072 the purchase, exchange, lease, or value of real property; 551.087 (1) to discuss commercial or financial information that the Corporation has received from a business prospect that the Corporation seeks to have locate, stay, or expand in or near the City of Brookshire with which the Corporation is conducting economic development negotiations; Sec. 551.087 (2) to discuss the offer of a financial or other incentive to a business prospect that the Corporation seeks to have locate, stay, or expand in or near the City of Brookshire.*

In session 6:53 p.m.

Out of session 7:16 p.m.

Ms. Vaughn then went back to Agenda Item #10

## **Agenda Item #12 EDC Coordinator's report**

Mr. Barnes address the board and directed them to their packets for the most recent newsletter as well as his activity report. He then talked about the award that they had received while he was a the TEDC. He then presented it to Ms. Vaughn so she could pass it to the board members. He stated there was tons of things going on. He came in last night for another meeting with a developer that he's working with who is also working on a project here in Brookshire. He's not driven 10 (I-10) in about two weeks, and he had to go into Houston to pick him up about 8:30 this morning in his office and he's sure other people were upset with him as he was driving 40 miles an hour down I-10 looking at all the stuff going on at Stream. He stated that there is five million feet there, either up or soon to be finished. He has conversation with those guys routinely, they're very please with what's going on. They have pitched on approximately a million sq. ft. of the newly constructed properties. When he came in last night, he drove by Grundfos and thought who would have thought that five years ago? Who would have thought Brookshire Texas would be the North America headquarters for Grundfos? He stated they should pat their selves on the back. They may have disagreements over policies; but there is ton of stuff going on. He checked into the hotel and asked them how the occupancy was going and they're telling him it's almost back to pre-COVID ... that's good. He doesn't know how many potential projects that he and Justin arm wrestle about once a week. There are 150,000 sq. ft. office/business complex in a que over here, one over there. He's frustrated with a retail project that doesn't seem to be getting any traction that he spoke with member Green about earlier; but there are tons of things going on. He was with a developer today in another community. He said he was nervous about looking at Katy and Brookshire now because the real estate prices have gone up so. If he'd come in there five years ago and told them that ... you would have said he was crazy. By the comments he gets on his social media which he does pretty much routinely as many of them see it. He asked if they were aware that the Ferguson project the 750,000 sq. ft. project was the national office and industrial park NAOP deal of the year in greater Houston last year? Who would have thought Brookshire would've had that? He stated, they can do deals and he appreciates the opportunity to be a part of. He gets offended when he hears that Brookshire isn't doing anything. He then asked if they realized the employment opportunities for generations to come that's going to be in their community.

Mr. Richardson stated that he appreciated that, a lot of people don't want to tell the truth. They want to give the sideways truth. If you don't like Nathaniel Richardson, say you don't like me. Let's be fair with the entity that we serve, and add a boys to him (Mr. Barnes). He's been stopped by two cities and asked who's our advisor for our development? They see some things going on and they ask if they can talk to you. He tells them we (EDC) don't own him; we have a contract with him. So, indirect ... there are some people out there that wants to talk to you.

Mr. Barnes stated he appreciated that.

Mr. Richardson stated that this had happened as early as last week. People have told him they can't believe what is happening along I-10.

Mr. Barnes stated that it is amazing, and added that even a step further Warefor received this much help from any other governmental agency, and that's a phenomenal project. They had a non-compete clause ... the principles of that company had 2 and ½ million sq. ft. in Sugarland and half a million here and guess what they'll be doing? Expanding. Look how easy that expansion would be if we'd had every governmental entity that could participate ... participate. From what he hears from everyone from Empire West, they are extremely happy with Brookshire in the way they've been treated user friendliness. Ms. Vaughn thanked him and added she appreciated his report.

**Agenda Item # 13    Adjournment.**

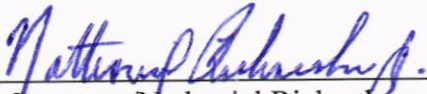
Motion was made to adjourn.

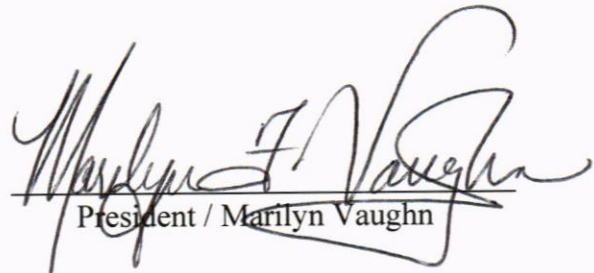
Treasure, Lyndon Stamps / Director, Lee Jones

All For  
Motion Carried

7:27 p.m.

It is possible that a quorum of the Brookshire City Council may be present at the meeting and participate in the discussion of the items on the agenda. No official action of the Brookshire City Council will be taken at this meeting.

  
Secretary/Nathaniel Richardson

  
President / Marilyn Vaughn

Prepared by Vickie Casto