

Junction Texas Economic Development Corporation \* Regular Monthly Meeting  
City of Junction \* July 5, 2018  
State of Texas \*

The Junction Texas Economic Development Corporation was called to order by Polly Robinson for its regular monthly meeting on Thursday, July 5, 2018, at 5:21 p.m. in the City Hall Meeting Room. A quorum was established with the following:

**Present:**

**President:** Polly Robinson  
**Treasurer:** Kim Gosney  
**Secretary:** Carol Neiman  
**Director:** Hal Rose

**Absent:**

**Vice President:** Tom Rattan  
**Directors:** Jean Jacoby  
Doug Haynes

**Also Present:** Donna E Oliver-Leep, JTEDC Office Manager; James Murr, journalist with The Junction Eagle newspaper; Jon Mark Hogg, Attorney with Jackson Walker Law Firm; and Ruthie Sepeda with Lone Star Gallery.

**Public Forum:** No one wished to speak during the time allotted for the public forum.

**New Board Member Announcement:** Hal A. Rose was welcomed as a new JTEDC board member approved at the June 11, 2018 Junction City Council meeting.

**Dale Johnson vs. JTEDC:** Discussion only regarding the lawsuit *Dale Johnson vs. Junction Texas Economic Development Corporation*.

**Executive Session:** 5:23 p.m. As authorized under the Texas Open Meetings Act pursuant to the Open Meetings Act, Texas Government Code, *Section 551.071 (Consultation with Attorney)*, met with Jon Mark Hogg regarding the outcome of the July 22-12, 2018 jury trial and associated judgments in the matter of *Johnson vs. JTEDC*. The session ended at 6:09 p.m.

**Resume to Open Session:** 6:10 p.m. – Following the Executive Session, no action was taken.

**Lone Star Gallery’s Request for Business Incentive Grant:** Discussion and possible action regarding Ruth Sepeda’s request for \$9,800.00 Business Incentive Grant.

**Executive Session:** 6:12 p.m. As authorized under the Texas Open Meetings Act pursuant to the Open Meetings Act, Texas Government Code, *Section 551.087 (Deliberations*

Regarding Economic Development Client Negotiations of the Government Code), JTEDC met in closed session to discuss the *Business Incentive Grant* request by Ruth Sepeda, owner of *Lone Star Gallery*. Following a presentation by Ms. Sepeda and an opportunity for questions from the board, the board discussed the proposal in a closed session that ended at 6:37 p.m.

**Resume to Open Session:** At 6:38 p.m.

- Ms. Neiman made a motion to approve the request by Lone Star Gallery for a *Business Incentive Grant*, based upon the JTEDC guidelines for such grants (payment of water, sewer, trash collection, electricity, rent, and internet) and up to the amount allowed by the grant policy (up to \$9,800) for one year; Ms. Gosney seconded the motion; and it passed unanimously.

**Consent Items:** (A.) **Minutes** and (B.) **Financials:** After a review of the minutes and the financials,

- Mr. Rose made a motion to accept the minutes and financials as reviewed; Ms. Neiman seconded the motion; and it passed unanimously.

**Reports:** Discussion only – no action was taken on the following:

(A.) **Electronic Recycling Report** – Ms. Robinson informed the Board:

- That the Fall recycling event has been scheduled for September 15, 2018; and
- The board members were emailed a flyer to print and distribute throughout Junction.

(B.) **Planning & Zoning Report** – Mr. Haynes' printed report is included in the board packets. He was not in attendance; however, Ms. Neiman, also on the Commission, reported:

- The Commission will be actively seeking community input and participation in developing its recommendations; and
- The Commission's meetings will be held on the last Tuesday of the month before the next City Council meeting.

(C.) **Code Enforcement Report** – Ms. Neiman informed the Board:

- Code Enforcement Officer Jimmy Loer has now been empowered to act on code ordinance violations without the need for a written complaint.
- This means he is once again able to approach property owners about problems and encourage voluntary compliance with nuisance ordinances, setting reasonable deadlines and determining any need for help before issuing citations. Several citations have been issued to property owners who have failed to comply with initial requests to clear their property of accumulated junk vehicles, old appliances, trash, high weeds, old tires, etc.

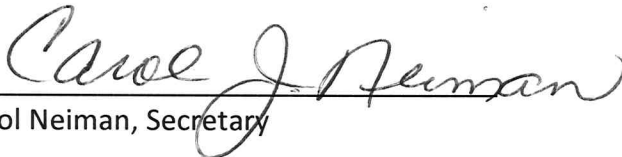
(D.) **Office Manager Report** – Ms. Oliver-Leep's printed report was included in the board packet.

(E.) Tourism Report – Ms. Robinson informed the Board that the Tourism Board did not meet last month.

**Media Marketing & Website Upgrade:** Ms. Robinson, Ms. Neiman, and Ms. Jacoby met with Dr. Chandler on Tuesday, July 3, 2018:

- Dr. Chandler has conducted videotaped interviews and photographed several business owners and individuals; and
  - He continues to work on the design and structure of new informational and marketing websites for the JTEDC.
  - Board members present were given
    - copies of a selection of logo designs and
    - outstanding issues to be resolved for consideration and input, along with
    - a link to view a sample video created from the work to date.
- Due to three board members being out at this time, Ms. Robinson asked that the board table any discussions on the materials provided; and
- The Board will have a special called meeting next Wednesday, July 11, 2018, at 5:15 p.m. to make decisions needed for the work to proceed to the next stage.

**Meeting adjourned at 7:15 p.m. on July 5, 2018.**

  
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Carol Neiman, Secretary