

## MINUTES

### CITY COUNCIL AND CITY OF HONDO ECONOMIC DEVELOPMENT CORPORATION JOINT WORKSHOP September 18, 2019 at 4:00 p.m.

**1. Call to order.**

Mayor Danner called the meeting to order at 4:03 p.m.

**2. Quorum check.**

City Council: Mayor James W. Danner Sr., Mayor Pro Tem John McAnelly, Councilman Bobby Vela, Councilman John E. Villa, Councilwoman Ann-Michelle Long, Councilman Eric Torres

EDC Directors: President Bobby Ainsley, Secretary J. Gruber, Directors A'Lann Truelock, Ashley Lowe, Director John McAnelly, and Ronnie Miller.

Absent: Roger Hernandez

Staff present: City Manager Kim Davis, Economic Development Director Genevieve Flores, Hondo Chamber of Commerce Executive Director Heather Curtsinger, City Secretary Miguel Cantu, Administrative Assistant Valeria Lopez

**3. Public Comments**

No public comments.

**4. Presentation and discussion regarding Hondo Chamber of Commerce,**

Mrs. Heather Curtsinger stated the Hondo Chamber of Commerce was preparing for the Fall Shop Hop, Christmas Shop Hop, Restaurant Week, and Christmas in God's Country

**5. Presentation and discussion regarding Go Medina Meeting**

Mrs. Davis presented the PACE Program. The voluntary program allows for long term financing of qualified upgrades to existing buildings. It also allows for energy efficiency, water conservation, and renewable energy upgrades to the local community. PACE Projects not only reduce utility expenses while increasing the tax base and local employment, they also support Texas energy and water conservation goals. The City will be seeking some businesses to take advantage of the program and allow local bankers to finance the projects submitted. There is also a USDA Program that will assist with home improvements and make them energy efficient. City Staff will present a resolution October's City Council meeting.

**6. Presentation and discussion regarding Fiscal Year 2018-19 Capital Projects, including:**

a. James W. Danner, Sr. Annex

Mrs. Flores stated that the building was 65% complete. The final construction will be at end of October 2019.

b. Castro Street Project

Mrs. Flores reported that the project is complete.

c. Tractor Supply Deal

Mrs. Flores wanted to announce that Tractor Supply was still currently constructing their store in the City of Hondo.

**7. Presentation and discussion regarding South Texas Regional Training Center, including:**

a. Meeting with Southwest Texas Junior College (SWTJC) regarding lease agreement

The City of Hondo EDC is looking to renegotiate the lease with Southwest Texas Junior College.

b. Program/Classes

i. PCT – Goodwill or SWTJC – Replacing CNA

Mrs. Flores stated that the program was very successful. She had been approached to create a patient care technician program that included phlebotomy

ii. Welding

City of Hondo or the EDC will be purchasing all of the equipment required for the training Center. This will help to reduce the cost of students participating in the programs. Mrs. Flores stated that Medina County supported her program.

iii. HVAC

President Ainsley asked when the HVAC and Welding Program would start. Mrs. Flores stated her goal was to have the programs up and running by January 2020.

iv. GED

Mrs. Flores announced that there had been an increase in enrollment in the program. The students are currently working to complete their education program and then further their education by going to the Junior College.

v. ESL

There is no cost to the City to provide this program, the Workforce Center only requests that the city seek out some students for enrollments. Currently, the city has recruited several students to include Brazilians to attend the class. She will continue to go out and talk to people about the programs provided at the STRTC.

c. Marketing

i. Meeting with Hondo ISD

Mrs. Flores stated she met with Hondo High School Principal regarding educational programs at the STRTC.

ii. City Administrators and Mayors Roadshow

Mrs. Davis and Mrs. Flores will be meeting with several cities throughout the area to talk about the programs at the South Texas Regional Training Center. They are also providing information regarding transportation by AACOG. Many of the cities so far are responsive such as a recent meeting with the City of Bandera. Meetings are scheduled with the Cities of Devine, LaCoste, Castroville, Boerne and Natalia.

iii. Regional Council Meeting

*No information provided for this topic.*

iv. Mr. Robert Knight with Principals

Mrs. Flores stated that she will continue conversations with Mr. Knight and his program meeting with principals that meet twice a year. She hopes to present at one of their meetings.

d. Funding

i. USDA

Mrs. Flores announced that the city had received approximately \$76,000 from USDA but still needed more funds to purchase equipment. Mrs. Flores stated that she will be working to gain \$105,000 in donations.

ii. Donations

Mrs. Flores stated that she had received an in-kind donation from Vayuu Company for equipment.

**8. Presentation and discussion regarding Hondo Airport and City Land Sales**

Mrs. Flores stated that she had been working on much of the preliminary work required in order to properly sell the property. This included marketing some of the properties and obtain clear titles for all of the properties.

*Update on Airport and City Land Sales (September 18, 2019-from presentation) Yellow indicates there are still issues that need to be resolved.*

#	Location	Acreage	Value Per Land Area (SF or Acres)	Appraisal Price	Subcommittee Proposed Cost	Appraisal from Valbridge	Survey Complete	RFB Sent To Attorney	Mission Title: Title commitments and Deeds	RFB #'s	RFB returned from Attorney
1	SE/C of Castro Avenue and Harper Avenue	2.0	\$0.65 SF	\$57,000.00	\$71,250.00	Y	Y	Y	N	Y	
2	South side of Harper Street	20.373	\$0.50 SF	\$444,000.00	\$555,000.00	Y	Y	Y	Y	Y	
3	Northside of 14th Street	6.0	\$0.75 SF	\$196,000.00	\$245,000.00	Y	Y	Y	Y	Y	
4	SE/C of Castro Avenue and Carter Avenue	2.005	\$0.65 SF	\$57,000.00	\$71,250.00	Y	Y	Y	Y	Y	
5	NW/C of Castro Avenue and Spatz Avenue	3.226	\$0.60 SF	\$84,000.00	\$105,000.00	Y	Y	Y	N	Y	
7	US Post Office 1108 17th Street, Hondo, TX 78861	0.42 acres or 18,200 SF	\$60.16 SF	\$300,000.00	\$375,000.00	Y	Y	Y	N	Y	
8	COH Utility Yard 1705 Avenue I, Hondo, TX 78861	0.58 acres or 25,265 SF		\$145,000.00	\$181,250.00	Y	N	Y	N	Y	
8A	COH Utility Yard 1705 Avenue I, Hondo, TX 78861	1930 Acre of 8400 Sq Ft		\$60,000.00	\$75,000.00	Y	Y	Y	Y	Y	
10	Along the East side of Castro Avenue	192.02	\$7,000.00	\$1,344,140.00	\$1,680,175.00	Y	Y	Y	N	Y	

**9. Presentation and discussion regarding Hondo Airport projects, including:**

a. Airport Regional Marketing

Mr. Elder and Mrs. Davis stated they had a good meeting with the San Antonio Regional Airport and Economic Development Organization.

b. Vaayu

The company has purchased Hondo Aerospace and Flight School. They would like to work with the City to help become part of the community; however they cannot do this unless they cut costs. They are seeking to lower their rent and reduce the amount of ramp space they are currently leasing. They are very interested in joint market with the City of Hondo. They will continue the flight school venture.

c. Prospective Auto Race

Mr. Elder stated that he had been approached by Revvolution Shift-S3ctor to discuss a possible contract with the airport. The event caters to national and international companies and high net-worth individuals. Revvolution Shift-S3ctor is the only event that has been granted full FAA and TSA approval to hold public motorsports events at commerce service areas. The City of Hondo would be reimbursed for cost incurred from the event plus be paid a fee for the use of the airport. Mr. Elder stated that arrangements could be made to assure the in and out traffic.

d. Hangar Development

Mr. Elder stated that he had planned on some renovations on a hanger to be completed; however he would no longer pursue that after receiving a cost estimate for repair. There has been some conversation with current tenants that he would like to expand their hangers and he would like the city to consider the offer. He has also looked at other alternatives such as working with TXDoT. He stated TXDoT had a NPE Grant that was 90/10 that the city had not accessed but banked on. The City could access \$600,000 of funding; however, there the funding is conditional on its use at the airport. Mr. Elder

was asked how much it would cost to build a new hanger. He answered that there are several conditions to consider when asking about a price dependent on the fire suppressant that would be required. At the current amount he is aware of, the cost would be approximately \$2 million. This cost was provided by KSA Engineering consultant from Sugarland, Texas.

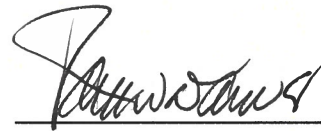
**10. Discussion regarding City and EDC Projects for Fiscal Year 2019-2020**

Mrs. Davis asked for feedback. Dr. Truelock stated what concerns Mrs. Davis had regarding Southwest Texas Junior College. Mrs. Davis stated that SWTJC needed to pay rent. Dr. Truelock stated she would have a meeting with them and would address the concern.

**11. Adjourn**

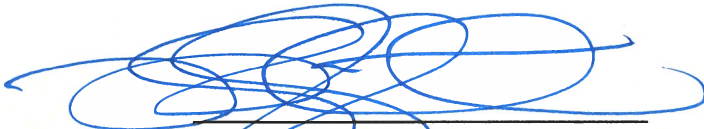
Councilman Villa moved to adjourn the meeting at 5:43 p.m. Motion seconded by Councilman Vela. Motion carried 6-0.

**Passed and approved this 25<sup>th</sup> day of November, 2019.**



**JAMES W. DANNER SR., MAYOR**

**ATTEST:**



**Miguel Cantu  
City Secretary**

