



## MINUTES

The Board of Directors of TexAmericas Center met to conduct business at the Nash, Texas City Hall-Training Facility, 119 Elm Street, Nash, Texas 75569 on May 28, 2019.

1. The Directors and public began to assemble at 11:30 a.m. while lunch was served. The Pledge of Allegiance and Reflection were led by Boyd Sartin and Scott Norton.
2. The meeting was called to order at 12:06 p.m. by Boyd Sartin, Chairman of the Board, who certified that the meeting was properly posted, being held in accordance with the Texas Open Meetings Act and that a quorum was present.

3. **Directors in Attendance were:**

Boyd Sartin	Jim Roberts	Ben King	Gabe Tarr
Ron Collins	Vickie Higgins	Denis Washington	Fred Meisenheimer

**Directors Absent were:**

Don Morriss	Justin Powell	Fred Norton	Cody Lorange
Marc Reiter	Joe Dike	Steve Mayo	

**Staff and Others in Attendance were:**

Scott Norton	Marla Byrd	Eric Voyles	Jeff Whitten
Holly Sleek	Judge James Carlow Bowie County Judge	Kyle Dooley Riverbend WRD	Rhonda Jones Holliday, Lemons & Cox, P.C.
Kevin Cook Key Resource Financial Board	Craig Nielson Key Resource Financial Board		

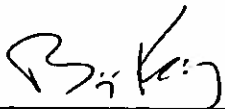
4. Boyd Sartin called for public comments. Members of the public may speak on any topic and comments are limited to 5 minutes per speaker. None noted.
5. Boyd Sartin called for reports from the standing Committees of TexAmericas Center. Committees that met since the last board meeting were:
  - a. Executive
  - b. Investment/FinanceNo further comments in addition to the minutes in the packet.
6. A motion was made by Ron Collins and seconded by Fred Meisenheimer to approve the items listed under the Consent Agenda. The motion carried unanimously by voice vote. Those items were:
  - a. Approved Minutes of Board Meeting from April 23, 2019.
  - b. Approved Check Book Register and Deposit Summary from April 18, 2019 – May 22, 2019.
  - c. Considered and took action upon Resolution #20190528-01 approving the Fiscal Year 2019 2<sup>nd</sup> Quarter Scrap and Timber Sales Report.

- d. Considered and took action upon **Resolution #20190528-02** approving the **Fiscal Year 2019 2<sup>nd</sup> Quarter Investment Report**.
  - e. Approved the Board Calendar (July 2019 – July 2020).
7. Kyle Dooley, Executive Director/CEO of Riverbend Water Resources District, provided a report regarding regional water.
  8. Denis Washington led a discussion regarding Nomination of Officer of the Board of Directors, stating it was the recommendation of the Nominating Committee to leave the Executive Officers as they currently are. Mr. Sartin called for nominations from the floor. None noted. Election of Officers will take place at the July 25, 2019 board meeting.
  9. Rhonda Jones with Holliday, Lemons & Cox, P.C. presented the FY2019 2<sup>nd</sup> Quarter Financials. Considered and took action upon **Resolution #20190528-03** approving the **Fiscal Year 2019 2<sup>nd</sup> Quarter Financials**. A motion was made by Gabe Tarr and seconded by Denis Washington. The motion carried unanimously by voice vote.
  10. Scott Norton presented the FY2018 Audit in the absence of Chris Knauth of Evans & Knauth, PLLC. Considered and took action upon **Resolution #20190528-04** accepting the **Fiscal Year 2018 Auditor's Report**. A motion was made Ben King and seconded by Ron Collins. The motion carried unanimously by voice vote.
  11. Considered and took action upon **Resolution #20190528-05** authorizing the Executive Director/CEO to execute a construction contract with the lowest responsible bidder for a new sprinkler system in 556 Elm Circle, Hooks, TX not to exceed \$100,000.00. A motion was made by Ron Collins and seconded by Denis Washington. The motion carried unanimously by voice vote.
  12. Considered and took action upon **Resolution #20190528-06** authorizing the Executive Director/CEO to procure a vehicle at a value not to exceed \$60,000. A motion was made by Fred Meisenheimer and seconded by Denis Washington. The motion carried unanimously by voice vote.
  13. Considered and took action upon **Resolution #20190528-07** authorizing the Executive Director/CEO to sell a vehicle as surplus property or trade at a value not less than \$11,000. A motion was made by Gabe Tarr and seconded by Ron Collins. The motion carried unanimously by voice vote.
  14. Considered and took action upon **Resolution #20190528-08** authorizing the Executive Director/CEO to execute **Amendment Two to the Lump Sum Timber Contract between Weyerhaeuser and TexAmericas Center**. A motion was made by Fred Meisenheimer and seconded by Ron Collins. The motion carried unanimously by voice vote.
  15. Craig Nielson and Kevin Cook from Key Resource Financial Board Private Placement Loan Program gave a presentation to the Board regarding their services.
  16. Staff Reports:
    - a. Scott Norton provided the Executive Director/CEO Report
    - b. Eric Voyles provided the Executive Vice President/CEDO Report
    - c. Jeff Whitten provided the VP of Operations Report

17. A motion was made by Ben King and seconded by Gabe Tarr to adjourn to Executive Session at 1:23 p.m. pursuant to the following Sections. The motion carried unanimously by voice vote.
  - a. Section 551.071 of the Texas Government Code; Consultation with attorney regarding legal issues relating to pending or contemplated litigation.
  - b. Section 551.072 of the Texas Government Code; Deliberation of the purchase, exchange, lease, or value of real property.
  - c. Section 551.074 of the Texas Government Code; Personnel Matters.
  - d. Section 551.087 of the Texas Government Code; Deliberation regarding Economic Development Negotiations.
18. A motion was made by Denis Washington and seconded by Ben King to reconvene in Open Session at 2:03 p.m. The motion carried unanimously by voice vote.
19. Considered and took action upon **Resolution #20190528-09** authorizing the Executive Director/CEO to execute a lease agreement to Loc Performance Products, Inc. for warehouse space at 556 Elm Circle, Hooks, TX 75561. A motion was made by Denis Washington and seconded by Fred Meisenheimer. The motion carried unanimously by voice vote.
20. Considered and took action upon **Resolution #20190528-10** authorizing the Executive Director/CEO to execute a third modification and extension with Bristol General Contractors, LLC for trailer space at 180 Arkansas Avenue, Lot C, and laydown yard at 171 Arkansas Avenue, New Boston, TX 75570. A motion was made by Fred Meisenheimer and seconded by Denis Washington. The motion carried unanimously by voice vote.
21. Considered and took action upon **Resolution #20190528-11** authorizing the Executive Director/CEO to execute a lease agreement to OWS Enterprises, LLC for warehouse space at 549 Elm Circle, Hooks, TX 75561. A motion was made by Fred Meisenheimer and seconded by Denis Washington. The motion carried unanimously by voice vote.

With no other business to discuss, a motion was made by Fred Meisenheimer and seconded by Denis Washington to adjourn the meeting at 2:05 p.m. The motion carried unanimously by voice vote.

The above and foregoing minutes of TexAmericas Center Board of Directors meeting, May 28, 2019 were read and approved on June 25, 2019.



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Ben King, Secretary