

**OLMOS PARK ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
HELD ON APRIL 12, 2022**

The Board of Directors of the Olmos Park Economic Development Corporation met on Tuesday, April 12, 2022, at 6:00 p.m. at City Hall in the City of Olmos Park at 120 West El Prado Drive, Olmos Park, Texas for considering the following agenda. Members of the Board of Directors present were President Ronald Hornberger, Angela Clark, Councilwoman Dusek, Tess Harden, Dr. Kenneth Kirlin, Councilwoman Plant and Madison Wilson. Also present was City Manager, Celia DeLeon; City Secretary, Kyndra Munoz; Carl Bain, Bain Medina Bain Inc.; Martin Palacios, Bain Medina Bain Inc; Barry Sturrock, 210 Stanford; and Nathan and Kelly Wiegrefe, Lin Marche.

Call meeting to order and determination of quorum.

The meeting was called to order at 6:01 p.m. by President Hornberger; roll call was taken, and a quorum was announced.

Administer Oath of Office to newly appointed member Councilwoman Sharon Plant

City Secretary Kyndra Munoz administered oath of office to newly appointed member Councilwoman Sharon Plant.

Councilwoman Dusek joined the meeting at 6:02 p.m.

Citizens to be heard. (This is the time provided for citizens to address the Board on issues and concerns. No action can or will be taken on issues raised under this portion of the meeting. Please limit remarks to a period not to exceed three minutes. Please state your name and address for the record.) After these 3 minutes have ended, please note that no other comments or questions will be entertained unless an individual is granted permission to speak on the request of the EDC President or other presiding officer. Please state your name and address for the record).

There were no citizens to be heard.

Appoint a Vice-Chair and Secretary to the Economic Development Board.

Councilwoman Plant moved to appoint Dr. Kenneth Kirlin as Vice-Chair and Tess Harden as Secretary. President Hornberger seconded the motion.

The vote in favor of the motion was unanimous.

Review and discuss minutes of March 8, 2022 Board meeting; take possible action.

Councilwoman Plant moved to approve the minutes of March 8, 2022 Board meeting.

Dr. Kenneth Kirlin seconded the motion.

The vote in favor of the motion was unanimous.

Review and discuss Financial Reports, including EDC expenditures, review invoices and allocations and monthly treasurer report; take possible action.

Dr. Kenneth Kirlin moved to approve the financial Reports, including EDC expenditures, invoices and allocations and monthly treasurer report.

Tess Harden seconded the motion.

The vote in favor of the motion was unanimous.

Review and discuss lighting at 4601 McCullough and a request to release the previously authorized \$75,000 to Kelley Wiegrefe, Lin Marche'; take possible action

President Hornberger asked is the project complete?

Kelley Wiegrefe stated what is left are the two lights which will take about another 3 months to get in. I

brought a copy of the receipt so you can see that I have paid for the lights with the 2 assemblies and the contractor is ready to go when we get them in.

Councilwoman Plant I think we should have receipts for the money the EDC is giving out. I know the motion was to authorize the release of the money once the project was complete. I do not have a problem releasing half of the money for what you have already done to include landscaping or sidewalks as long as the funds are justified.

Councilwoman Dusek moved to release half of the previously authorized \$75,000 to Kelley Wiegrefe, Lin Marche' contingent on providing receipts of work completed for the project.

Councilwoman Plant seconded the motion.

The vote in favor of the motion was unanimous.

Discussion and possible action on the McCullough Corridor Sidewalks and Landscaping Demonstration Project

Councilwoman Plant stated when I spoke to Councilwoman Dusek about coming back onto the EDC Board, she mentioned there was talk of another demonstration project. When the demonstration project was done, it was meant to be a one-time project with the continuing maintenance. Our role here is to really help the businesses. In light of the Woods' project and the upcoming Cross' project, personally I would like to see the use of funds go in this direction before we save up for another demonstration project.

Dr. Kenneth Kirlin stated speaking for myself, at the time of the demonstration project, Cowboy Kennels was completed. I am more inclined to be helping businesses complete this as opposed to a demonstration project.

Councilwoman Plant stated according to the Woods' plans, there a requirement for lights and I am not sure if at the time, the lighting ordinance was in effect. They have already done the electrical and did not run electricity to where the lights would be located. I wanted to see if we could get some information on what the cost would be to install the electrical and put some lights up at this location.

Barry Sturrock, 210 Stanford stated we can speak to the engineer to find out where we are going to get the power from and place a conduit there. I looked at the drawings and they showed locations of poles and conduits. I would be happy to help out.

Tess Harden stated it would be worth going over to take a look. There is a difference between a whole 100% design and an as built.

Barry Sturrock stated this is a very good thing and what we hoped would happen in that we would share the expense with local businesses.

City Manager, Celia DeLeon stated as you know, we have not issued the final E-Z Bel payment because there was fault in the green paint bike lanes and it appears there may be some fault in the white striping. E-Z Bel has agreed to re-do the green paint and they were supposed to be out yesterday and today. We have asked them to take a look at the white striping. They feel there is no fault in the white striping. They seem to agree there are certain areas that need to be re-done, but rather than offering to re-do them, they have sent us a quote.

Councilwoman Plant stated what I have noticed is after they are done painting, they remove the staging and then we have cars that drive over the paint. While it may seem dry, you can see the tire tracks over the paint.

Carl Bain stated there are 2 quotes. It is approximately \$7,000 to do the parts that were most faded and approximately \$11,000 for both southbound and northbound stripes.

Celia DeLeon stated the warranty for the striping will be 30 days.

Angela Clark asked what are the specs on the product?

Martin Palacios, Bain Medina Bain Inc. stated for the white stripes, it was thermal plastic paint and has the same specs the City of San Antonio uses. I spoke to the supplier who is a well-known company and has been doing projects for TXDot for decades. He said generally thermal plastic dries pretty quickly and shouldn't be an issue. The issue might have been it was too thin of an application.

Tess Harden stated I think the question is more related to the cure time. If it is hotter, thermal plastics have a tendency to cure more slowly especially if you are painting asphalt. Do you have a reference of the cure time? What is the wear we are seeing?

Carl Bain stated we were not out there when they were painting and do not know when it was placed and for how long. It was a subcontractor who completed the work. There are 2 issues in which we have northbound and southbound. Southbound you have a yellow line, but you have 2 black lines that were the old stripes and have been painted over. You also have the bike lane with 2 white lines and the tendency is for vehicles to move over away from the center line onto the white lines. You are getting more traffic and have a majority of the fading on the southbound lines where the white lines appear brighter on the northbound lines.

President Hornberger stated it seems to me during the period of time that is necessary for the paint to set up, dry and become permanent, it should be protected from anybody driving over it. If it is applied correctly, you should not have to come back in 30 days or even a year to redo the striping all over again.

Barry Sturrock stated this will not work if we have to re-paint it every 30 days. What alternatives are available to the City to have a longer lasting striping system. Would we install raised markers?

Martin Palacios stated we agree this should have lasted longer. Thermal plastic paint should last 3 years in good conditions and one year in harsh conditions. Something happened with the application, the prep, conditions or moisture to affect the placement. In addition to that, you had other factors of driving over the stripe more than usual. The turning movement into the businesses on McCullough also applies a little more stress than driving straight over it.

Angela Clark stated you believe the problem is the application and not the product?

Martin Palacios stated that is right. The product is Swarco America out of Conroe, Texas and they are a TXDot approved supplier.

President Hornberger asked does this happen with bike lanes in the City of San Antonio where they fade out in a short period of time?

Martin Palacios stated typically they last longer. They usually do a fresh asphalt then re-stripe over the fresh asphalt. With old asphalt they will last a little over a year and with fresh asphalt they will last about 3-5 years.

President Hornberger stated this Board needs to take a close examination on what we are going to do. We cannot afford to come back every couple of months or every year and redo what doesn't seem to be lasting.

Tess Harden stated there is also preparation you can do to the asphalt to help give it a cleaner application and make it last longer. I can collect photos and talk to the subcontractor who did the application to go over their method to find out if they did any prep and how long they let it cure. Also, I can take a look at the properties of the product that was used to see if we can make sense of why it happened and decide whether or not it will be worth restriping or if this will just happen again.

Councilwoman Plant stated I believe this will happen again. How much are the raised markers?

Martin Palacios stated I believe they are about \$2.50 each. There is also a stripe in between the bumps and thermal plastic paint that TXDot uses in thicker areas to alert drivers who are going over the line and I can look into the difference of how much this will cost.

President Hornberger stated we also need to take a look at if, and when we do a seal coat to extend the life of the pavement on McCullough. We have to take into consideration the cost of redoing the striping and after there is a seal coat, this will change the substance of the pavement. Do we want a solution that is painted on, or if we used the raised markers, will they be damaged in any way when we come back in to do the seal coat?

Martin Palacios stated anytime there is a seal coat, they will remove the raised markers then replace them. We will look into this and also if the raised markers are safe next to a bike lane.

Dr. Kenneth Kirlin asked how long after they first painted the green bike lanes and lines did we realized there was a problem?

Martin Palacios stated the yellow and white lines were painted in June or July of last year and lasted until about December or January. When they did the green paint, not only did we notice the green paint was lacking but the white paint was fading prematurely.

Councilwoman Plant moved to pay E-Z Bel and release the remainder of the funds after the redo of green paint is completed and we have approval from our engineers, Bain Medina Bain.

Councilwoman Dusek seconded the motion.

The vote in favor of the motion was unanimous.

Excuse Councilwoman Plant from attending the May 10th, 2022 EDC meeting.

President Hornberger moved to excuse Councilwoman Plant from attending the May 10th, 2022 EDC meeting.

Madison Wilson seconded the motion.

The vote in favor of the motion was unanimous.

Discuss liaison issues with businesses: take possible action

Councilwoman Dusek stated I am not sure if anyone is interested in becoming the new liaison for the business.

Tess Harden stated I would be interested.

Councilwoman Dusek stated I have been meeting with a group of people who are involved in Sip-n-Shop and want to grow the event. Instead of having 2 events, they would rather use a larger pool of funds in December. There is someone who does marketing from Otra Vez and are looking to do more with the event.

Tess Harden asked did we follow through with them on having a conversation regarding the coordination, efforts and money we put into the event for marketing? It seemed some of the businesses were not prepared to interact with customers.

Celia DeLeon stated that conversation did not happen. We asked Nicole Greenberg to speak on this but there were conflicts that prevented her from attending. Today, Nicole informed City Secretary, Kyndra Munoz the Youth Commission will no longer be involved in the Sip-n-Shop event.

Councilwoman Dusek stated Sip-n-Shop became too big and the Youth Commission can no longer do the event. Going forward, they want to allocate some of these funds to hire a marketing representative. With the 2 events combined, we have a total of \$7,500 in the budget for Sip-n-shop.

Councilwoman Plant stated Nicole did a great job with the EDC's help of bringing in revenue to the businesses. If they really want this to be a success and hire a professional marketing representative, they should contribute some funds as well.

Dr. Kenneth Kirlin stated Nicole sent out an email regarding Sip-n-shop on 2 marketing firms that will be reaching out to the businesses.

Councilwoman Dusek stated one individual works at Otra Vez who does social media marketing. The other individual has been in TV and radio for over 30 years. When we met, they were discussing how they can pull in more activity from the businesses and make this a big shopping event for the City of Olms Park. I think it would be helpful to have a contact for the businesses to reach out to. Also, the Youth Commission offered to help with welcome packets for new businesses.

President Hornberger stated as far as a welcome packet goes, we can handout a notebook with important events, who to contact, and who the EDC is and what they do.

Councilwoman Dusek stated we can also feature them in our email blast in which we list the name of the business and the opening date.

Kelly Wiegrefe stated I have one comment. McCullough takes a lot of abuse from 18 wheelers and trailers.

President Hornberger asked how do we put a limit on the size of vehicles coming through McCullough.

Councilwoman Plant stated we talked about this years ago, and you can't do it. When Frank Garza was our attorney, I asked if we could do this and not allow trucks through. We can research the minutes to review the discussions on this item.

Discuss administrative items and future agenda items.

Dr. Kenneth Kirlin asked can we have Chief Goodreau present at our next meeting to give an update on the Knox Box project?

Celia DeLeon stated I will ask Chief Goodreau to be present at our May meeting.

There was no other business and the meeting adjourned at 7:07 p.m.

Ronald Hornberger
President

Kyndra Munoz
City Secretary