

CITY OF LAKE WORTH
Minutes for the Joint Meeting of the
City Council and the Lake Worth
Economic Development Corporation (EDC) Board
Thursday, December 16, 2010
3801 Adam Grubb • Lake Worth, Texas
6:30 P.M. – Council Chambers

1. Call to Order.

Mayor Walter Bowen called the Council meeting to order at 6:32 p.m. and he, also being the EDC President, called the Economic Development Corporation Board meeting to order at 6:32 p.m.

2. Invocation and Pledge of Allegiance.

Mayor Walter Bowen gave invocation. Attendees recited the pledge of allegiance.

3. Roll Call.

Council members present were Mayor Walter Bowen, Curtis McKay, Perry Lunsford, Dona Stuard, Pat O. Hill, and Geoffrey White. Myrt Fowlkes and Clint Narmore were absent.

EDC board members present were President Walter Bowen, Perry Lunsford, Curtis McKay, Earl Fowlkes, and Robert Horney. Myrt Fowlkes and Ronny Parsley were absent.

Staff present were Brett McGuire, City Manager; Ken West, Assistant City Manager; Linda Rhodes, City Secretary; Jami Woodall, EDC Coordinator; Debbie Whitley, Director of Finance; and Barry Barber, Building Official. City Attorney Wayne Olson was also present.

4. EDC Consent Agenda:

a. Approval of minutes for the EDC meeting on August 26, 2010.

b. Approval of EDC Financial Report.

Earl Fowlkes made a motion, seconded by Perry Lunsford, to approve the EDC Consent Agenda. Motion passed with all that were present voting in favor and none opposed.

5. EDC Discussion/Action Items:

a. Approval of additional funding from the EDC Fund for an excess of \$7.89 over the originally designated \$425,000 for the construction of the Lake Worth Area Museum and approval of additional funding from the EDC Fund for any unforeseen incidentals to finish out the Lake Worth Area Museum project.

Earl Fowlkes made a motion, seconded by Curtis McKay, to approve additional funding in the amount of \$20,000.00 from the EDC Fund to cover items needed to finish the construction and unforeseen incidentals to finish out the Lake Worth Area Museum project. Motion passed with all that were present voting in favor and none opposed.

b. Consideration of approval of an Agreement between the City of Lake Worth and the Lake Worth Economic Development Corporation for the purpose of leasing the Lake Worth Area Museum, as proposed by the City Council.

Perry Lunsford made a motion, seconded by Robert Horney, to approve the agreement between the City of Lake Worth and the Lake Worth Economic Development Corporation for the purpose of leasing the Lake Worth Area Museum, with the corrected square footage referenced in the site plan. Motion passed with all that were present voting in favor and none opposed.

6. City Council Discussion/Action Item.

a. Consideration of final approval of an Agreement between the City of Lake Worth and the EDC for the purpose of leasing the Lake Worth Area Museum.

Geoffrey White made a motion, seconded by Dona Stuard, to approve the agreement between the City of Lake Worth and the Lake Worth Economic Development Corporation for the purpose of leasing the Lake Worth Area Museum, with the corrected square footage referenced in the site plan. Motion passed with all that were present voting in favor and none opposed.

7. EDC Discussion/Action Item:

a. Discussion/Action regarding the use and/or subletting of the Lake Worth Area Museum by the Lake Worth Area Historical Society and responsibilities thereof.

Jami Woodall noted that a draft agreement from the City Attorney's office was handed out. Curtis McKay expressed his concern that the agreement was not satisfactory. Brett McGuire noted that this agreement was just a starting point and the EDC would need to decide the details of it. Earl Fowlkes suggested scheduling a workshop meeting with the EDC board and the Lake Worth Area Historical Society (LWAHS) to discuss agreement details, as his thoughts were that the EDC would be completely financially responsible for the Lake Worth Area Museum and the LWAHS was to manage it. Mr. McGuire added that, since the EDC and Council approved their agreement, which is different than this agreement, the EDC would now be taking full responsibility of the Lake Worth Area Museum. They could, if they so desire, have the City Attorney draft a temporary waiver that the EDC can use to allow the Historical Society to begin occupying the museum prior to the terms of their agreement being finalized.

Walter Bowen made a motion, seconded by Earl Fowlkes, that the EDC assume full responsibility for the maintenance, upkeep, etc of the Lake Worth Area

Museum and, until an agreement be drafted and presented to the LWAHS for their consideration, authorize the City Manager to work with the City Attorney to draft a waiver between the EDC and the City that would allow the LWAHS to occupy the museum. Motion passed with all that were present voting in favor and none opposed.

There was no Executive Session.

8. City Council Executive Session:

Pursuant to the Texas Open Meeting Act, Chapter 551, Texas Government Code, the City Council reserves the right to convene in executive session as necessary during this meeting to discuss the following:

a. Pursuant to Section 551.071- Consultation with attorney with regard to any item posted on the agenda or pending or contemplated litigation.


9. Adjourn the City Council and the EDC Board.

Mayor Walter Bowen adjourned the Council meeting at 7:12 p.m. and he, also being the EDC President, adjourned the Economic Development Corporation Board meeting at 7:12 p.m.

APPROVED:


Walter Bowen, Mayor

ATTEST:


Linda Rhodes, TRMC/CMC
City Secretary