

## City of Buda 4 B Corporation

Minutes  
Regular Meeting  
Tuesday, January 9, 2007

Attendees: Sam Charles Cooper, Lee Raines, Judith Watson, Elizabeth H. Urban, Jose R. Ramos, Jr., and Terry Capps

### Minutes

RESOLVED, that the Board approve the minutes from the November 28, 2006 regular meeting. Motion by Director Raines, seconded by Director Capps. Motion passes 6-0.

### Treasurer's Report

RESOLVED, that the Board approve the Treasurer's Report showing total current assets of \$2,816,646.20 as of January 4, 2007. Motion by Director Ramos, seconded by Director Watson. Motion passes 6-0.

### Executive Director's Report

Executive Director, Warren Kettelman provided a synopsis of activities and updates including: receipt of an updated sign proposal from Wal Mart; truck bypass project is running approximately 5 days behind due to rain; and the Overlook Partners medical facility project close to the bid process.

### Administrative Penalty from Texas Commission on Environmental Quality (TCEQ)

Warren Kettelman briefed Board Members on his recent meeting at Representative Patrick Rose's office with TCEQ concerning TCEQ's proposed administrative penalty of \$52,560. In that meeting, TCEQ verbally reduced the administrative penalty 33%.

RESOLVED, that the Board authorize Warren Kettelman to move forward with the following items in response to TCEQ's Proposed Agreed Order dated December 13, 2006. Motion by Director Watson, seconded by Director Ramos. Motion passes 6-0.

- Locate attorney with environmental experience and availability to assist Buda EDC with the TCEQ litigation process in a timely manner.
- Collect support letters from the County, City of Buda, Buda Area Chamber of Commerce, Texas Economic Development Council, Texas Parks & Wildlife, etc. in favor of reducing administrative penalty. Support letters are to be attached to Buda EDC's response letter to TCEQ, and postmarked by January 19, 2007.
- Investigate possibility of waiver of fines.

### Award of Contract for Construction of Buda Sportsplex Project

Warren Kettelman briefed the Board on the Sportsplex Project construction bid opening held January 5, 2007 whereas zero (0) bids were received. Mr. Kettelman suggested that the project be split into several projects with the pond taking precedence in preparation of the YMCA opening. He gave details of his recent meeting with Texas Parks & Wildlife (TPWD) in regard to completing the pond first. TPWD advised this would not jeopardize the grant. After a short discussion, it was agreed that the Sportsplex would be split into several projects beginning with the pond.

RESOLVED, that the Board authorize Warren Kettelman to seek Project Manager candidates specialized in park projects and report candidate information to the Board at the next meeting. Motion by Director Ramos, seconded by Director Watson. Motion passes 6-0.

### Conveyance of Buda Sportsplex Park Property to City of Buda

No action taken.

Nothing to report.

Public Comments

There were no public comments.

There being no further business to come before the Board of Directors, the meeting was duly adjourned.

Dated: February 13, 2007

  
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Jose R. Ramos, Jr., Secretary

APPROVED:  
  
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Sam Charles Cooper, President

Approval of Minutes

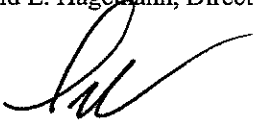
The foregoing minutes are approved as the acts of the Directors of the Corporation.

  
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Terry Capps, Director

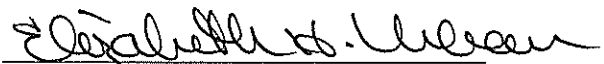
  
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Sam Charles Cooper, Director

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David E. Hagemann, Director

  
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Lee Raines, Director

  
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Jose R. Ramos, Jr., Director

  
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Elizabeth H. Urban, Director

  
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Judith M. Watson, Director