



NOTICE OF A PUBLIC MEETING

AN AGENDA OF A REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS CITY OF WHITE SETTLEMENT, TEXAS

6:00 P.M. – Tuesday, June 1, 2021

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement, TX 76108

The White Settlement City Hall is accessible to persons with disabilities. Specially marked parking spaces are available at both Meadow Park and Hanon Drive. Accessible entry is available at the main entrance which is located on the north side of the building. If additional assistance is needed to observe or comment, please notify the City Secretary at 817-246-4971 x203 at least 24 hours prior to the meeting.

Recordings of Economic Development Corporation (EDC) Board of Directors meetings are available for public requests for copies beginning on the Thursday after each meeting.

*As a courtesy to those in attendance, please place your cell phone on "Silent" or "Vibrate".
Food and drink are not allowed in council chambers.
Thank You!*

CALL TO ORDER

INVOCATION / PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

The purpose of this item is to allow citizens an opportunity to address the Economic Development Corporation (EDC) Board of Directors on items that are not listed on the agenda, as well as any consent agenda, executive session, or workshop items. Any person desiring to make a public comment must first fill out a speaker request form, and be recognized by the presiding officer. Individual citizen comments are limited to three minutes. Members have no obligation to respond in any manner to comments or questions from the public. Any response from a member to comments on items not listed on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or request to place the subject on the agenda for a future meeting.

CONSENT AGENDA

All items on the consent agenda are routine or previously discussed items and will be approved with one motion; however, should an EDC Director wish to discuss any item, said item may be removed from the Consent Agenda and considered under Deliberation Agenda.

1. Approval of EDC meeting minutes:
 - a. September 1, 2020
 - b. April 6, 2021

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Economic Development Corporation Board of Directors may convene in Executive Session to deliberate regarding the following matters;

2. Sec. 551.072 Deliberation Regarding Real Property: the EDC Board of Directors may deliberate the purchase, exchange, lease or value of real property, including offers made on such properties, including
 - a. 730 S. Cherry Lane

RECONVENE IN OPEN SESSION

3. Take action, if any, on items discussed in Executive Session, including the following:
 - a. 730 S. Cherry Lane

ADJOURNMENT

Notice posted on the 28th day of May, 2021, on the City Hall bulletin board at 214 Meadow Park Drive, White Settlement, Texas by 5:00 p.m.

*Amy Arnold, TRMC, CMC
City Secretary*

Minutes
Economic Development Corp.
Regular Meeting



City Hall
214 Meadow Park Drive
White Settlement, TX 76108

September 1, 2020
6:00 p.m.

THIS MEETING WAS HELD VIA VIDEOCONFERENCE AND IN PERSON

The public was provided the agenda via the city's website as well as access to the meeting via the following statement:

This Notice and Agenda, and Agenda Packet are available on the City's website. The public may access the meeting via the following link: <https://us02web.zoom.us/j/83319884285?pwd=YXJBVIA3KzRYUmhwbjF2S24rM2ZPd09#success>

Please email the City Secretary at: aarnold@wstx.us if you plan to provide comments on an agenda item. In order to facilitate citizen comments during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. In lieu of participating in the meeting, you may also email your comments to the City Secretary at: aarnold@wstx.us no later than one hour prior to the meeting, and any comments submitted will be read aloud during the respective agenda item.

Although this meeting will be held remotely via videoconference, the public may also speak on agenda items in person at City Hall, where technology will be in place to allow participation.

CALL TO ORDER

Chairman Mayor White called the meeting to order at 6:00 p.m. announcing a quorum of members present as follows: Director Place 2 Eddie Delgado, Director Place 3 Ann Smith, Director Place 4 Vicki Harpe, and Director Place 6 Steve Groomer (arrived late).

Executive Staff present included City Manager and City Secretary.

INVOCATION / PLEDGE OF ALLEGIANCE

Mayor White gave the invocation and led the Pledge of Allegiance.

CONSENT AGENDA

Director Eddie Delgado noted corrections to the agenda which included time of public hearing and spelling of a directors name. Corrections were made prior to the minutes being recorded. **Director Ann Smith made a motion to approve the Consent Agenda. The motion was seconded by Director Vicki Harpe and passed with a unanimous vote.** Approval of the consent agenda included the following item:

- 1) Approval of EDC meeting minutes:
 - a) July 7, 2020 – with noted corrections.

DELIBERATION AGENDA

- 2) Discuss and consider a resolution adopting the Economic Development Strategic Plan.

City Manager Jeff James presented the item to members explaining the city has contracted with Petty and Associates for Economic Development consulting work. Mr. James mentioned the process by which the plan was developed, including citizen input, to put into place guidelines for economic development in the community. Mr. James introduced Trent Petty of Petty and Associates who presented the plan to members. Mr. Petty discussed current conditions, needs assessment and community priorities which included:

- Renovate public infrastructure
- Promote and participate in existing businesses
- Revitalize blighted areas
- Solicit new business
- Enforce codes and ordinances
- Create blue zones and encourage citizen participation
- Develop local community events
- Promote waterpark utilization
- Encourage city-wide mobility
- Enhance public safety

Mr. Petty presented capital project recommendations that would be helpful in mobilizing strategies including:

- Paving and draining improvements on White Settlement Road
- Paving and drainage improvement son Cherry Lane
- Extension of Tumbleweed Trail to Lockheed Blvd
- Renovation of N. Las Vegas Trail
- Infrastructure improvements along I-30 corridor

Mr. Petty presented recommendations mentioned in the plan which included the structure of the Economic Development Corporation, development tools available, county involvement and TIRZ creation.

Members discussed areas of priority, redevelopment opportunities and support of the plan. City Manager Jeff James requested verbal support of the plan by the EDC.

Director Vicki Harpe made a motion approve adopting the Economic Development Strategic Plan and recommending adoption of the plan by resolution to City Council. Director Ann Smith seconded the motion which carried unanimously. *(Adopted plan will be attached to final approved minutes)*

ADJOURNMENT

With there being no further discussion Mayor White adjourned the meeting at 6:32 PM.

Approved this 1st day of June, 2021.

Mayor Ronald A. White
EDC Chairman

ATTEST:

Amy Arnold, City Secretary

Minutes
Economic Development Corporation
Regular Meeting



City Hall
214 Meadow Park Drive
White Settlement, Texas

April 6, 2021
6:00 PM

The public was provided the agenda via the city's website as well as access to the meeting via the following statement:

THIS MEETING WILL BE HELD VIA VIDEOCONFERENCE

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<https://us02web.zoom.us/j/81428925225?pwd=ZGRpbWNEYzgVbkZlZnUwYzhjMG5aUT09>

Meeting ID: 814 2892 5225 Passcode: 270617

Please email the City Secretary at: aarnold@wstx.us if you plan to provide comments during citizen participation or an agenda item. In order to facilitate citizen comments during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. In lieu of participating in the meeting, you may also email your comments to the City Secretary at: aarnold@wstx.us no later than one hour prior to the meeting, and any comments submitted will be read aloud during the respective agenda item. Although this meeting will be held remotely via videoconference, the public may also speak on agenda items in person at City Hall, where technology will be in place to allow participation.

CALL TO ORDER

Mayor White called the open meeting to order at 6:12 p.m. announcing a quorum of members present as follows:

Director Eddie Delgado, Director Ann Smith, and Director Steve Groomer. Director Vicki Harpe, Director Pat Wirsing, and Director Richard Huff were absent.

Executive Staff present included City Manager Jeffrey J. James, and City Secretary Amy Arnold. Other staff present included Executive Administrative Assistant Ann Elias, Community Services Director Rich Tharp, Finance Director Krystal Crump (Foght), Building Official Robert Nunley, Police Chief J. Bevering, Assistant Police Chief T. Denison, City Marshal M. Wilson, City Marshal R. Rogers, and Communications Manager Aaron Hall.

INVOCATION / PLEDGE OF ALLEGIANCE

Mayor White offered the invocation and led the Pledge of Allegiance

CITIZEN PARTICIPATION

No speakers were heard

EXECUTIVE SESSION

Chairman Mayor White announced the EDC would convene in Executive Session at 6:15 p.m. after first reading the following statement:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Economic Development Corporation Board of Directors may convene into Executive Session to deliberate regarding the following matters:

1) *Sec. 551.072 Deliberation Regarding Real Property: The Economic Development Corporation may deliberate the purchase, exchange, lease or value of real property, including offers made on such properties.*

RECONVENE IN OPEN SESSION

Chairman Mayor White announced the EDC is reconvened to open session at 6:45 p.m. to take action as a result of Executive Session.

No action was taken

ADJOURNMENT

With there being no further discussion Chairman Mayor White adjourned the meeting at 6:47 p.m..

Approved this 1st day of June, 2021.

ATTEST:

Mayor Ronald A. White,
EDC Chairman

Amy Arnold, City Secretary