

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
AUGUST 14, 2023**

**MEMBERS PRESENT:**

VP CHARLES RICHARDSON  
DAN CHISHOLM  
HEATHER KNIGHT  
STEVE HOLLAND  
BUCK BYBEE  
RAUL SANCHEZ

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
PW DIRECTOR JEREMY BELL

**MEMBERS ABSENT:**

PRESIDENT DARREN HOUK

1. CALL TO ORDER

With a quorum present, VP Richardson called the Regular Called Meeting of the Economic Development Corporation to order at 6:01 p.m. on Monday, August 14, 2023 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Chisholm gave the Invocation.

3. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG.

Member Knight led the Pledge of Allegiance to the United States Flag and the Texas Flag.

4. PUBLIC TESTIMONY: CITIZENS TO SPEAK ON ANY TOPIC OR ANY AGENDA ITEM BEFORE AN DURING THE MEETING BY RAISING YOUR HAND TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE ECONOMIC DEVELOPMENT CORP. IS REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH CITY STAFF ABOUT THAT ISSUE, AND NO EDC BOARD DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.

**NONE**

5. MEMBER ROLL CALL

All members present except for President Houk.

6. CONSIDER APPROVAL OF MINUTES FROM THE JULY 31, 2023 SPECIAL CALLED MEETING.

**Member Chisholm moved, seconded by Member Bybee to approve the Minutes of the July 31, 2023 Special Called Meeting. All voted "Aye".**

7. PRESENTATION: TRINITY METRO-LET'S RIDE AS PRESENTED BY DETRA WHITMORE OF TRINITY METRO.

Detra Whitmore was present. A slide show was presented. River Oaks has been with Trinity Metro since 2017. The city has extended the contract four times and each extension is for two years. The city is capped for Access at \$15,000.00 but the city can increase the amount or get people to use another service instead of Access.

**PUBLIC HEARING/ACTION FROM PUBLIC HEARING:**

8. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON CONTINUING RENEWING AND FUNDING THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 27, 2026.

At 7:19 p.m. VP Richardson opened the Public Hearing.

CM Brent Forester (5601 James)-President Houk sent a text about the guy who got stranded. Was promised the guy would be reached out to but he has not been yet. Tired of FWTA not holding up to their agreement. Think the numbers are not correct for the ones riding on the bus. Detra-did not receive the person's name to follow up.

Member Holland-wants Detra to make personal contact with President Houk.

Member Bybee-see a lot of people at the bus stops on a regular basis. He does have employees that use the bus to get to work and back.

James Myrick (5825 Meandering)-did see repairs done at some bus stops but the one in front of City Hall, the street needs repairing.

CM John Claridge (5355 Baylor)-asked about Molly the Trolley in the past or something like that. Rather see that than empty buses.

CM Brent Forester-asked about the termination fee. Detra-no termination fee but the city would have to pay to have the bus stops removed.

Board Members thought it would be a good idea to have the riders to a survey. And they would like to see for the Access how many pickups they are doing, etc.

The Public Hearing will remain open until September 11<sup>th</sup>, 2023.

9. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL TO CONTINUE, RENEW AND FUND THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 27, 2026.

**NONE**

10. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON CONSIDERING THE PURCHASE OF EQUIPMENT PURSUANT TO SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE AS A PROJECT RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES.

At 7:37 p.m., VP Richardson opened the Public Hearing.

The city has been approved for two backhoes from a grant. Council only approved purchasing one backhoe due to budget restraints. Asking for EDC to help with the purchase of the second backhoe. Requesting 1/2 of the cost of \$27,088.30. This new backhoe would replace the 2006 backhoe which is unreliable and unsafe. The backhoes are used for water, sewer, streets, parks, and storm water. Normally on a main break, both backhoes are being used. The grant is for \$74,000.00 and the city would be responsible for \$54,176.59. The purpose of the grant is to get the older diesel equipment off the roads. The state received a large sum of money thru Volkswagen Emissions to offer grants. Some board members are concerned about the new backhoe will not last if our current one and concerned about the employees not taking care of the backhoe.

At 8:00 p.m., VP Richardson closed the Public Hearing.

11. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF THE EXPENDITURE OF EDC FUNDS FINDING THAT THE PROPOSED PURCHASE OF EQUIPMENT IS SUITABLE FOR THE EXPENDITURE OF EDC FUNDS PURSUANT TO SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE AND THAT THE PROJECT HAVING BEEN FOUND SUITABLE TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES WITHIN THE CITY THAT CREATE OR RETAIN JOBS.

Raul Sanchez was present online but is not voting.

**Member Holland moved, seconded by Member Chisholm that the River Oaks Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" approving the expenditure of EDC Funds in the amount of \$27,088.30 pursuant to Section 501.103 "Certain Infrastructure Improvement Projects" of the Texas Local Government Code found by the Board of Directors suitable for infrastructure necessary to promote or develop new or expanded business enterprises limited to streets and roads, drainage water and sewer utilities and of Section 505.158 of the Texas Local Government Code that the project having been found suitable to promote or develop new or expanded business enterprises within the City that create or retain jobs. All voted "Aye".**

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

12. DISCUSSION AND/OR ACTION ON THE MODIFIED ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT WITH JOLLY'S C-STORE LLC AT 4710 RIVER OAKS BLVD. THAT TERMINATES ON AUGUST 15, 2023.

Jolly has expended all the permit money from EDC. August 15<sup>th</sup>, 2023 is the deadline but it is looking like the end of September for completion. The permits are still open.

**Member Holland moved, seconded by Member Bybee to extend the agreement with Jolly C's Store changing the due date of August 15, 2023 that is in the contract to October 1, 2023. All voted "Aye".**

**WORKSHOP/ACTION FROM WORKSHOP:**

13. WORKSHOP: FY 2024 EDC BUDGET.

The changes were put in from the last meeting except for the backhoe that was approved tonight. No money from the Community Center Improvements will be spent unless EDC approves it. The Park Improvements is for contract labor.

14. ACTION FROM WORKSHOP, IF ANY.

**NONE**

CM Gregory has contacted the Beauty School several times and no response. The offer has expired.

Member Knight-the concern on the public transit is incentive. The cost is going up. We are paying per rider, and they are pushing public relations which will make our costs increase.

15. EXECUTIVE SESSION: CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE BOARD RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSION(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE BOARD MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. Section 551.071- To seek advice from attorney;
- b. Section 551.072- Discussion regarding possible sale, lease or acquisition of real estate; and
- c. Section 551.087- Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body.

16. ACTION FROM EXECUTIVE SESSION.

**NONE**

17. ADJOURN

At 8:27 p.m., VP Richardson adjourned the meeting.

**APPROVED:**

A handwritten signature in cursive script, appearing to read "Charles Richardson", written over a horizontal line.

**Charles Richardson, Vice-President**

**ATTEST:**

A handwritten signature in cursive script, appearing to read "Paula Luck", written over a horizontal line.

**Paula Luck, City Secretary**