

CITY OF MORGAN'S POINT RESORT

ECONOMIC DEVELOPMENT CORPORATION MEETING

Morgan's Point Event Center
60 Morgan's Point Blvd.
Morgan's Point Resort, Texas

AGENDA

17 October 2019, 12:00 P.M.

12:00 PM CALL THE BUSINESS MEETING TO ORDER AND WELCOME

ANNOUNCEMENTS AND CITIZEN COMMENTS

APPROVAL OF MINUTES

- 1) Approval of Minutes from the 18 July 2019 regular meeting – Tom Edwards.
Draft Minutes are presented for EDC members' review. The members may ask to amend, add, or delete items. A **MOTION** to approve the Minutes is appropriate after any changes are made to the draft Minutes.

FINANCE REPORTS

- 2) Discuss and consider Finance Report for third quarter 2019 – Debbie Bates.
Finance reports for the period July through September are submitted for Board review. If the Board finds the reports acceptable, a **MOTION** to accept the reports is in order.

OLD BUSINESS

- 3) Outstanding action items – Debbie Bates
- 4) Status of Texas Parks and Wildlife grant application and Kleypas park project – Tom Edwards

NEW BUSINESS

- 5) Changes to rules regarding tax abatements – Andrew Bill
- 6) Potential to partner with the City and developers to build new sewer system – Andrew Bill
- 7) Consider "Golden Anniversary / Golden Opportunity" promotion – Stan Briggs & Lee Grabman
- 8) Consider a continuation of advertising the Event Center in the Belton Journal

STAFF, CONSULTANT, OR OTHER REPORTS

- 9) November EDC training session in Bastrop – Tom Edwards

ADJOURN

I certify that a copy of the 17 October 2019 agenda of items to be considered by the Morgan's Point Resort Economic Development Corporation was posted and could be seen on the City Hall bulletin board on 10 October 2019 at 12:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the following News Media were properly notified of the above stated meeting: Belton Journal.

Tom Edwards, EDC President

The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254.742.3206 for further information

(1)

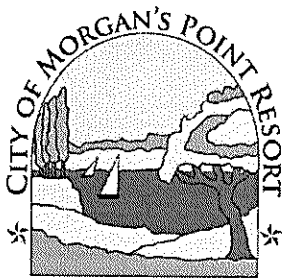
AGENDA
17 October 2019, 12:00 P.M.

The announcement portion of the meeting allows EDC members or staff to announce general items of interest to all in attendance. The public comments section of the meeting is for citizens to address the EDC (as a whole). Because these are comments from the public and not a specific Agenda item, members can defer to the City Manager to take an appropriate action or request that the item be included on the next available Agenda.

EXECUTIVE SESSION

None scheduled.

The Board reserves the right to discuss the above item in Executive Closed Session if it meets the qualifications of Chapter 551 of the Government Code of the State of Texas.



CITY OF MORGAN'S POINT RESORT

ECONOMIC DEVELOPMENT CORPORATION MEETING

Morgan's Point Event Center
60 Morgan's Point Blvd.
Morgan's Point Resort, Texas

Meeting Minutes

18 July 2019 12:00 P.M.

12:00 PM CALL THE BUSINESS MEETING TO ORDER AND WELCOME

Board members in attendance:

Tom Edwards, President
Stan Briggs, Vice President
Dennis Green, Secretary
Lee Grabman
Russell Janak
Mike Fletcher

Board members absent:

Jeff Davison

Staff in attendance:

Andrew Bill, City Manager
Kathryn Norris, City Finance Manager
Debbie Bates, EDC Financial Analyst

Citizens in attendance

Mark Allyn
Dr. Ron Gelzer
Jo-Ell Guzman
Shawn Knuckles
Les Minor

ANNOUNCEMENTS AND CITIZEN COMMENTS

All present introduced themselves and gave a brief explanation for attending the meeting.

1. APPROVAL OF MINUTES – 18 April 2019 regular meeting

There were no changes, corrections, deletions or additions to the minutes. Board Secretary Dennis Green moved to approve the minutes as written and Board member Mike Fletcher seconded the motion. All present voted "Aye", and the motion carried.

2. FINANCE REPORT – second quarter 2019

Debbie Bates, EDC Financial Analyst, presented the Finance Report. There were no changes to the Finance Report. Board Secretary Dennis Green moved to approve the Finance Report and Board VP Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.

OLD BUSINESS

3. **Outstanding action items.** Board President Tom Edwards reviewed the EDC Action Items report and the EDC TP&W Action Items report. Changes are reflected in the attached revised reports.
4. **Status of Texas Parks and Wildlife (TP&W) grant application and Kleypas Park project.** Board President Tom Edwards presented a slide that depicts the planned changes to the park. Citizen Jo-Ell Guzman suggested checking with Trauma Services for information on playground equipment. The process of being reimbursed by TP&W was discussed and Board President Tom Edwards pointed out that someone needs to be hired to track all of the expenses and be responsible for the reimbursement process.
5. **Report on county-wide EDC meetings.** Board VP Stan Briggs attended the quarterly meeting and shared feedback from it. Focus has shifted from getting businesses to attracting talent. Each city has added pictures and videos to their websites telling stories about their city. Stan recommended that we attend those meetings regularly.
6. **Benchmarking Taylor/Rockdale efforts to attract new businesses.** Board member Jeff Davison was not attendance; however, he sent an email that he has no information to report yet.

NEW BUSINESS

7. **FY2020 budget proposal for city council submission.** EDC Financial Analyst Debbie Bates presented the draft budget. It includes revenue and expense for the TP&W Kleypas project, as well as expenses for marketing, travel and training. After some discussion, Board member Mike Fletcher moved to accept the FY2020 budget with no changes and Board VP Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.
8. **FY2020 Work Plan for city council submission.** Board President Tom Edwards presented the short-term and long-term projects and gave some background information on each. Board Secretary Dennis Green moved to accept the FY2020 Work Plan and Board member Russell Janak seconded. All present voted "Aye", and the motion carried.

STAFF, CONSULTANT, OR OTHER REPORTS

9. **November EDC training session in Bastrop.** Board President Tom Edwards encouraged attendance at an Economic Development Conference in Bastrop in November. City staff Andrew Bill and Kathryn Norris both have attended this conference and shared some insights into how helpful and informative it is, and encouraged attendance. Andrew Bill confirmed that non-Board members can attend. Board President Tom Edwards encouraged Mark Allyn and Debbie Bates to attend. Verbal confirmation of attendees includes: Tom Edwards, Dennis Green, Mark Allyn and Debbie Bates. There is also a Basic Economic Development Course in Waco in November.

ADJOURN

Board member Lee Grabman moved to adjourn the meeting and Board member Mike Fletcher seconded the motion. All present voted "Aye", and the meeting adjourned at 1:28 pm.

Tom Edwards, EDC Board President

Attest: Debbie Bates, EDC Financial Analyst

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EDC FINANCE REPORT (INCOME & EXPENSES)

10-Oct-19

	Jun-19	Jul-19	Aug-19
INCOME:			
EDC sales tax	\$ 4,123.87	\$ 27,456.87	\$ 6,421.67
Interest on bank account	\$ 33.89	\$ 37.84	\$ 42.88

EXPENSES:			
Payroll	\$ (100.00)	\$ (100.00)	\$ (100.00)
EDC board mtg lunch	\$ (45.43)	\$ (112.61)	
Celco Surveying		\$ (5,600.00)	
Staples (blueprints)		\$ (43.73)	
Archaeological survey			\$ (1,532.00)
TOTAL EXPENSES	\$ (145.43)	\$ (5,856.34)	\$ (1,632.00)

NET (IN BANK ACCOUNT)	\$ 63,852.46	\$ 85,490.83	\$ 90,323.38
<i>Reconciled</i>	<i>7/10/2019</i>	<i>10/8/2019</i>	<i>10/9/2019</i>

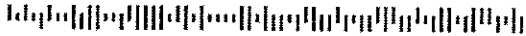
PENDING ITEMS:	
TX Parks & Wildlife grant	\$ 170,606.00
Payroll	\$ (100.00)
Staples (blueprints 9/28/19)	\$ (15.26)
Landscape architect (50% reimburse)	
NET BANK AND PENDING ITEMS	\$ 260,814.12

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HORIZON BANK



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 MORGANS POINT RESORT ECONOMIC
 DEVELOPMENT CORPORATION
 102 CLIFFHOUSE DR
 BELTON TX 76513



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HOLLAND

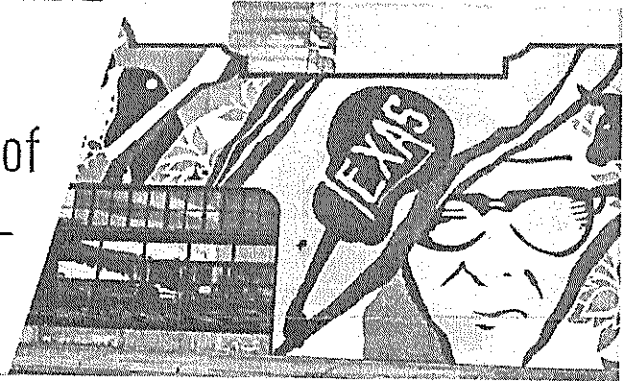
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Statement Date: 08/30/2019 Enclosures: (3) Account No.: 10385967 Page: 1

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BUSINESS MONEY MARKET SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 07/31/19		85,490.83
Credits	1	6,421.67+
Debits	2	1,632.00
Interest Added This Statement		42.88+
Ending Balance On 08/30/19		90,323.38

Annual Percentage Yield Earned	0.60%
Interest Paid This Year	233.86
Average Balance (Ledger)	86,945.25+

ALL CREDIT ACTIVITY

Date	Type	Amount	Date	Type	Amount
08/21/19	DEPOSIT	6,421.67			

Date	Description	Amount
08/30/19	INTEREST PAID	42.88

⑦

Continued



EDC Action Items
10/9/2019

Open Action Items

		Responsible	Date Assigned	Date Due	Status	Date Completed
1	Regarding calls about renting the Event Center, ask where the caller heard about it	A. Bill	4/18/2019	7/18/2019		
2	Contact Taylor/Rockdale EDC's to get info on what they've done	J. Davison	4/18/2019	7/18/2019		
3	Find landscape architect	T. Edwards				
4	TML conference in Bastrop (November)					

Completed Action Items

1	Establish a sub-committee to work on the changes and details for the TPW grant. Members are Tom Edwards, Stan Briggs, Mike Fletcher and BJ Schiebel	T. Edwards	4/18/2019	7/18/2019	Complete	4/18/2019
2	Find a Project Manager for the Kleypas Park improvements. Tom Edwards will fill this role	T. Edwards	4/18/2019	7/18/2019	Complete	7/18/2019
3	Ensure the Event Center is cleaned professionally at least quarterly. BJ's team checks after each rental and does a deep cleaning monthly	A. Bill	4/18/2019	7/18/2019	Complete	7/18/2019

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From: Matthew Fougerat <Matthew.Fougerat@tpwd.texas.gov>
Sent: Monday, September 9, 2019 4:47 PM
To: Edwards, Thomas <Thomas.Edwards@xerox.com>
Subject: RE: Morgan's Point Resort EDC Archaeology

Hi Tom,

Here is the list of prerequisites needed for the NTP, in no particular order (as you noted, some of these are already done):

- THC Review *(done)*
- TPWD Environmental Review *(done)*
- TCEQ Storm Water Permit *(Wait until Local Grant Agreement is Executed)*
 - Stormwater Discharges from Small Construction Activities, ie projects disturbing an area greater than 1 acre but less than 5 acres:
https://www.tceq.texas.gov/permitting/stormwater/construction/TXR15_1_to_5.html
 - If disturbance is less than 1 acre, no permit is necessary
 - I believe this project will fall into the "Small Construction Activities" category
- TDLR Project Registration *(Wait until Local Grant Agreement is Executed)*
 - Proof of project registration is all we require; here is the link to the registration website:
<https://www.tdlr.texas.gov/ab/ab.htm>
- Protection of the project surface area from drilling and mining
 - this is usually a City resolution specifying the site is protected; may already have this since it is currently parkland
- Layout of Temporary Program Sign
 - refer to page 25 in the "Instructions for Approved Projects" booklet provided at our initial site visit
- Layout of Permanent Program Sign
 - refer to page 25 in the "Instructions for Approved Projects" booklet provided at our initial site visit
- Recorded Deed
- Metes and Bounds Survey *(Done)*
- Construction Plans & Specs
 - Signed and sealed by engineer, architect, or designer
 - The manufacturer should be able to supply detailed plans and specs for the playground equipment

Once all of these items are approved, you will receive the NTP—but for the record, you are way ahead of the game here. Most project sponsors do not even begin thinking about this stuff until after their GA is executed.

Regards,
Matt

Matt Fougerat

Local Park Grants Coordinator
(512) 389-8712 – office
(512) 221-7135 – mobile/text
matthew.fougerat@tpwd.texas.gov

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EDC Kleypas Park Action Items
7/18/2019

Open Action Items

		Responsible	Date Assigned	Date Due	Cost	Status	Date Completed
1	Obtain a TCEQ storm weather permit; submit to TPW	T. Edwards	5/7/2019		NA		
2	Direct deposit info to TPW	D. Bates	5/7/2019	post NTP	NA		
3	Bury overhead utility lines	T. Edwards	5/7/2019	post NTP	NA		
4	Obtain access to TPW grants management system (ARGO)	Edwards->Fletcher?	5/7/2019		NA		
5	Specs for the perimeter trail to TPW	T. Edwards	5/7/2019				
6	Execute Grant Agreement	T. Edwards	5/7/2019	tbd	NA	est 10/18	
7	Formal 'notice to proceed' (TPW contract)	T. Edwards	5/7/2019	tbd	NA		
8	First status report to TPW	D. Bates	7/15/2019	10/15/2019	NA		
9	Check Trauma Services about playground equipment	T. Edwards	7/18/2019		NA		
10	Create temporary project sign	T. Edwards	7/18/2019		tbd	draft 9/30	

Completed Action Items

1	Attend TPW Grant workshop in Austin	Edwards/Bates	5/7/2019	6/18/2019	NA	Complete	5/7/2019
2	Obtain a meets & bounds / topographical survey	T. Edwards	5/9/2019	7/9/2019	\$5,600	Complete	7/9/2019
3	Obtain an archeological survey of the park (awaiting permit from Austin)	T. Edwards	5/7/2019		\$1,532	Complete	8/13/2019
4	From the survey, mark the area; if appropriate, notify "squatters"	A. Bill	7/11/2019		NA	Complete	August

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Edwards, Thomas

From: Edwards, Thomas
Sent: Tuesday, October 1, 2019 3:29 PM
To: David Tuma
Subject: RE:

David,

We have our quarterly board meeting on the 17th.

I will propose that we accept your proposal, but need consensus from the board to do so.

Will get back to you after the 17th.

Tom

From: David Tuma <david@beltonjournal.com>
Sent: Tuesday, October 1, 2019 2:38 PM
To: Edwards, Thomas <Thomas.Edwards@xerox.com>
Subject:

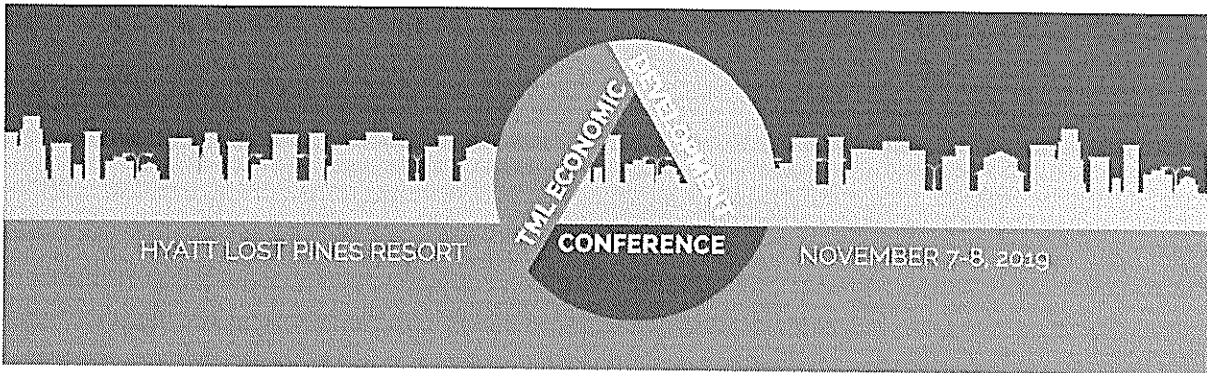
Ok...do you want to do the bridal....belt buckle and paper each week again.

david...

Last year it was \$1,000 investment...I think this year...web ad, bridal, belt buckle and do a 1/4 page ad the third week of the month in full color instead of the 2x4 each week.

david

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Welcome

2019 Texas Municipal League Economic Development Conference Build Community Wealth

Make plans to join the Texas Municipal League on November 7-8 at the Hyatt Regency Lost Pines for the 2019 Economic Development Conference.

At this one-and-half-day conference, economic development experts, state officials, and city leaders will share successful practices and adaptable solutions that can help you spur job creation, enhance the quality of life, attract visitors, and maximize investment in your community.

Topics will include:

- The 2020 Texas economic forecast and what it means for cities
- Economic development legal basics
- Creating and building community wealth
- Retail development for small and large communities
- How to make a strong first impression as a city leader
- Promoting growth through the local hotel occupancy tax
- Successes and challenges in economic development

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Make sure you use the official hashtag on Twitter
#TMLEconDevConf

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