

**MINUTES
REGULAR MEETING
AZLE MUNICIPAL DEVELOPMENT DISTRICT
February 14, 2017**

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF AZLE §

The Azle Municipal Development District of the City of Azle, Texas convened in Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 613 Southeast Parkway, Azle, Texas, on the 14th day of February 2017 with the following members present:

Ray Ivey	President – Place 4
Kevin Ingle	Vice President - Place 6
Councilman Paul Crabtree	Director – Place 1
Councilman David McClure	Director - Place 2
Jack Stevens	Director - Place 5
Justin Berg	Director – Place 7
Tom Muir	Executive Director/City Manager

Constituting a quorum. Secretary Joe McCormick was excused from tonight’s meeting. Staff present was:

Renita Bishop	Finance Director
Karen Dickson	Economic Development Director
Susie Hiles	Assistant to City Manager- Scribe

The following items were considered in accordance with the official agenda posted on the 10th day of February 2017.

REGULAR SESSION:
CALL TO ORDER

6:30 p.m.

President Ray Ivey called the session to order at 6:31 p.m.

PRESENTATION

1. Presentation of the MDD’s Quarterly Investment Report for Quarter ended December 31, 2016

Finance Director Renita Bishop presented the Quarterly Investment Report to the Board noting the value of this Quarter’s investment at \$1,140,424, with \$692,255 of that amount being in depository banks and investment pools; the remaining balance of \$448,169 being in Certificates of Deposits. The average quarterly yield was 0.69% with quarterly interest earnings of \$1,264.

2. Monthly Report on Economic Development

EDD Dickson reported:

- the economic development website, *azleabsolutely.com*, has been up for five months and we’ve had 1,413 visitors view the website with a total of 4,505 page views.
- last Friday joined the DFW Marketing Team which is through the Dallas Regional Chamber to visit site selectors in Dallas. Met with about 20 site selectors to get the word out about Azle.

Building Projects:

- the Reata West Apartments (across Azle High School) got their building permit.
- Legacy Oaks Assisted Living project (Civitas) has put a sign on the property stating they are taking reservations, however, they do not have their building permit yet. They have closed on the property. They have still not responded to the City regarding the issues the City has with the Performance Agreement. Civitas is moving forward with the project.
- the City has begun working with the Azle ISD on their development process for the new elementary school at Lakeview & Ash St.

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- TJ Machine is expanding and will be moving to a building they have on FM 730S, just outside the city limits. They are currently in multiple buildings and will be putting those on the market. Ms. Dickson asked if they would consider being annexed into the city and pointed out some public safety reasons for being annexed.
- Sears has moved into their new location on Southeast Parkway (the old Russell Feed Building). This building gives them more visibility and more space.

Housing:

- Falcon Ridge, Benchmark Homes developer – 35 lots.
- Ashwood Park Phase II, DR Horton developer – 69 lots
- Kimbrough, VLMC Developer – 29 lots

Councilmember Paul Crabtree joined the meeting at 6:50 pm

- Forest Glen, Benchmark developer – 35 lots (on Walnut Creek Dr)
- Eagle Lake Garden Village, Bellaire North developer – 31 lots

ACTION ITEMS

3. Consider approving the Minutes of the December 13, 2016 Azle MDD regular meeting.

Director Jack Stevens moved to approve the Minutes as discussed, with second by Vice President Kevin Ingle. The motion was unanimously approved.

4. Discussion regarding possible revisions to the Façade and Signage Improvement Program.

Economic Development Director Karen Dickson presented the Board with some suggested policy revisions to the FSIP that Staff suggested as a result of some of the inquiries to the program. Board discussed suggested changes and agreed to all except the language in D3 - Prior Improvements, clarifying what is not eligible for reimbursement. Ms. Dickson will make changes to the policy and bring back to the Board for final approval before going to City Council for their review/approval.

She showed the Board a design for a sign that will be placed in front of any business that is utilizing the grant to advertise the program. There is one with wording for Tarrant County for the MDD and one for Parker County that will state Azle Economic Development.

She also provided the Board with FSIP brochures the Board can hand out as they visit businesses.

DISCUSSION ITEMS

5. Discussion regarding Azle Municipal Development District plans/procedures/policies

Vice President Ingle asked Ms Dickson if she had come up with any project ideas the Board could fund to help drive interest in the Façade Grant. She is still working on it.

City Manager Muir advised the AISD contacted Staff requesting the City support their grant application to the 2017 Transportation Alternatives Set-Aside Program. The Program is authorized under the Fixing America's Surface Transportation Act (FAST Act) and provides funding for programs and projects defined as "transportation alternatives," such as pedestrian and bicycle infrastructure associated with Safe Routes to School projects that improve safety and the ability for students to walk and bike to school. In December 2016, the North Central Texas Council of Governments (NCTCOG) issued a call for projects in response to being allotted \$23 million in Program funds available to be awarded. The Program will provide 80% funding of awarded projects with the local governmental entity(ies) funding the remaining 20%.

AISD's grant request includes installing a sidewalk on the north side of Stribling Drive from FM730N (current Walnut Creek Elementary School) to the new Walnut Creek Elementary School site to the west. AISD wanted the City to commit to fund and construct a sidewalk from the new Walnut Creek Elementary School site to Shady Grove Park. Staff was supportive of the proposal but suggested partnering with AISD in the grant request and expanding the

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proposed project to include the City-provided sidewalk as referenced above and extending the sidewalk further south through the front of Shady Grove Park to connect to the Stribling Square Subdivision. Total amount of sidewalk to be proposed in the grant request is 4200 lf. AISD agreed to the partnership and will be the lead agency in the grant request. The proposed sidewalk would allow pedestrian traffic to safely access AISD property to attend school and other school functions, as well as safely access Shady Grove Park.

Total estimated cost of the proposed project is \$250,000. If the grant request is approved, it will fund \$200,000. The City and AISD will share in funding the remaining balance with the City's share estimated to be \$20,000. The City would like the MDD to consider funding the \$20,000 and if the grant isn't approved, the City is proposing to go ahead with the sidewalk project and would like to ask the MDD to consider funding the whole project at an approximate cost of \$100,000. Board discussed the project and indicated they would support the project with funds either way. City Manager Muir will keep the Board advised of the progress on the project.

ADJOURNMENT

President Ray Ivey adjourned the meeting at 8:11 p.m.

PRESENTED AND APPROVED this the 14th day of March, 2017.

APPROVED:

ATTEST:



Joe McCormick, Secretary



Kevin Ingle, Vice President