

**MINUTES  
JOINT MEETING  
OF THE MIDLOTHIAN CITY COUNCIL, THE CORPORATION FOR ECONOMIC  
DEVELOPMENT, AND THE  
MIDLOTHIAN COMMUNITY DEVELOPMENT CORPORATION  
MARCH 26, 2012**

The City Council of the City of Midlothian convened in a Called Meeting with members of the CEDM and MCDC at the Midlothian Conference Center, 1 Community Circle, with the meeting having been open to the public and notice of said meeting having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present to-wit:

<u>CITY COUNCIL</u>	<u>CEDM</u>	<u>MCDC</u>
Bill Houston, Mayor	Danny Rodgers, President	Tami Tobey, Chairman
Wayne Sibley, Place 1	Tim Tobey	Greg Tollefsbol, Secretary
Mike Rodgers, Place 2	Cathy Altman	Jan Davis, Treasurer
Jason Kyle, Place 3	Joe Wright, Jr.	Shara Lattimore
	<i>Absent: Kevin Blankenship, Glen</i>	Randy Osburn
<i>Absent: Mayor pro tem Frizzell,</i>	<i>Carlisle, Joe Frizzell, and Mike</i>	Tom Coleman
<i>Councilmembers Miller, Massey</i>	<i>Houston</i>	<i>Absent: Douglass Baker</i>

**REGULAR AGENDA – 6:00 PM**

**2012-125 CALL TO ORDER BY EACH ENTITY**

At 6:10 p.m. Mayor Houston called Council to order, President Tami Tobey called MCDC to order, and President Danny Rodgers called CEDM to order.

**2012-126 REVIEW AND ACT UPON A RESOLUTION REGARDING THE SALE OF LAND TO MCDC FOR A FUTURE HOTEL SITE**

Don Hastings and Don Stout explained the two Resolutions; one allowing the City to sell the 9.463 acre property and one allowing MCDC to purchase the land. The agreed sales price of \$1,491,000 was the appraised value of the property and payment would be made in five equal annual installments of \$298,200 per installment with no interest incurred as long as payments were current. Tom Coleman moved to approve the MCDC Resolution with the stipulation that, if the property were to ever revert back to the City, MCDC is to be reimbursed all monies expended toward the purchase. Motion was seconded by Jan Davis and carried unanimously.

Councilmember Sibley moved to approve the City Resolution as presented. Motion was seconded by Councilmember Kyle and carried unanimously. After discussion, Councilmember Sibley amended his motion to approve the Resolution including the stipulation approved by MCDC. Councilmember Kyle amended his second and the motion carried unanimously.

**2012-127 RECEIVE A REPORT ON POPULATION GROWTH AND HOUSING CONSTRUCTION TRENDS**

Ryan Spencer provided demographics illustrating a 5% increase in housing starts and a population increase making Midlothian the second largest city in Ellis County.

**2012-128 RECEIVE A REPORT ON CURRENT AND PLANNED INFRASTRUCTURE PROJECTS**

Mike Adams provided updates on the following:

FM 663 Project – waiting on environmental impact clearance, then r-o-w acquisition and utility relocates; design is currently 85-90% complete

1387 Realignment – approved by both City and MISD, expected to be complete by July 2014

Water Treatment Plant #2 – rain causing delays on construction on the 81 acres donated by Ashgrove

**2012-129 REVIEW AND DISCUSS PROJECTS RELATED TO LAND DEVELOPMENT**

John Garfield described an approximate 1,000 acre project near U.S. Highway 287 and Walnut Grove that would range from large lots down to cottage lots with a commercial area for neighborhood services. Development standards were underway with a second submittal due in June.

**2012-130 RECEIVE AN UPDATE REGARDING STRATEGIC GOVERNMENT RESOURCES EXECUTIVE SEARCH PROCESS FOR CEDM EXECUTIVE DIRECTOR POSITION**

Danny Rodgers recapped the nation-wide recruiting process. An offer was extended and accepted by the top candidate interviewed. Action to formalize the contract was scheduled for the March 27 Council meeting.

**2012-131 RECEIVE A REPORT REGARDING CEDM PLANS TO ATTEND THE 2012 INTERNATIONAL COUNCIL OF SHOPPING CENTER'S REAL ESTATE CONVENTION**

Danny Rodgers announced the new Director's plans to attend the conference in order to introduce himself and network on behalf of Midlothian.

**2012-132 RECEIVE A REPORT REGARDING CEDM PLANS TO PUBLISH 2012 MIDLOTHIAN COMMUNITY PROFILE**

Kassandra Carroll announced that the new Profile would combine efforts and resources of both the CEDM and Chamber of Commerce.

**2012-133 CONSIDER AND DISCUSS POTENTIAL RENOVATION OF MIDLOTHIAN CIVIC CENTER; DIRECT STAFF ACCORDINGLY**

Tami Tobey announced that a feasibility study had been performed and renovation plans drawn up. A Council workshop was scheduled in April to discuss concerns. The possibility of an Oncor matching grant was being investigated.

**2012-134 RECEIVE AN UPDATE FROM PKF CONSULTANTS**

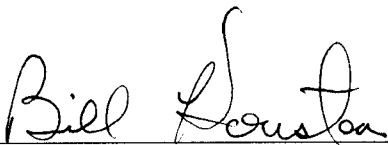
Don Hastings announced that the firm was in the feasibility stage to determine the demand for a hotel. Study results would serve as a guide in quantifying the gap between revenues and expenditures in order to determine the appropriate level of incentives to offer prospective clients.

**2012-135 RECEIVE A REPORT REGARDING PASSING OF RETAIL INCENTIVES**

Danny Rodgers reported approval of an incentive program guide by the City and CEDM for commercial and retail area infrastructure investments identified in the Catalyst study.

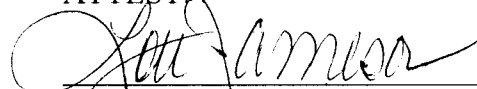
**2012-136 ADJOURN**

With there being no further business to discuss, all entities were adjourned at 7:10 p.m.



Bill Houston, Mayor

ATTEST:



Lou Jameson, City Secretary