



COMMUNITY DEVELOPMENT CORPORATION MEETING AGENDA

December 13, 2023 at 6:00 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

A. CALL MEETING TO ORDER

B. PUBLIC PARTICIPATION

The purpose of this item is to allow citizens an opportunity to address the BCDC Board on issues that are not the subject of a public hearing. Items which require a public hearing will allow citizens or visitors to speak at the time that item is introduced on the agenda. No formal action can be taken by the Board on items that are not posted on the agenda.

C. REGULAR ITEMS

1. Consider approval of the November 8, 2023, Bartonville Community Development Corporation Regular Meeting Minutes.
2. Discussion of the 2023 Traffic Study.
3. Consider and take action regarding the next steps of the Old Town Landscaping project.
4. Discussion on development activity (new businesses, prospective businesses, expansion of businesses).

D. FUTURE ITEMS

E. CLOSED SESSION

5. The Bartonville Community Development Corporation (BCDC) will hold a closed Executive Session meeting, pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Section 551.087 – to discuss or deliberate regarding commercial or financial information that the BCDC has received from a business prospect and deliberate the offer a financial or other incentive to a business prospect – Ucryo & Recovery.

Section 551.087 – to discuss or deliberate regarding commercial or financial information that the BCDC has received from a business prospect and deliberate the offer a financial or other incentive to a business prospect – Marty B's.

F. RECONVENE OPEN MEETING

G. ADJOURNMENT

The Bartonville Community Development Corporation reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

CERTIFICATION

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Friday, December 8, 2023, prior to 5:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE December 13, 2023

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Consider approval of the November 8, 2023, Bartonville Community Development Corporation Regular Meeting Minutes.

Summary: Minutes from the November 8, 2023, Regular Bartonville Community Development Corporation Meeting.

Staff Recommendation: Approve.

Exhibits:

- November 8, 2023, Regular Bartonville Community Development Corporation Meeting Minutes.

THE BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION MET IN REGULAR SESSION ON THE 8TH DAY OF NOVEMBER 2023, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING DIRECTORS PRESENT, CONSTITUTING A QUORUM:

Randy Van Alstine, Chair
 Terry Rock, Vice Chair
 Jim Foringer, Director (*arrived at 6:07 pm*)
 Jim Langford, Director
 Brenda Latham, Director

Directors Absent:

James Kennemer, Director

Town Staff Present:

Thad Chambers, Town Administrator
 Shannon Montgomery, Town Secretary

A. CALL MEETING TO ORDER

Chair Van Alstine called the meeting to order at 6:00 pm.

B. PUBLIC PARTICIPATION

The purpose of this item is to allow citizens an opportunity to address the BCDC Board on issues that are not the subject of a public hearing. Items which require a public hearing will allow citizens or visitors to speak at the time that item is introduced on the agenda. No formal action can be taken by the Board on items that are not posted on the agenda.

There was no public participation.

C. REGULAR ITEMS

1. Consider approval of the October 11, 2023, Bartonville Community Development Corporation Regular Meeting Minutes.

Motion made by Director Latham, seconded by Director Rock, to approve the October 11, 2023, Bartonville Community Development Corporation Regular Meeting Minutes as presented.
Motion carried unanimously.

2. Old Town Christmas Lighting and Landscaping Updates.

Town Secretary Montgomery stated that the Old Town Lighting will be installed the week of Thanksgiving, and the vendor was able to secure a sleigh.

Town Administrator Chambers confirmed dirt was placed on top of the existing road. The vendor dug approximately 20 holes and asphalt/concrete was found at 15-17 inches in every hole.

Discussion only; no action taken.

3. Discussion on development activity (new businesses, prospective businesses, expansion of businesses).

Discussion only, no action taken.

D. FUTURE ITEMS

Discussion only, no action taken.

E./F. CONVENE INTO CLOSED SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Bartonville Community Development Corporation convened into a Closed Executive Session at 6:14 pm and reconvened into open session at 6:41 pm in accordance with the Texas Government Code regarding:

4. Section 551.087 – to discuss or deliberate regarding commercial or financial information that the BCDC has received from a business prospect and deliberate the offer a financial or other incentive to a business prospect – Ucroy & Recovery.

No action taken.

G. ADJOURNMENT

Chair Van Alstine adjourned the meeting at 6:41 pm.

APPROVED this the 13th day of December 2023.

APPROVED:

Randy Van Alstine, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE December 13, 2023

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discussion of the 2023 Traffic Study.

Summary: Findings of the 2023 Annual Traffic Study.

Staff Recommendation: No action is to be taken; this is just a discussion item.

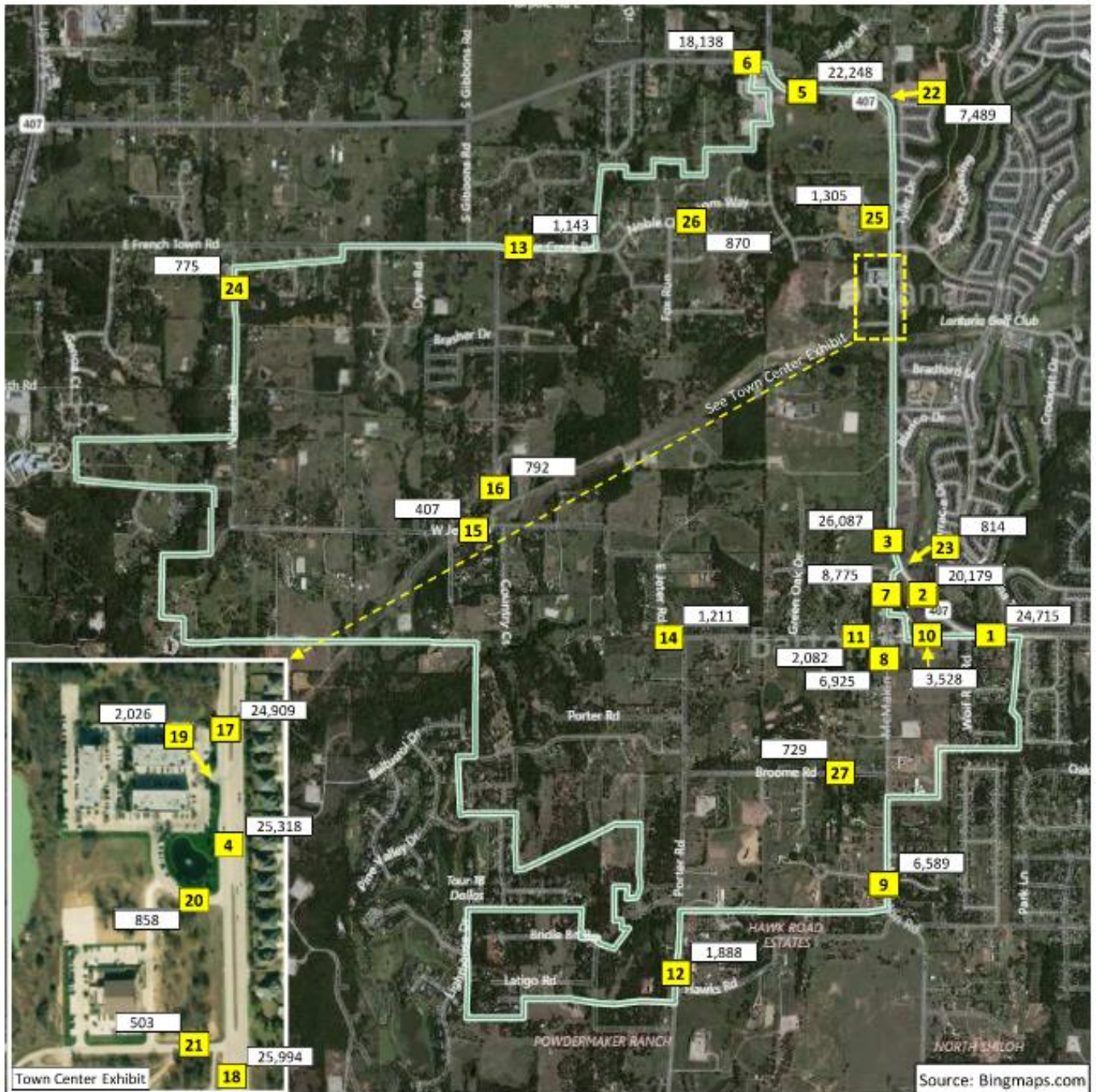
Exhibits:

- 2023 Annual Traffic Study Report.



Traffic Count Report November 15, 2023

Shannon Montgomery, TRMC
Town Secretary
1941 E. Jeter Road
Bartonville, TX 76226



Bartonville, Texas: Counts taken November 15, 2023					24-Hour			Prior Years		
#	Roadway	Location	AM Peak	PM Peak	Directional		Total	2022-10	2021-10	2020-10
1	F.M. 407 / Justin Rd.	Just west of Lantana Trail	8:00-9:00 978	5:00-6:00 1,007	EB	12,413	24,715	23,750	21,200	19,774
			8:00-9:00 706	5:30-6:30 1,084	WB	12,302				
2	F.M. 407 / Justin Rd.	Just east of west entrance to Kroger	7:45-8:45 809	5:00-6:00 773	EB	10,164	20,179	19,479	18,271	16,120
			11:15-12:15 574	5:15-6:15 909	WB	10,015				
3	F.M. 407 / Justin Rd.	Just north of McMakin Rd.	11:15-12:15 676	5:00-6:00 1202	NB	13,009	26,087	23,725	22,190	20,077
			7:30-8:30 1,090	4:45-5:45 987	SB	13,078				
4	F.M. 407 / Justin Rd.	Between Town Center Drives	11:15-12:15 421	5:15-6:15 891	NB	12,814	25,318	19,593	22,840	20,144
			7:30-8:30 1,116	4:45-5:45 1,010	SB	12,504				
5	F.M. 407 / Justin Rd.	Just west of Tudor Ln.	7:45-8:45 857	4:45-5:45 837	EB	11,061	22,248	21,459	19,632	17,481
			8:15-9:15 709	5:15-6:15 1,078	WB	11,187				
6	F.M. 407 / Justin Rd.	Just west of F.M. 1830	9:00-10:00 599	4:30-5:30 634	EB	9,061	18,138	15,720	13,880	11,435
			8:00-9:00 545	5:15-6:15 725	WB	9,077				
7	McMakin Rd.	Just south of Post Oak Ln.	7:45-8:45 302	4:45-5:45 442	NB	4,921	8,775	7,296	5,078	4,267
			7:15-8:15 379	4:30-5:30 302	SB	3,854				
8	McMakin Rd.	Just south of E. Jeter Rd.	7:45-8:45 234	5:45-6:45 270	NB	3,432	6,925	6,216	5,755	5,033
			7:30-8:30 396	4:30-5:30 335	SB	3,493				
9	McMakin Rd.	Just north of Hawks Rd.	7:45-8:45 256	4:45-5:45 373	NB	3,364	6,589	6,409	5,470	4,745
			7:45-8:45 315	4:45-5:45 328	SB	3,225				
10	E. Jeter Rd.	Just east of McMakin Rd.	8:00-9:00 184	5:15-6:15 200	EB	1,852	3,528	4,298	3,940	3,220
			8:15-9:15 185	4:45-5:45 221	WB	1,676				

Bartonville, Texas: Counts taken November 15, 2023					24-Hour			Prior Years		
#	Roadway	Location	AM Peak	PM Peak	Directional		Total	2022-10	2021-10	2020-10
11	E. Jeter Rd.	Just west of McMakin Rd.	8:00-9:00 133	5:00-6:00 166	EB	1,027	2,082	3,301	2,349	2,244
			9:15-10:15 119	4:15-5:15 171	WB	1,055				
12	Porter Rd.	Just north of Hawks Rd.	6:45-7:45 125	3:45-4:45 125	NB	900	1,888	2,233	1,807	1,670
			6:30-7:30 106	3:45-4:45 239	SB	988				
13	Dove Creek Rd.	Just east of Gibbons Rd.	8:30-9:30 49	4:45-5:45 65	EB	509	1,143	943	818	852
			8:15-9:15 46	3:00-4:00 40	WB	634				
14	E. Jeter Rd.	Just west of Porter Rd.	7:30-8:30 58	2:45-3:45 66	EB	588	1,211	1,299	1,236	1,175
			8:00-9:00 63	4:00-5:00 79	WB	623				
15	W. Jeter Rd.	Just east of Hunter Crt.	9:00-10:00 23	5:15-6:15 24	EB	223	407	531	475	451
			8:45-9:45 28	4:00-5:00 37	WB	184				
16	Gibbons Rd.	Just north of Jeter Rd.	5:45-6:45 39	12:15-1:15 56	NB	395	792	1,043	730	741
			5:45-6:45 48	12:15-1:15 42	SB	397				
17	F.M. 407 / Justin Rd.	North of Town Center	7:45-8:45 698	5:15-6:15 1,224	NB	12,519	24,909	24,245	23,164	20,848
			7:30-8:30 1,143	4:45-5:45 1,020	SB	12,390				
18	F.M. 407 / Justin Rd.	South of IT Neely Rd.	7:45-8:45 734	5:15-6:15 1206	NB	12,875	25,994	24,383	23,149	20,674
			7:30-8:30 1,119	4:45-5:45 986	SB	13,119				
19	Northmost Town Center Drive	As shown	8:00-9:00 99	12:00-1:00 90	In	981	2026	1,158	1,856	1,813
			10:45-11:45 18	12:00-1:00 21	Out	177				
20	Center Town Center Drive	As shown	7:15-8:15 31	6:30-7:30 38	In	306	858	798	645	561
			8:30-9:30 48	1:45-2:45 41	Out	492				

Bartonville, Texas: Counts taken November 15, 2023					24-Hour			Prior Years		
#	Roadway	Location	AM Peak	PM Peak	Directional		Total	2021-10	2020-10	2019-10
21	IT Neely Rd.	Just west of F.M. 407	11:00-12:00 38	7:15-8:15 78	EB	294	503	2,179	1,521	1,694
			11:00-12:00 97	6:30-7:30 156	WB	209				
22	Hilltop Rd.	Just north of F.M. 407	11:00-12:00 32	4:15-5:15 41	NB	3,715	7,489	1,752	2,772	1,368
			7:15-8:15 132	4:30-5:30 128	SB	3,774				
23	Blanco	Just north of F.M. 407	9:15-10:15 19	5:15-6:15 48	NB	399	814	694	670	619
			7:30-8:30 41	5:00-6:00 38	SB	415				
24	West Jeter Rd.	Just south of E. French Town Rd.	7:45-8:45 28	4:30-5:30 39	NB	390	775	587	592	570
			8:30-9:30 21	1:15-2:15 27	SB	385				
25	Saddlebrook	Just west of F.M. 407	9:00-10:00 61	3:45-4:45 77	EB	722	1,305	1,350	1,230	na
			8:30-9:30 62	12:45-1:45 60	WB	583				
26	Noble Champions Way	Just east of Fox Run	8:30-9:30 42	3:15-4:15 64	EB	391	870	648	788	na
			7:00-8:00 18	3:00-4:00 18	WB	479				
27	Broome Rd	Just west of McMakin	8:00-9:00 29	3:15-4:15 35	EB	306	729	604	537	na
			11:00-12:00 22	4:45-5:45 30	WB	423				



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE December 13, 2023

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Consider and take action regarding the next steps of the Old Town Landscaping project.

Summary: The BCDC Board has expressed an interest in improving the landscaping located around the Old Town horse statues. Because of rumors that the dirt and grass was placed over the old asphalt from the previous alignment of FM 407, it was determined that this should be verified.

Staff worked with the company that currently maintains the landscaping, Evergreen, and they created the attached dig report.

It verifies that there is in fact asphalt anywhere between 6 inches and 40 inches under most of the area. This is not conducive for growing large trees with typically deep root systems.

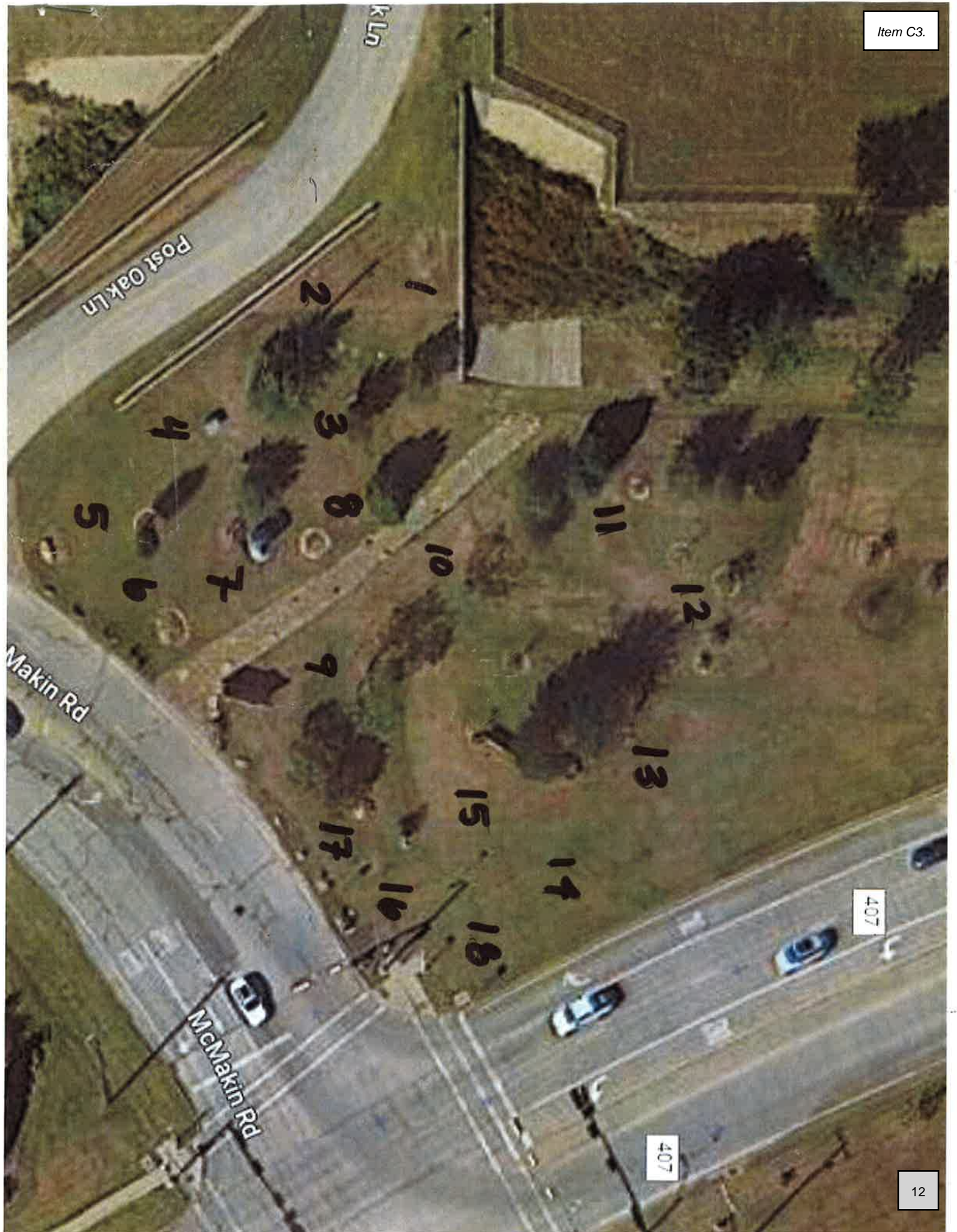
Staff is looking for additional direction from the BCDC Board regarding how they would like to proceed.

Staff Recommendation:

N/A

Exhibits:

- Map with dig locations
- Dig result table



Dig Location Results

Location #	Results
1	Hit rock/blacktop at 12"
2	Hit rock/blacktop @ 20"
3	Hit rock/blacktop @ 17"
4	Hit rock/blacktop @ 20"
5	Hit rock/blacktop @ 6"
6	Hit rock/blacktop @ 27"
7	No rock/blacktop @ 36"
8	Hit rock/blacktop @ 10"
9	No rock/blacktop @ 40"
10	Hit rock/blacktop @ 16"
11	Hit rock/blacktop @ 9"
12	No rock/blacktop @ 36"
13	No rock/blacktop @ 36"
14	No rock/blacktop @ 36"
15	Hit hard clay @ 12"
16	Hit hard clay @ 15"
17	Hit hard clay @ 11"
18	Hit hard clay @ 15"