

MINUTES OF THE REGULAR MEETING OF THE
WINNSBORO ECONOMIC DEVELOPMENT CORPORATION
501 S. MAIN ST., WINNSBORO, TEXAS
FEBRUARY 26, 2019 AT 05:30 PM

Board Members Present: WEDC Board President Chett Simons, WEDC Board Members Jan Mills, Jim Hollowell, and Michael Jaynes

Board Members Absent: WEDC Board Members John Fennell and Preston Morton

Staff Present: WEDC Assistant Director Charles Mazarakes, City Administrator Craig Lindholm, and City Secretary Jondra Latham

- 1 **Call to Order:** 5:30 p.m.
- 2 **Invocation; Pledge of Allegiance**
- 3 **Comments or Concerns from Citizens, Council, or Media:** None.
- 4 **Consent Items**
 - 4.1. Minutes - 01/22/2019 Joint WEDC/City Council Meeting
 - 4.2. Farmers Market Monthly Report
 - 4.3. Main Street Monthly Report
 - 4.4. Financial Reports - January 2019

Board Member Mills questioned expenses on the report and inquired as to whether or not the WEDC accounts were over budget. Finance Officer Dana Bundick stated the budget was well under at this point.

Motion to approve the consent items as presented.

	For	Against	Abstained
Jan Mills (Moved By)	x		
Chett Simons	x		
Jim Hollowell	x		
Michael Jaynes (Seconded By)	x		

Motion Passed.

- 5 **Presentation, Discussion and Action Items**

This section shall provide for all other official discussion and action items provided for consideration by the Board.

 - 5.1. Presentation - Winnsboro Online Guide

Barbara Hums, Winnsboro Online Guide presented to the board the updates to the Winnsboro Online Guide website, sharing a PowerPoint with photos of the updated site. Barbara stated that she had spoken to business owners personally as part of the development of the site. The site includes a slider with all upcoming events in town, with links to purchase tickets. Events are one of the most frequently visited sections of the site. The website highlights local businesses weekly, with articles sharing unique details of the business. The articles will be constantly changing. There is a directory of local businesses as well as many other features that will be kept up to date with new businesses coming to town, as well as businesses that close. There is also a newsletter that can be subscribed to on the site. Ms. Hums noted that the Online Guide is now on the first page of all major search engines.

- 5.2. Consider sponsorship request by the Four Corners Foundation for Monday Night Live Events.

Item tabled at the request of the City Administrator.

- 5.3. Consider application for incentives submitted by Cowser Tire Center, LLC.

Assistant WEDC Director, Charles Mazarakes presented the application submitted by Cowser Tire Center for a new sign. The Board asked about the different amounts shown on the attachments and were told that the applicant is required to submit bids from different companies.

Motion to approve the incentives application submitted by Cowser Tire Center for 50% of the project cost not to exceed \$1,000.

	For	Against	Abstained
Jan Mills (Moved By)	x		
Chett Simons	x		
Jim Hollowell (Seconded By)	x		
Michael Jaynes	x		

Motion Passed.

- 5.4. Consider funding request for Market Street planning proposal.

City Administrator Craig Lindholm addressed the board with a request for funding in the amount of \$10,000 for planning and design services for plans/schematics to turn Market Street into a pedestrian corridor, and the development of an outdoor entertainment venue. Staff recommends MHS Planning & Design out of Tyler, Texas for this project. The company has an extensive history in East Texas as well as North Texas, including the redevelopment of downtown Rockwall, Sulphur Springs, and Lindale. They also developed parks in Tyler and Lindale. A topographical survey will not be needed. Discussions with the company include coming up with a design which would be

unique and would include connecting the alley between Main St. and Market St. The plan may include dining space, children play areas, entertainment space, and green space. The final plan will be presented in a three-dimensional format for viewing.

Board Member Mills asked if the City Council was in favor of this project and the funding that would follow. Lindholm confirmed and stated that the Council was very much in favor of closing Market Street.

Board President, Chett Simons asked if the merchants on Market Street were in favor of this plan. Lindholm stated that most of the merchants were in favor. He said that one merchant had stated concerns in regards to parking. These concerns may be eased with the development of the sidewalk project downtown.

Board Member Jaynes stated that the Council Members had been talking about this for some time, and felt that the little bit of parking that might possibly be lost would not be significant in comparison to the foot traffic that would be drawn to the area.

Cheryl Estes, Copperleaf Spa owner stated that most of the parking currently on Market Street is taken up by employees of the businesses in the area.

Board President Chett Simons stated that he thought it would be a plus if somebody could go get food at the Barrel House and take it outside to eat it on Market Street if they chose to.

Board Member Jaynes stated that one benefit would be that we would have a unique "square" in which a big courthouse would not be in the center taking up most of the space.

Motion to approve the funding request for Market Street improvement study in the amount of \$10,000.

	For	Against	Abstained
Jan Mills (Moved By)	x		
Chett Simons	x		
Jim Hollowell	x		
Michael Jaynes (Seconded By)	x		

Motion Passed.

5.5. Update on depot renovation funding.

The City Administrator updated the board regarding the renovations to the depot. Three termite inspection companies have looked at the depot to estimate at the damage. Terminix stated they can treat the area without tearing up the interior flooring and/or walls. Terminix quoted \$2,700 for the first year and a discounted price for continued maintenance with a ten-year agreement. Each additional year they would be returning to maintain treatment for less than \$400 per year. Painting on the interior can likely begin in April. Council approved \$12,000 to begin improvements and repairs at the February meeting. Bids are still being taken for the stairs and railing replacement. The city is looking at rod

iron rails instead of wood which would be more durable, and give a more historical appearance.

5.6. Staff Oral Report(s)

Board Member Mills asked if the Board could be updated on the new city playground project. City Administrator Lindholm stated that the weed barrier had come in, and the playground should be open by around the 1st of April.

6 Executive Session

6.1. Section 551.071 Deliberations regarding real property

Board President Chett Simons adjourned the meeting into executive session at 6:23 p.m.

The Board reconvened from executive session at 7:04 p.m.

Board Member Michael Jaynes moved to authorize up to \$30,000 to purchase the properties on properties 206 to 208 Market St., in Winnsboro, Texas.

Seconded by Member Hollowell.

7 Adjournment: 7:06 p.m.