

May 2017 Meeting Minutes
Greater Nocona Area Economic Development Corporation (Type A) &
Nocona Municipal Economic Development Corporation (Type B)
at the Tales and Trails Museum May 9th, 2017

Agenda items:

I. Roll call and call to order: Type A & Type B – Confirm Quorum for Type A & Type B

Type A Board President Kyle Reynolds called the meeting to order at 1:17 pm. Also present were Tyler Thomas and Yesika Rodriguez.

Type B Board President Phil Staley called the meeting to order at 12:07 pm. Also present were Dan Fenoglio, Billy Henley, Bob Herndon, Sandra Reynolds and Brandi Shipman.

Also present was Lynn Henley, Nocona City Manager; Joey Anderson, CEO and Chris McNamara of NORTEX Communications.

a. Approval of Type A and Type B April meeting minutes

Both Boards approved the April minutes as written.

b. Acceptance of March Type A & Type B financials

Both Boards accepted the March financials.

THE PUBLIC HEARING OPENED AT 12:08 PM

I. CITY PAVING PUBLIC HEARING

Following discussion with the Nocona city manager, the Type B Board placed the proposal on the 60-day clock, but would like to review the necessary amount for the paving at the public hearing. The city estimate for both was \$20,350. City Manager Lynn Henley indicated that a review of the upcoming city budget indicated there would **not** be monies available for splitting the cost to pave 10th and Prairie Streets. He would have to take monies from other paving projects slated for next year's budget. The Type B Board indicated a reluctance to delay other projects. Several other possibilities for the project were discussed. Prior to the Type B Board adjourning, the Board asked the director to investigate the capability to patch 10th Street versus a full pavement project.

THE PUBLIC HEARING CLOSED AT 12:21 PM

II. CITY OF NOCONA CDBG WATER GRANT PROJECT

The city requested a grant of \$13,750 (\$6,875 per Board) for leverage funds to assist with the application. The Type B Board had placed the proposal on the 60-day clock in February and the City Council approved Type A Board participation in this Type B project at its February meeting (infrastructure). A public notice for a public hearing in March did not get published, so the public hearing was deferred to April. There were no negative comments at the April public hearing.

The Type B and A Boards approved the project and requested staff place it on the May City Council agenda for approval to expend the funds.

III. DIRT BIKE TRACK PROJECT

The Boards decided to offer a \$7,500 loan per Board (\$15,000 total) for 10-years at 2% interest with the first payment due 12 months from the loan to assist with preparation of the track for operations. The Type B Board placed the proposal on the 60-day clock and the City Council approved Type A Board participation at its March meeting (sports facility). The Montague County Commissioners Court agreed to allow this project in its ETJ at its March 27 meeting. There were no negative comments at the public hearing in April.

However, a Mr. Joe Crow contacted the director days after the public hearing to complain about the

noise, trash and spectators entering onto his property. Mr. Crow has had his property since 1972 and also was against the noise and events at the earlier track. He said there were about 10 neighbors that felt the way he did. The director invited him to submit a formal letter of complaint, if he would like. A letter was never received.

The director informed the Type B Board that there is enough monies (approximately \$17,000) in the revolving loan fund to cover this loan. The Type B Board determined to keep the project as split between the two Boards and requested staff ensure the contract indicated the funds were for construction and not operations.

The Type B and A Boards approved the project and requested staff place it on the May City Council agenda for approval to expend the funds. The Boards also asked staff to explore the legality of electronic meetings and voting for future consideration.

IV. NORTEX COMMUNICATIONS FIBER OPTIC PROPOSAL

The director explained NORTEX Communications has developed a proposal to bring fiber optic cable to Nocona (see attached). This falls in line with the original amount expected for this operation, \$750,000. The difference is this will be a monthly payment to NORTEX instead of having to take a loan and include interest. The Nocona ISD is requesting additional funds (\$600,000) through its E-Rate program. The director is still researching other financial opportunities including grants that might come into play. The challenge for grants is that the equipment and operations would all belong to NORTEX Communications versus a non-profit or government agency that might be eligible.

Joey Anderson, CEO of NORTEX Communications reviewed the proposal with the Board. The Board was interested in the community return on investment that might be expected from the proposal. Mr. Anderson said the investment was necessary for NORTEX Communications to find a financially acceptable basis for the proposal, but that no monies or other access to the fiber optics were considered feasible in this proposal.

THE TYPE B BOARD ADJOURNED INTO EXECUTIVE SESSION AT 12:21 PM

THE TYPE B BOARD RETURNED TO REGULAR SESSION AT 1:34 PM

The Boards decided to defer any action until the director could research additional options for more affordably bringing fiber optics into the community.

V. Staff Updates and Travel

a. US Hwy 82 4-lane Expansion Update

There is still concern that the Texas Senate may delay monies for projects, but the general feeling in the Texas House is the voters just approved it, so it needs to be spent on highways. Of greater concern is the Wichita Falls District is kicking the project 3-years down the road for funding in 2021. They are also quick to mention that priorities and monies might change by then (are some Board members feeling a sense of deja vu?). The director suggests reestablishing connections to the TXDOT Commissioners by attending their meetings to move this project forward before 2021.

b. Broadband Communities Summit Update

The director attended this very intense four-day national broadband summit. There was no doubt that bringing fiber optics to rural communities in America were the primary focus. Several companies indicated an interest in Nocona's desire for fiber optics, but had not had enough time yet to submit a proposal. The director will follow up on those conversations in the near future.

c. Texas Department of Agriculture Intern Update

The director has been notified that a Sam Houston State University student from Lewisville has been selected to assist with Nocona's social media usage. Details for the internship are still being worked out, but expectations are he will begin June 29.

VI. Items of community interest

May 13 Nocona Nights, Tejas Brothers, The Veranda Inn Event Center
May 20 Nocona ISD Graduation
May 20 Nocona Bullfest
May 20 - 21 Nokona Iron Jacket Baseball Tournament
May 20 Acoustic Jam and Potluck Meal at the Senior Citizen Center
June 2 - 3 Highway 82/287 Garage Sale

VII. The Type A Board meeting adjourned at 1:37 pm
The Type B Board meeting adjourned at 1:39 pm