

**October 3, 2011  
Dickinson Economic  
Development Corporation  
Regular Meeting  
7:00 p.m.**



Darrell Carney  
Mike Reinschmidt  
Ira Alexander  
Libby Moreno

**AGENDA**  
City of Dickinson  
**Dickinson Economic  
Development Corporation  
MEETING**

John Simsen  
Myron Smith  
Chris Tucker

**October 3, 2011**

**NOTICE** is hereby given of a **REGULAR MEETING** of the Dickinson Economic Development Corporation with the City of Dickinson, County of Galveston, State of Texas, to be held on **Monday, October 3, 2011**, at 7:00 p.m. at: 4403 Highway 3, Dickinson, Texas 77539 in the Council Chambers for the purpose of considering the following numbered items. The Dickinson Economic Development Corporation of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM**

**ITEM 2.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of Dickinson Economic Development Corporation Regular Scheduled Meeting.

A. September 12, 2011 Regular Meeting Minutes

**ITEM 3.) BRIEFING AND DISCUSSION CONCERNING:** Executive Director's Briefing

- A. Legislative Update.
- B. Status of Fiscal Year 2010-2011 Street Projects
- C. Community Development Update
- D. Implementation of Shop in Dickinson Program

**ITEM 4.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of a Contract Between Dickinson Economic Development Corporation and Keep Dickinson Beautiful, Inc. for Fiscal Year 2011-2012.

**ITEM 5.) EXECUTIVE (CLOSED) SESSION –** The Dickinson Economic Corporation will hold a closed executive meeting pursuant to the provision of Chapter 551, Government Code, Vernon's Texas Codes annotated, in accordance with the authority contained in:

- A. Section 551.072 – Deliberation Regarding Real Property – Discussion Regarding the Purchase, Exchange, Lease or Value of Real Property.
- B. Section 551.087- Discuss or deliberate regarding commercial or financial information that the Dickinson Economic Development Corporation has received from a business prospect that the Dickinson Economic Development Corporation seeks to have locate, stay or expand in or near the City and which the Dickinson Economic Development Corporation is conducting economic development negotiations.

**ITEM 6.) RECONVENE**

**ITEM 7.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters discussed in Executive Session.

**ITEM 8.) ADJOURN**

**CERTIFICATION**

This is to certify that a copy of the Notice of the Dickinson Economic Development Corporation Meeting for October 3, 2011, was posted on the bulletin board at City Hall, 4403 Highway 3, Dickinson, Texas, on this 29<sup>th</sup> day of September, 2011, prior to 7:00 p.m.

  
Angela R. Forbes, Development Coordinator

In compliance with the Americans with Disabilities Act, the City of Dickinson will provide reasonable accommodations for disabled persons attending Dickinson Economic Development Corporation Meetings. Requests should be received at least 24 hours prior to the scheduled meeting, by contacting the City Secretary's office at 281-337-6217, or by FAX at 281-337-6190.





Darrell Carney  
Mike Reinschmidt  
Ira Alexander  
Libby Moreno

**MINUTES**  
City of Dickinson  
**Dickinson Economic  
Development Corporation**  
**MEETING**

John Simsen  
Myron Smith  
Chris Tucker

**September 12, 2011**

The Dickinson Economic Development Board of Directors met in a duly called and announced **REGULAR MEETING** on **MONDAY, SEPTEMBER 12, 2011**. The meeting was held in the City Council Chambers located at 4403 Highway 3, Dickinson, Galveston County, Texas, and was held for the purpose of considering the following items.

**ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM**

President Darrell Carney called the meeting to order at 7:01 p.m. Development Coordinator Angela Forbes called roll and certified a quorum. Members present were as follows: Darrell Carney, Libby Moreno, John Simsen, Mike Reinschmidt, Myron Smith and Chris Tucker. Ira Alexander was absent. Also present was Executive Director Julie Johnston and Finance Director Mary Young

**ITEM 2.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of Dickinson Economic Development Corporation Regular Scheduled Meeting.

A. August 15, 2011 Regular Meeting Minutes

Mike Reinschmidt made a motion to approve the August 15, 2011 Regular Meeting Minutes. The motion was seconded by Myron Smith.

VOTE:

6 AYES (Carney, Smith, Simsen, Reinschmidt, Moreno, Tucker)

0 NAYS

**MOTION PASSED.**

**ITEM 3.) BRIEFING AND DISCUSSION CONCERNING:** Executive Director's Briefing

- A. Legislative Update.
- B. Status of Fiscal Year 2010-2011 Street Projects
- C. Update on Development of Highway 3 Overlay District
- D. Development of Pedestrian/Transit Master Plan with Gulf Coast Center
- E. Possible Access Management Study for FM 517 and Highway 3 through Houston-Galveston Area Council
- F. Community Development Update
- G. Update on Activities of Fair Housing Work Group and Disaster Relief CDBG Projects
- H. Update on Building and Grounds Maintenance Projects at Historic Railroad Center

Julie Johnston and Angela Forbes gave a briefing on the current city and economic development projects. Board members took no formal action in this matter.

- ITEM 4.) BRIEFING AND DISCUSSION CONCERNING:** Quarterly Financial and Investment Report for 3<sup>rd</sup> Quarter of FY 2010-2011.

Finance Director Mary Young gave the Quarterly Financial and Investment Report for 3<sup>rd</sup> Quarter of FY 2010-2011. Board members took no formal action in this matter.

- ITEM 5.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Fiscal Year 2010-2011 Second Amended Budget.

Chris Tucker made a motion to approve the Fiscal Year 2010-2011 Second Amended Budget as presented. Mike Reinschmidt seconded the motion.

VOTE:

6 AYES (Carney, Smith, Simsen, Reinschmidt, Moreno, Tucker)

0 NAYS

**MOTION PASSED.**

- ITEM 6.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Remaining Debt Balance for Owens Drive Street Project.

Finance Director Mary Young reviewed an amortization schedule she had prepared and explained that as of October 1, 2012 the remaining debt service balance for the Owens Drive Street Project is \$527,704.17. She further explained that there would not be a benefit to the Board paying the entire balance to the City in a lump sum since the bond cannot be paid off early. It was the consensus of the Board not to pay the remaining debt service balance in full but to continue the annual payments.

- ITEM 7.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Follow up on Community Sponsorship Requests for Bay Area Harbor Playhouse, Dickinson Little League and Dickinson Independent School District Summer Recreation Program.

Executive Director Julie Johnston and Development Coordinator Angela Forbes provided an update on Community Sponsorship Requests for Bay Area Harbor Playhouse, Dickinson Little League and Dickinson Independent School District Summer Recreation Program. Board members took no formal action in this matter.

- ITEM 8.) EXECUTIVE (CLOSED) SESSION –** The Dickinson Economic Corporation will hold a closed executive meeting pursuant to the provision of Chapter 551, Government Code, Vernon's Texas Codes annotated, in accordance with the authority contained in:

President Darrell Carney recessed the meeting into Executive Session at 7:36 p.m.

A. Section 551.072 – Deliberation Regarding Real Property – Discussion Regarding the Purchase, Exchange, Lease or Value of Real Property.

B. Section 551.087- Discuss or deliberate regarding commercial or financial information that the Dickinson Economic Development Corporation has received from a business prospect that the Dickinson Economic Development Corporation seeks to have locate, stay or expand in or near the City and which the Dickinson Economic Development Corporation is conducting economic development negotiations.

**ITEM 9.) RECONVENE**

President Darrell Carney reconvened the meeting at 8:35 p.m.

**ITEM 10.) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters discussed in Executive Session.

No action was taken.

**ITEM 11.) ADJOURN**

Mike Reinschmidt made a motion to adjourn the meeting at 8:36 p.m. The motion was seconded by Myron Smith.

VOTE:

6 AYES (Carney, Smith, Simsen, Reinschmidt, Moreno, Tucker)

0 NAYS

**MOTION PASSED.**

**PASSED, APPROVED AND ADOPTED this the 3<sup>rd</sup> day of October, 2011.**

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Darrell Carney, President





**CONTRACT BETWEEN**  
**DICKINSON ECONOMIC DEVELOPMENT CORPORATION**  
**AND**  
**KEEP DICKINSON BEAUTIFUL, INC.**

THE STATE OF TEXAS           §  
                                          §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF GALVESTON       §

**WHEREAS**, the Dickinson Economic Development Corporation recognizes that natural beauty is an economic necessity; and

**WHEREAS**, the Dickinson Economic Development Corporation recognizes that recruitment and retention of commercial development relies on programs that combat the accumulation of litter; and

**WHEREAS**, Keep Dickinson Beautiful, Inc. is a non-profit volunteer organization, affiliated with Keep America Beautiful and Keep Texas Beautiful, whose mission is to develop and implement programs that combat litter and intensify the natural beauty of our community; and

**WHEREAS**, the services provided by Keep Dickinson Beautiful, Inc. to the City of Dickinson and Dickinson Economic Development Corporation are of significant value to the City and the community;

**WITNESSETH**

The Dickinson Economic Development Corporation will appropriate in the 2011-2012 budget year an amount of \$5,000.00, with appropriations to commence on the 1st day of October, 2011, and continue through and including September 30, 2012. Keep Dickinson Beautiful, Inc. will receive monies from the appropriation, as needed, by written request of the Coordinator and/or President of Keep Dickinson Beautiful, Inc. All funds will be disbursed upon approval of the Executive Director of the Corporation.

This contract is to remain in effect until September 30, 2012, and is renewable on a year-to-year basis thereafter. It may be terminated by either party hereto by written notice sixty (60) days in advance of the date of termination. The amount of the contract shall be determined annually by the Board of the Dickinson Economic Development Corporation with full disclosure for the previous year's operating expenses and current year's budget.

Keep Dickinson Beautiful, Inc. will promote public interest and the general improvement

of the environment of the community known as Dickinson, Texas. Keep Dickinson Beautiful, Inc., will also endeavor to enact the following:

- a. Initiate, plan, direct, and coordinate programs for litter control and solid waste reduction for the community.
- b. Study, investigate, and develop plans for improving the health, sanitation, and cleanliness of the community by beautifying the streets, highways, waterways, lots, yards, and other similar places in the said community.
- c. Aid in the prevention of fires, diseases, and other casualties by the removal and elimination of trash and other debris from the aforesaid places.
- d. Endeavor to change the attitudes of all citizens of the community with respect to littering through education and motivation programs.
- e. Encourage the placing, planting, and/or preservation of trees, flowers, plants, shrubbery, and other objects or ornamentation in said community. Any proposed planting on public right-of-way or other public property will be first coordinated with the City Administrator.
- f. Advise and recommend plans to agencies of the community for the beautification of the said community and its environment.
- g. Coordinate with appropriate governmental agencies in matters pertaining to adequate litter control and solid waste reduction ordinances as well as effective enforcement of all pertinent laws and ordinances.
- h. Encourage and coordinate community efforts in the areas of recycling of waste and discarded materials.

WITNESS OUR HANDS, this the \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
\_\_\_\_\_  
Darrell Carney, President  
Dickinson Economic Development Corporation

President  
Keep Dickinson Beautiful, Inc.

**ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_

Angela R. Forbes, Development Coordinator



# EXECUTIVE SESSION

RECESS TIME: \_\_\_\_\_



## RECONVENE

**TIME:** \_\_\_\_\_



# ADJOURN

TIME: \_\_\_\_\_  
MOTION: \_\_\_\_\_  
SECOND: \_\_\_\_\_  
VOTE \_\_\_\_\_