

THE BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION MEETING HELD ON THE 12th DAY OF MARCH, 2018, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, IN THE TOWN OF BARTONVILLE, COUNTY OF DENTON, TEXAS AT 6:30 P.M.

The Bartonville Community Development Corporation met in a regular meeting with the following members present:

Jim Langford, Chair
Randy Van Alstine
Dwain Skrobarcek
Jeff Traylor
Berniece Pardue

with the following members absent: Jim Foringer and Terry Rock.

Also present: Tammy Dixon, Town and Board Secretary.

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chairman Jim Langford called the meeting to order at 6:35 p.m.

Note: Chairman Langford moved Items B and C. to follow Agenda Items.

D. CITIZEN PARTICIPATION

There were none.

E. AGENDA ITEMS

1. Public Hearing to consider and take action on the following project: to provide financial assistance in an amount not to exceed \$32,175 for the Marty B's Restaurant rooftop improvements; and to consider approving an Amended and Restated Performance Agreement with Marty B's, LLC.

Ms. Dixon stated on February 26th the Board authorized the Board attorney to prepare an amended Performance Agreement between the Board and Marty B's LLC to provide financial assistance in the amount of \$32,175.00 for the Marty B's restaurant rooftop improvements.

She further stated the project was estimated at \$64,347.98 and consisted of completing the rooftop to include a full-service bar, lounge area, and additional seating to accommodate overflow waiting area and space for private events. The addition would create approximately 30 more jobs and was expected to generate approximately 30% more in sale tax and mixed beverage sales tax increasing the revenue to the town by approximately \$20,000 annually.

The Board and Marty B's, LLC entered into the original performance agreement on September 11, 2017 to provided financial assistance in the amount of \$19,888 for exterior patio improvements including cabanas. The agreement has been amended to include the additional

funding of \$32,175 with the same a three-year clawback provision requiring 2/3 repayment in the amount of \$34,775.33 after one year and 1/3 repayment in the amount of \$17,387.67 after two years.

Ms. Dixon explained in accordance with the Development Corporation Act, Section 505.159(a) of the Texas Local Government Code, a public hearing was required to receive public input regarding the funding of the project. She further explained the project would have to be approved by the Bartonville Town Council.

Chairman Langford opened the public hearing at 6:40 p.m.

Marty Bryan, applicant, reiterated the scope of the project.

Oliva Robinson, 1240 Saddlebrooke Way, commented on live music coming from Marty B's causing a nuisance to her property. She stated Marty had been working with the homeowners on the issues. She also expressed concern over the added noise that would come from the rooftop.

Janet Otto, 1232 Saddlebrooke Way, commented on the live music issues from Marty B's and stated Marty had been great to work with.

Chairman Langford closed the public hearing at 6:47 p.m.

Chairman Langford asked Mr. Bryan to respond to the concerns over the live music and possible noise increase from the new rooftop.

Mr. Bryan stated he added walls and bathrooms next to the outdoor cabana area. He further stated he had been working with a sound engineer. He explained that there would not be any additional speakers added to the rooftop.

A discussion ensued regarding the sound issues.

Jeff Traylor stated it was the Board's responsibility to consider the application and the Town Council's responsibility to ensure the Town's noise ordinances be adhered to.

Jeff Traylor moved to approve financial assistance in an amount not to exceed \$32,175 for the Marty B's Restaurant rooftop improvements; and to approve an Amended and Restated Performance Agreement with Marty B's, LLC. Berniece Pardue seconded the motion. The motion carried by a vote of 5 to 0.

2. Consider approval of the February 12, 2018, meeting minutes.

Jeff Traylor moved to approve the February 12, 2018, meeting minutes. Randy Van Alstine seconded the motion. The motion carried by vote of 5 to 0.

3. Consider approval of the February 26, 2018, meeting minutes.

Jeff Traylor moved to approve the February 26, 2018, meeting minutes. Bernice Pardue seconded the motion. The motion carried by vote of 5 to 0.

4. Review Financial Report ending February 28, 2018.

Ms. Dixon reviewed the February 28, 2018, financial report and answered questions from the board.

B./C. CLOSED/OPEN SESSION

The Bartonville Community Development Corporation convened into a closed meeting at 7:19 p.m. pursuant to Texas Government Code Chapter 551, Section 551.087 and reconvened into open session at 7:30 p.m. to discuss matters relating to:

1. Deliberate funding request by Denmiss, LLC.

Jeff Traylor moved to deny the funding request by Denmiss, LLC. The motion was seconded by Randy Van Alstine. The motion passed by a vote of 5 to 0.

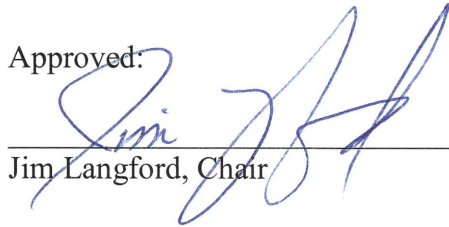
F. FUTURE ITEMS

G. ADJOURNMENT

Chairman Jim Langford adjourned the meeting at 7:32 p.m.

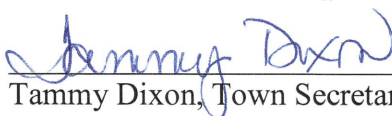
BCDC approved this the 9th day of April 2018.

Approved:



Jim Langford, Chair

Attest:



Tammy Dixon, Town Secretary

