



NOTICE OF MEETING OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a **Regular Meeting** will be held by the Burnet Economic Development Corporation (BEDC) on the **16th day of April 2024** at **3:00 p.m.** in the Council Chambers, Burnet Municipal Airport, 2402 S. Water, Burnet, TX. at which time, the following subjects will be discussed, to-wit:

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

1. CALL TO ORDER:

2. CONSENT AGENDA:

2.1) Approval of the March 19, 2024, Regular Meeting minutes

3. ACTION ITEMS:

3.1) Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.

3.2) Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East.

3.3) Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building) and 102 E. Polk Street (Kroeger Strip Center).

3.4) Discuss and consider action: Related to the potential sale of all or portions of 400 N. West Street.

3.5) Discuss and consider action: Related to the Coke Street Re-Alignment Project.

3.6) Discuss and consider action: Related to the Jackson Street Public Restroom Project.

3.7) Discuss and consider action: Wedding Oak Winery Building and Lease Agreement.

3.8) Discuss and consider action: Related to the findings of the Burnet Community Coalition.

4. CONVENE TO EXECUTIVE SESSION:

The Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to:

4.1) Pursuant to Section 551.072 Texas Government Code deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at 236 South Main St., Burnet: D. Vaughn

4.2) Pursuant to Section 551.072 Texas Government Code deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at Eastside Commercial Park: D. Vaughn

4.3) Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at the Crossings at 281 South Commercial Park: D. Vaughn

4.4) Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building): D. Vaughn

5. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

5.1) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 236 South Main Street: D. Vaughn

5.2) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at Eastside Commercial Park: D. Vaughn

5.3) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at the Crossings at 281 South Commercial Park: D. Vaughn

5.4) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 118 E. Polk Street (Old Bealls Building): D. Vaughn

6. REQUESTS FROM BEDC FOR FUTURE REPORTS:

7. ADJOURN:

Dated this 12th day, of April 2024

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Burnet Economic Development Corporation, is a true and correct copy of said NOTICE and that I posted a true and correct copy of said NOTICE on the bulletin board, in the City Hall of said City, BURNET, TEXAS, a place convenient and readily accessible to the general public at all times, and said NOTICE was posted on April 12, 2024, at or before 3 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Kelly Dix, City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The City Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's office (512.756.6093) at least two working days prior to the meeting. Requests for information may be faxed to the City Secretary at 512.756.8560.

RIGHT TO ENTER INTO EXECUTIVE SESSION:

The Board of Directors for the Burnet Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 19th day of March, 2024, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:00 p.m., at the Burnet City Council Chambers, 2402 S. Water Street, Burnet, with the following members present, to-wit:

Board Members: David Vaughn, Philip Thurman, Cary Johnson, Ricky Langley, Mary Jane Shanes, Brad Zehner, Katy Randall

Guests: Adrienne Feild, Habib Erkan Jr., Maria Gonzalez

CALL TO ORDER: The meeting was called to order by Board President Cary Johnson at 3:00 p.m. and quorum was established.

CONSENT AGENDA:

Approval of the February 20, 2024, BEDC Regular Meeting minutes: Board Member Katy Randall moved to approve the consent agenda as presented. Council Member Mary Jane Shanes seconded. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: A RESOLUTION OF BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING A DECLARATION INSTRUMENT, TO BE RECORDED IN THE PUBLIC RECORDS OF BURNET COUNTY, PLACING ADDITIONAL COVENANTS, CONDITIONS, AND RESTRICTIONS ON THOSE LOTS WITHIN THE EASTSIDE COMMERCIAL SUBDIVISION OWNED BY THE BURNET ECONOMIC DEVELOPMENT CORPORATION: Board Member Ricky Langley moved to approve and adopt Resolution BEDC R2024-03 as presented. Board Member Philip Thurman seconded. The motion carried unanimously.

Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park: Board Member David Vaughn update all present that the Hotel closing, and the Tractor Supply property closings will be done on March 27, 2024. The board discussed alternative actions on the repair of Houston Clinton Drive. No action was taken.

Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East: Board Member David Vaughn informed all present that construction crews have begun to mobilize for the Tractor Supply project. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building): The board discussed possible removal of the building verses selling as is. City Staff will research the cost of removal of the Beall’s building and the strip center for presentation to the Board at a future meeting. No action was taken.

Discuss and consider action: Related to the potential sale of all or portions of 102 E. Polk Street: Board Member David Vaughn informed all present that the tenants will vacate the property by April 30, 2024. The tank removal will begin after that.

Discuss and consider action: Related to the potential sale of all or portions of 400 N. West Street: The sale of the property to the City of Burnet is complete. No updated plans at this time.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: City Staff will be meeting with the Engineers the week of March 25th, 2024 to review the revised plan for the Coke Street Re-Alignment Project. No action taken.

Discuss and consider action: Related to the Jackson Street Public Restroom Project: The final walkthrough for the Jackson Street Restroom Project is scheduled for the week of March 25th, 2024. No action taken,

Discuss and consider action: Wedding Oak Winery Building and Lease Agreement: No action taken.

Discuss and consider action: Related to the findings of the Burnet Community Coalition: Maria Gonzales updated all present on the Jams on Jackson Event preparation that the Coalition is working on. No action taken.

CONVENE TO EXECUTIVE SESSION: The Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: No action taken.

Pursuant to Section 551.072 Texas Government Code deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at 236 South Main St., Burnet: D. Vaughn:

Pursuant to Section 551.072 Texas Government Code deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at Eastside Commercial Park: D. Vaughn:

Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at the Crossings at 281 South Commercial Park: D. Vaughn:

Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building): D. Vaughn:

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: No action taken.

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 236 South Main Street: D. Vaughn: No action taken.

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at Eastside Commercial Park: D. Vaughn: No action taken.

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at the Crossings at 281 South Commercial Park: D. Vaughn: No action taken.

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn: No action taken.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business a motion adjourn was made by Board Member Mary Jane Shanes at 3:40 p.m., seconded by Board Member Brad Zehner. The motion carried unanimously.

ATTEST:

Kelly Dix, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation



ITEM 3.1

Agenda Item Brief

Meeting Date:	April 16, 2024
Agenda Item:	Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.2

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Related to the potential sale of all or portions of the Eastside Commercial Park located on Highway 29 East.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.3

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building).

Background:

Information: To be presented at the meeting.

Fiscal Impact:

Recommendation: To be determined by the Board.



ITEM 3.4

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Related to the potential sale of all or portions of 102 E. Polk Street.

Background:

Information: Maynard Construction Services has provided a quote on the demolition and haul off of the building, located at 102 E. Polk Street (Kroger Strip Center) in the amount of \$15,575.00

Maynard construction also provided an alternate bid that would include the demolition of the Old Bealls building located at 118 E. Polk and the Kroger Strip Center located at 102 E. Polk in the amount of \$85,560.00

The scope of work for the removal of these buildings is provide in the attachment.

Fiscal Impact: To be determined by the board.

Recommendation: To be determined by the board.



To: City of Burnet
 Attn: David Vaughn - City Manager
 512-715-3208
dvaughn@cityofburnet.com

4/9/2024

"Kroeger" Strip Center Building & Old Bealls 118 E Polk Street Burnet, TX 78611

BASE BID - DEMOLITION SCOPE OF WORK; SEE DETAIL BELOW - \$15,575.00:

Demo and haul off of the "Kroeger" building and foundation, concrete sidewalk, concrete parking to city sidewalk, concrete approach, asphalt parking, curbing, sign and base, concrete retaining wall with railing and concrete footing behind the building.

ALTERNATE #1 - DEMO SCOPE OF WORK; SEE DETAIL BELOW; - \$85,560.00:

Demo and haul off of the "Kroeger" building and foundation, concrete sidewalk, concrete parking to city sidewalk, concrete approach, asphalt parking, curbing, sign and base, concrete retaining wall with railing and concrete footing behind the building.
 Demo and haul off of the "Old Bealls" bollards, wood fence enclosure, metal railing, covered loading dock with metal lift gate, concrete loading dock ramp/drive, concrete island in parking lot, saw cutting concrete, removal of the concrete flatwork and approach's, curb cuts and removal of the curb and gutter, asphalt, building and foundation, light poles and pole sign.

- NOTE: Removal of tires, paints, oils, or hazardous materials/chemicals are not included in our pricing.
- NOTE: The price includes machinery, haul off, & labor. Pricing based on normal working days & hours.
- NOTE: Footings, Piers & Beams will be taken 24" below grade.
- NOTE: Not responsible for cracks in concrete & pavement to remain due to heavy equipment & trucks.
- We will take caution around all flatwork to remain to help prevent any damage.
- NOTE: Adequate water will need to be provided for dust control.

EXCLUSIONS ARE AS FOLLOWS:

- Anything not specifically noted in Maynard Construction Services scope of work
- Permits & Associated Fee's of any kind
- Shut off, Cutting, Capping or Relocation of all utilities including overhead & underground by others. Refrigerant Reclaim by others.
- Erosion Control & Tree Protection
- Construction Fencing, Barricades and Signs
- Asbestos Survey to be done by others
- Asbestos Abatement (Pricing can be provided if Maynard Construction Services is provided an Asbestos Survey)
- Traffic Control & Lane / Road Closures

Terms:	Due in full with-in 15 days of receipt of Invoice.	Base Bid Quote:	\$	15,575.00
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We accept credit cards; A 3.5% fee is added to the total Invoiced Amount

Please Initial to accept the Base Bid and/or Alternates; BASE BID - _____ #1 - _____ #2 - _____ #3 - _____ #4 - _____

Direct all inquiries to:
 Kenneth Maynard
 (512) 924-5279
ken@maynardcs.com

Bid Accepted by:
 Name: _____
 Signature: _____
 Mailing Address: _____

 Date: _____

Maynard Construction Services
 P.O. Box 127
 Briggs, Texas 78608
 512-887-DEMO
www.maynardcs.com

MAYNARD CONSTRUCTION SERVICES IS FULLY INSURED & BONDABLE. WE LOOK FORWARD TO DOING BUSINESS WITH YOU!



ITEM 3.5

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Related to the potential sale of all or portions of and 400 N. West Street.

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.6

Agenda Item Brief

Meeting Date:	April 16, 2024
Agenda Item:	Discuss and consider action: Related to the Coke Street Re-Alignment Project.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.7

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Related to the Jackson Street Public Restroom Project.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.8

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Wedding Oak Winery Building and Lease Agreement.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.9

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Related to the findings of the Burnet Community Coalition.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.1

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Executive Session: Pursuant to Section 551.072 Texas Government Code deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at 236 South Main St., Burnet: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.2

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Executive Session: Pursuant to Section 551.072 Texas Government Code deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at Eastside Commercial Park: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.3

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Executive Session: Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at the Crossings at 281 South Commercial Park: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.4

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Executive Session: Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building): D. Vaughn.

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.1

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 236 South Main Street: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.2

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at Eastside Commercial Park: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.3

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at the Crossings at 281 South Commercial Park: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.4

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 118 E. Polk Street (Old Bealls Building): D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.