

**MINUTES OF THE MEETING OF THE
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
MINERAL WELLS, TEXAS
BOARD OF DIRECTORS**

May 9, 2022

CALL TO ORDER AND ESTABLISH QUORUM.

The Board of Directors of the Tax Increment Reinvestment Zone Number Two, Mineral Wells, Texas, held a joint meeting on Monday, May 9, 2022, at 12:00 p.m. at Mineral Wells City Hall Annex, 115 SW 1st Street, Mineral Wells, Texas 77067, open to the public, and the roll was called of the duly appointed members of the Board to-wit:

Position 1:	Jeff Fryer	Position 5:	Regan Johnson
Position 2:	Scott Elder	Position 6:	Duke Samples
Position 3:	J.C. Colton, <i>Chair</i>	Position 7:	Marlena Smith
Position 4:	Don Crawford, <i>Secretary</i>	Position 8:	Troy Huseman
		Position 9:	Carolyn Land

and all of the above were present, with the exception of Directors Fryer, and Smith, thus constituting a quorum. Also present were David Hawes, Hawes Hill & Associates; Dean A. Sullivan, and Jason Breisch, both with City of Mineral Wells; Mike Tincher; and Tracey Kirsch. Chairman Colton called the meeting to order at 12:04 p.m.

PUBLIC COMMENTS.

There were no public comments.

APPROVE MINUTES OF THE MEETING HELD FEBRUARY 22, 2022.

Upon a motion made by Director Johnson, and seconded by Director Crawford, the Board voted unanimously to approve the Minutes of the February 22, 2022, Board meeting, as presented.

CONSIDER DEVELOPMENT AGREEMENT WITH VALLEY VIEW DEVELOPERS, LLC.

Mr. Breisch reviewed the Development Agreement with Valley View Developers, LLC and answered questions. Mr. Tincher and Mr. Kirsch answered questions regarding the development. The development will consist of an upscale housing development with home prices ranging from \$550,000 to \$650,000. There is 23 acres behind the development which may be Phase II in the future. Upon a motion made by Director Crawford, and seconded by Director Samples, the Board approved the Development Agreement with Valley View Developers, LLC by a vote of 6-0-1, with Director Elder abstaining. The motion passed.

CONSIDER, AND TAKE APPROPRIATE ACTION, FOR WATER AND SEWER IMPROVEMENTS IN THE ALLEYWAY BETWEEN THE 200 BLOCK OF N. OAK AVENUE AND 200 BLOCK OF N.E. 1ST AVENUE IN AN AMOUNT NOT TO EXCEED \$40,000.00.

Director Johnson recused herself from discussion and voting on this item and left the meeting. A quorum was still present.

Mr. Sullivan and Mr. Breisch discussed the ongoing issues relating to water and sewer in the alleyway between 200 Block of N. Oak Avenue and 200 Block of N.E. 1st Avenue. There was discussion regarding the timeline and scope of work for the project. Upon a motion made by Director Elder, and seconded by Director Land, the Board voted unanimously to approve the allocation of an amount not

to exceed \$40,000.00 to aid the City of Mineral Wells with water and sewer improvements between the 200 Block of N. Oak Avenue and 200 Block of N.E. 1st Avenue.

ADJOURN.

Upon a motion made by Director Elder, and seconded by Director Samples, the Board voted unanimously to adjourn the meeting at 12:35 p.m.


Secretary