



Ovilla Type B Economic
Development Corporation
Regular Meeting Agenda Packet
February 18, 2025



REGULAR ECONOMIC DEVELOPMENT CORPORATION MEETING

TUESDAY, FEBRUARY 18, 2025

6:00 PM

CITY HALL COUNCIL CHAMBERS

105 S. COCKRELL HILL ROAD, OVILLA, TEXAS 75154

I. CALL TO ORDER

Economic Development Corporation Board of Directors:

Kimberly Case, President

Michael Mohon, Place 3

Mia Paris, Vice President

Lyn Henderson, Place 4

Bob Betik, Place 2

Tana Jimenez, Place 6

Barbara Turner, Place 7

Administration and Staff:

David Henley, City Manager

Michelle Lilley, City Secretary

Burton Barr, Finance Director

II. INVOCATION – President Case will give the invocation.

III. PLEDGES OF ALLEGIANCE – Place 2 Betik will lead the pledges.

IV. COMMENTS, PRESENTATIONS, AND ANNOUNCEMENTS

Announcements from the Board of Directors and City Staff may be made for items to include: expression of thanks; congratulations; condolence; recognition of public officials, employees or citizens; information regarding holiday schedules; reminders of community events or announcements involving an imminent threat to the public health and safety of the municipality that has arisen after the posting of the agenda. No discussion or formal action may be taken on these items at this meeting.

Oath of Office and Statement of Appointed Official to be issued to the following:

- Place 7 Barbara Turner, Two-Year Term

V. STAFF UPDATE

Receive staff updates and hold a discussion regarding the following:

1. Community Development/Economic Development Director Position
2. Park Improvement Project Update
3. FM 664 Widening Project Update
4. Placer.ai Data Insight and Analytics Report
5. Downtown Properties
6. Annual Ovilla Service League Fundraiser/Dinner – February 21, 2025 at 6:00 p.m.

VI. CITIZEN COMMENTS

The Board of Directors of the Type B Economic Development Corporation welcomes comments from citizens. This is an opportunity for the public to make comments or address concerns not posted on the agenda. Please note, pursuant to the Texas Open Meetings Act the Board may not address or converse with you regarding a non-agenda item. The public comment period will only allow members of the public to present ideas and information to city officials and staff. Inquiries regarding matters not listed on the agenda may be referred to staff for research. Each person will be allowed **a maximum of three minutes** to comment on any particular subject. All persons desiring to make comments under this section must turn in a request to speak form prior to the Board meeting identifying themselves and the topic they desire to address.

VII. CONSENT AGENDA

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a Board member, in which event those items will be pulled from the consent agenda for individual consideration on the regular agenda during this meeting.

1. Minutes of the Regular EDC Meeting, October 21, 2024

VIII. REGULAR AGENDA

1. **DISCUSSION** – Review of the Type B EDC Financials for October 2024 through December 31, 2024.
2. **DISCUSSION/ACTION** – Discuss and take possible action on proposals for the demolition of structures at 708 W. Main Street and forward a recommendation to the City Council.
3. **DISCUSSION** – Discuss funding beautification and landscaping projects in the Downtown area.
4. **DISCUSSION/ACTION** – Discuss and take possible action on funding property maintenance expenses associated with 708 W. Main Street and forward a recommendation to the City Council.
5. **DISCUSSION/ACTION** – Consideration of any item(s) pulled from the Consent Agenda for individual consideration and action.

IX. EXECUTIVE SESSION

The City Council of the City of Ovilla, Texas, reserves the right to meet in a closed session on any item listed on this Agenda should the need arise, pursuant to authorization 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), 551.087 (economic development), and 418.183 (homeland security).

X. RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.

XI. REQUESTS FROM EDC DIRECTORS FOR FUTURE AGENDA ITEMS

XII. ADJOURNMENT

Any person with a disability requiring assistance in order to participate in the meeting must contact the City Secretary at least 48 hours in advance. Reasonable accommodation will be made to assist your needs.

A quorum of the Ovilla City Council, Planning and Zoning Commission, Board of Adjustment, or Municipal Development District may be present. No action will be taken by the above-listed boards.

PLEASE SILENCE ALL CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE CITY COUNCIL MEETING IS IN SESSION.

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCIÓN 30.06 DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA OCULTA.

PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCIÓN 30.07 DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE.

CERTIFICATION

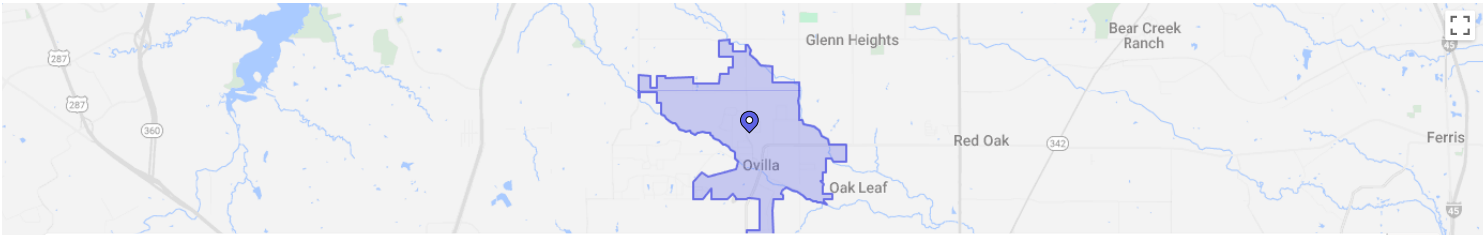
I hereby certify the above agenda was posted on the official Ovilla City Hall bulletin board, a place convenient and readily accessible to the general public at all times, as well as on the City's official website at www.cityofovilla.org, on February 14, 2025, by 6:00 p.m., in compliance with Chapter 551, Texas Government Code. A quorum of the governmental body will be physically present at the location noticed above. Pursuant to Tex. Gov't Code 551.127, one or more members of the governing body may appear via videoconference call.



City of Ovilla

A handwritten signature in blue ink that reads "David D. Henley".

David D. Henley, City Manager



Ovilla, TX

543 Forest Edge Lane, Ovilla, TX 75154

Last full 6 months

Over 10 Min

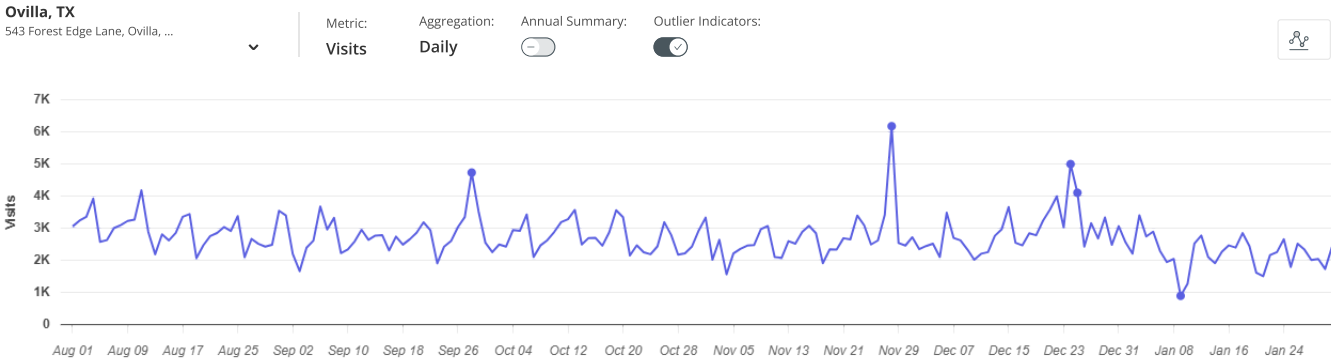


Metrics

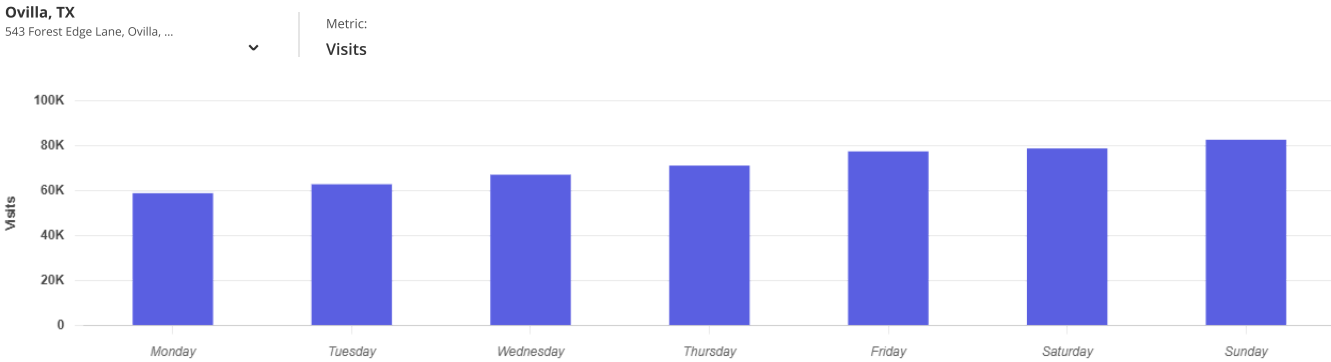
Property:
Ovilla, TX / Forest Edge Lane, ...

Visits	498.2K	Panel Visits	41.4K
Visitors	110.6K	Visits YoY	-12.9%
Visit Frequency	4.45	Visits Yo2Y	-22.7%
Avg. Dwell Time	240 min	Visits Yo3Y	-28.5%

Visits Trend



Daily Visits



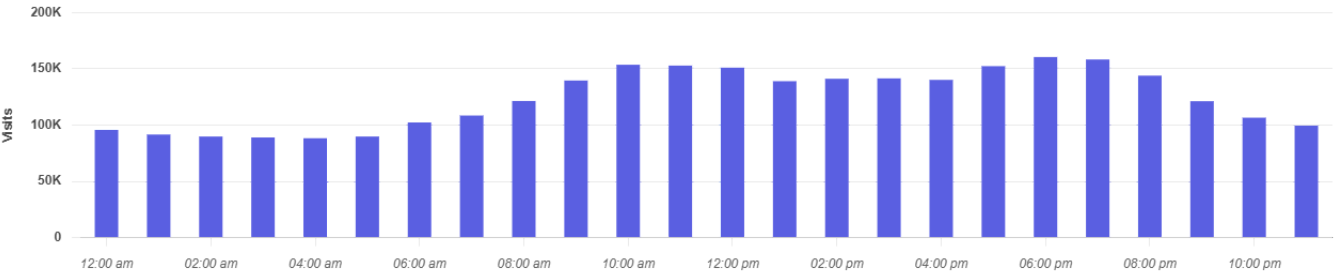
Hourly Visits ?

Ovilla, TX

543 Forest Edge Lane, Ovilla, ...

Metric:

Visits



Visitor Journey - Routes ?

Property:

Ovilla, TX / Forest Edge Lane, ...

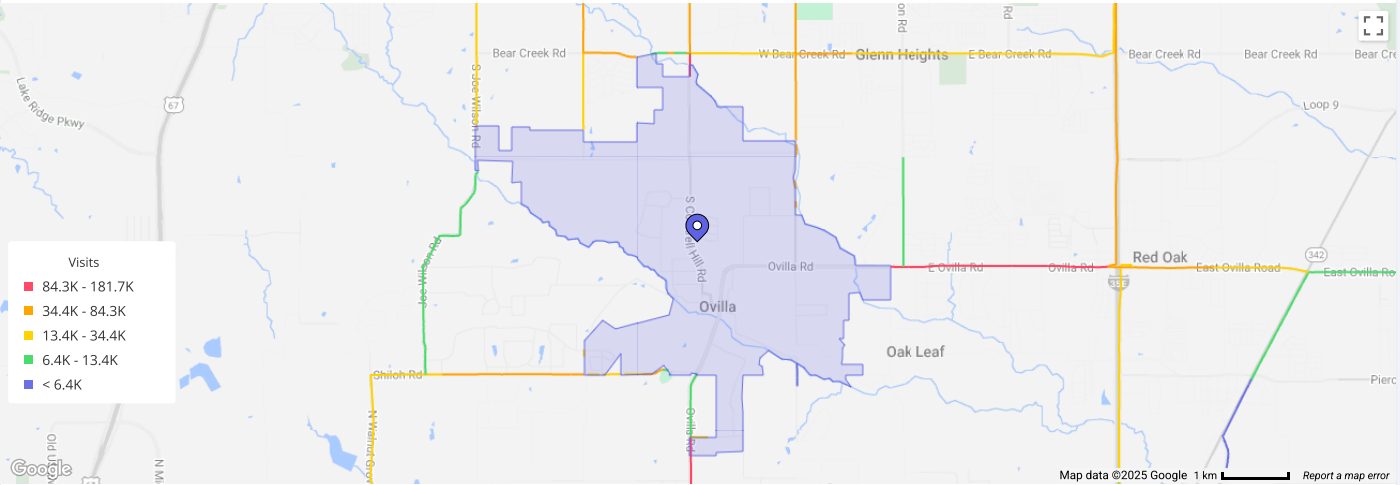
Journey Direction:

To Property

From Property

To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations. [Learn more](#)

Dismiss



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations. [Learn more](#)

Trade Area ?

Venues:
Ovilla, TX / Forest Edge Lane, ...

By:
Home Location

Metric:
Visits

Min. Visits:
1

Visualization:
Gradient

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. [Learn more](#)

Dismiss



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. [Learn more](#)

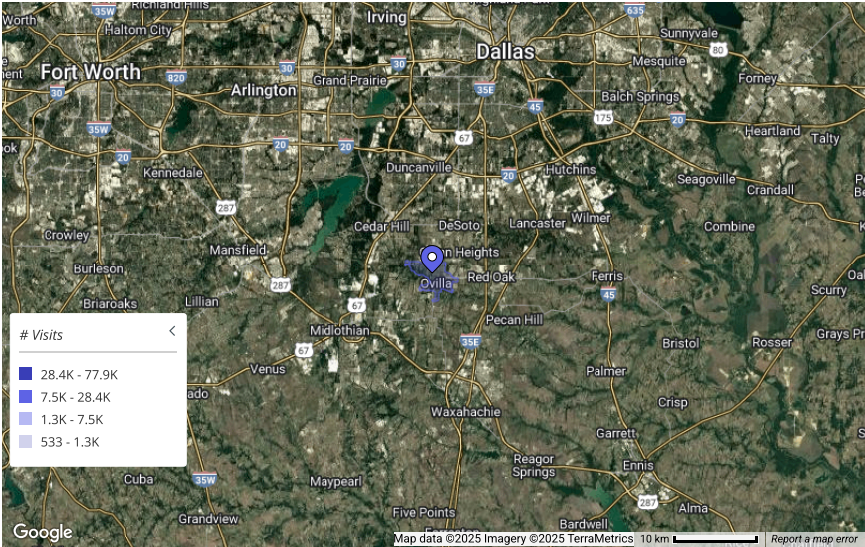
Visitors By Origin ?

Venues:
● ▼

Origin:
Home Location

Metric:
Visits

View:
of Visits % of Visits YoY Change



Zipcode / City	Visits (% of Total)
75154 Red Oak, TX	77.9K (15.6%)
76065 Midlothian, TX	45.7K (9.2%)
75165 Waxahachie, TX	31.2K (6.3%)
75104 Cedar Hill, TX	27.5K (5.5%)
75115 Desoto, TX	23.2K (4.7%)
75167 Waxahachie, TX	18.2K (3.7%)
75146 Lancaster, TX	14.1K (2.8%)
75211 Dallas, TX	12K (2.4%)
75137 Duncanville, TX	11.5K (2.3%)
75119	6.6K (1.3%)

*Showing data for top 100 Zip Codes of this property. Download the CSV file for full results.

Favorite Places ?

Category: All Categories
Min. Visits: 1



Ovilla, TX / Forest Edge Lane, Ovilla, TX			
Rank	Name	Distance	Visitors
1	Waxahachie Marketplace / 1700 N Hwy 77, Waxahachie, TX 75165	7.9 mi	33.4K (30.3%)
2	Hillside Village Shopping Center / 305 FM1382, Cedar Hill, TX 75104	5.6 mi	33.3K (30.1%)
3	Waxahachie Towne Center / 1316 N Highway 77 Ste 2, Waxahachie, TX 75165	8.3 mi	31.8K (28.7%)
4	Dallas-Fort Worth International Airport / 2400 Aviation Drive, Dallas, TX 75261	26.6 mi	29.7K (26.8%)
5	Midlothian Towne Crossing / 2040 FM 663, Midlothian, TX 76065	8 mi	28.1K (25.4%)
6	Waxahachie Crossing / 2387-2445 N Hwy 77, Waxahachie, TX 75165	8.2 mi	27.1K (24.5%)
7	The Parks Mall at Arlington / 3811 S Cooper St, Arlington, TX 76015	17.3 mi	24.7K (22.3%)
8	Fair Park / 3809 Grand Ave, Dallas, TX 75210	18.5 mi	23.2K (21%)
9	Walmart / 100 S Ryan Dr, Red Oak, TX 75154	4.3 mi	21.9K (19.8%)
10	HEB Center / 800 N Hwy 77, Waxahachie, TX 75165	9 mi	21.2K (19.2%)

Showing 1-10 / 50

< 1 2 3 4 5 >

Prior / Post Compare ?

Property: Ovilla, TX / Forest Edge Lane, ...
Show By: Location
Category: All Categories
Show Zipcodes: Hide



Prior			Post		
Rank	Name	Foot-Traffic	Rank	Name	Foot-Traffic
1	Walmart / S Ryan Dr, Red Oak, TX	0.6%	1	Walmart / S Ryan Dr, Red Oak, TX	1%
2	Fluffy-N-Fitness / Arlington, TX	0.6%	2	Fluffy-N-Fitness / Arlington, TX	0.9%
3	Target / N Hwy 67, Cedar Hill, TX	<0.5%	3	7-Eleven / Ovilla Rd, Glenn Heights, TX	0.5%
4	Costco Wholesale / Hwy 67, Duncanville, TX	<0.5%	4	Chick-fil-A / Sharaf Ave, Red Oak, TX	0.5%
5	Walmart / W Belt Line Rd, Desoto, TX	<0.5%	5	Enterprise Rent-A-Car / S Hwy 67, Cedar Hill, TX	<0.5%
6	Chick-fil-A / Sharaf Ave, Red Oak, TX	<0.5%	6	Dallas-Fort Worth International Airport / Aviation Drive, Dal...	<0.5%
7	Marshalls / E Farm to Market Rd, Cedar Hill, TX	<0.5%	7	Dallas Love Field Airport / Herb Kelleher Way, Dallas, TX	<0.5%
8	EoS Fitness / W Belt Line Rd, Desoto, TX	<0.5%	8	Whataburger / Harris Ave, Red Oak, TX	<0.5%
9	Whataburger / Harris Ave, Red Oak, TX	<0.5%	9	Chipotle Mexican Grill / Sharaf Ave, Red Oak, TX	<0.5%
10	Enterprise Rent-A-Car / S Hwy 67, Cedar Hill, TX	<0.5%	10	McDonald's / Harris Avenue, Red Oak, TX	<0.5%

Showing 1-10 / 439

< 1 2 3 4 5 ... 44 >

Trade Area Coverage by Distance ?

Ovilla, TX

543 Forest Edge Lane, Ovilla, ...

Metric:

% of Visits

By:

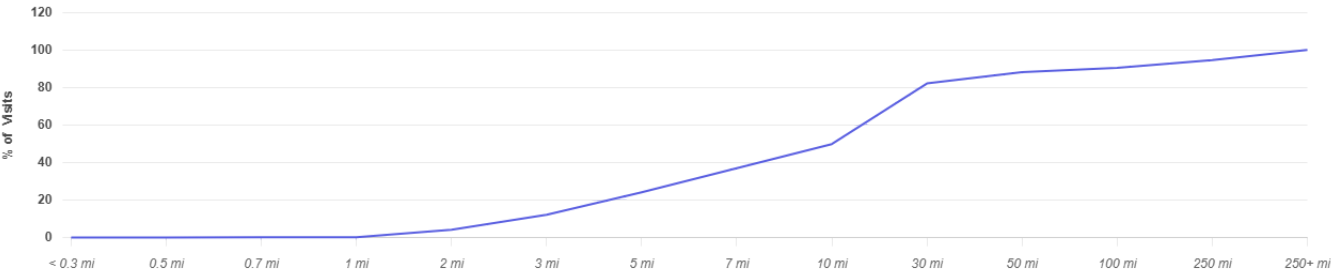
Home Location

Min. Visits:

1

View:

Cumulative



Vehicle Traffic Volume ?

Properties:

Ovilla, TX / Forest Edge Lane, ...

Year of Traffic Volume:

2023





Consent Items



REGULAR ECONOMIC DEVELOPMENT CORPORATION MEETING MINUTES
MONDAY, OCTOBER 21, 2024

I. CALL TO ORDER

- II.** EDC President Kimberly Case called the meeting of the Ovilla EDC to order at 6:00 PM, in the Ovilla Council Chamber Room, 105 S. Cockrell Hill Road, Ovilla, TX 75154, with notice of the meeting duly posted. A quorum of the EDC Board of Directors were present.

PRESENT:

Kimberly Case, President/Place 5
Bob Betik, Place 2

Michael Mohon, Place 3
Tana Jimenez, Place 6

Place 1 Paris, Place 4 Henderson, and Place 7 Turner were absent.

STAFF:

Michelle Lilley, City Secretary
Burton Barr, Community/EDC Director

- III. INVOCATION** – The invocation was led by Place 3 Mohon.

- IV. PLEDGES OF ALLEGIANCE** – The pledges were led by President Case.

V. PRESENTATIONS, COMMENDATIONS AND ANNOUNCEMENTS

Oath of Office and Statement of Appointed Official to be issued to the following:
Place 7 Barbara Turner Two-Year Term

PL 7 Turner was absent, so the Oath of Office and Statement of Appointed Official was not administered.

VI. STAFF UPDATE

Community/EDC Director Barr gave updates on the following items:

- 1.) Update on current and upcoming park improvements
- 2.) Transferring EDC Funds into short-term interest-bearing accounts
- 3.) TXDOT FM 664 Widening Project

VII. CITIZEN COMMENTS

No citizens appeared to speak at this time.

VIII. CONSENT AGENDA

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a director in which event those items will be pulled from the consent agenda for individual consideration on the Regular Agenda during this meeting.

1. Minutes of the Special Called EDC Meeting on September 16, 2024

Place 2 Betik made a motion to approve the consent agenda as presented. Place 6 Jimenez seconded the motion.

No oppositions, no abstentions.

VOTE: The motion carried: 4-0

IX. REGULAR AGENDA

1. **DISCUSSION – Review of the Type B EDC Financials for October 2023 through September 30, 2024.**

The Board was provided a copy of the Type B EDC Financials for October 2023 through September 30, 2024. This was discussion only. No further action was taken.

2. **DISCUSSION/ACTION – Consideration of an action on a professional services agreement for a subscription with Placer.ai for data insights and location analytics software and forward recommendation to the Ovilla City Council.**

Community/EDC Director Barr made a presentation providing information about Placer.ai and the benefits of the subscription for economic development purposes.

Place 3 Mohon made a motion to approve the Placer.ai subscription as presented. Place 2 Betik seconded the motion.

No oppositions, no abstentions.

VOTE: The motion carried: 4-0

3. **DISCUSSION – Discuss strategic opportunities associated with Project Land 708 W. Main Street properties.**

Shared by Place 6 Jimenez from her interviews with the public at Heritage Day and within the community. While some of the requests and ideas are feasible, others may be regulated within the CR (Restricted Commercial) with Historic Overlay district, and others may be a better fit along the General Commercial zoning along FM 664 / Ovilla Road.

BUSINESSES PEOPLE WANT IN OVILLA

- Used sporting goods store
- family restaurant (#2 vote)
- antique store
- sports card/memorabilia store
- bookstore
- batting cage
- "mom and pop" places

- general store
- farmer's market (#1 vote)
- you-pick farm/petting zoo
- resale shop
- Ovilla history museum/visitor's center
- independent toy store
- ice cream parlor/treat shop
- small home and garden store
- soda fountain
- small businesses - no chains!
- axe throwing
- specialty food store
- yoga studio
- nursery
- TX Trust branch
- restaurant with corn hole/bocce/horseshoes

BUSINESSES PEOPLE DO NOT WANT IN OVILLA

- fast food chains
- water park
- CBD/vape
- Tesla charging station
- "adult"
- chains
- Walgreens/Walmart/Target/Denny's/etc.
- smoke, alcohol
- "big box" stores
- strip malls

This was discussion only. No further action was taken.

4. DISCUSSION/ACTION – Consideration of any item(s) pulled from the Consent Agenda for individual consideration and action.

No items were pulled from the Consent Agenda. No further action was taken.

X. RECESS INTO EXECUTIVE SESSION - The Board did not adjourn into executive session.

XI. RECONVENE INTO OPEN SESSION – The Board did not adjourn into executive session.

XII. REQUESTS FROM EDC DIRECTORS FOR FUTURE AGENDA ITEMS

Place 2 Betik requested Heritage Day be extended for next year from 10:00 a.m. to 3:00 p.m. He also requested a possible raffle to help families for disaster relief.

Place 3 Mohon requested a discussion on upcoming park improvements, and an update on the widening of FM 664.

President Case requested an EDC booth, tent, and tablecloth next year for Heritage Day.

XIII. ADJOURNMENT – Place 3 Mohon made a motion to adjourn the meeting. Place 6 Jimenez seconded the motion.

No oppositions, no abstentions.

VOTE: The motion carried: 4-0

There being no further business, President Case adjourned the meeting at 7:44 p.m.

Kimberly Case, President

APPROVED: February 18, 2025

ATTEST:

Michelle Lilley, City Secretary



Agenda Item # 1



Date: February 18, 2025

To: The EDC Board

**Subject: Financial Reports
As of January 31, 2025**

**From:
Finance**

City of Ovilla
Revenue And Expense Report
As of January 31, 2025

2/7/2025 12:36 PM

600 - 4B Economic Development Fund	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
-	28,861.35	107,108.12	322,900.00	215,791.88	66.83%	75,963.28	264,407.35
Revenue Totals	28,861.35	107,108.12	322,900.00	215,791.88	66.83%	75,963.28	264,407.35
Expense Summary							
10-Administration	1,450.00	22,264.18	322,900.00	300,635.82	93.10%	13,712.80	69,961.44
Expense Totals	1,450.00	22,264.18	322,900.00	300,635.82	93.10%	13,712.80	69,961.44
Revenues Over(Under) Expenditures	27,411.35	84,843.94	0.00	0.00	0.00%	62,250.48	194,445.91

City of Ovilla
Revenue and Expense Report
As of January 31, 2025

2/7/2025 12:36 PM

600 - 4B Economic Development Fu Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
-							
<u>Taxes</u>							
-4000120 Sales tax	28,099.06	104,133.11	188,000.00	83,866.89	44.61%	72,982.95	254,258.22
Total Taxes	28,099.06	104,133.11	188,000.00	83,866.89	44.61%	72,982.95	254,258.22
<u>Other Revenue</u>							
-4000840 Interest Income	762.29	2,975.01	4,500.00	1,524.99	33.89%	2,980.33	10,149.13
Total Other Revenue	762.29	2,975.01	4,500.00	1,524.99	33.89%	2,980.33	10,149.13
<u>Transfers</u>							
-4000990 Reduction in Fund Balance	0.00	0.00	130,400.00	130,400.00	100.00%	0.00	0.00
Total Transfers	0.00	0.00	130,400.00	130,400.00	100.00%	0.00	0.00
Total	28,861.35	107,108.12	322,900.00	215,791.88	66.83%	75,963.28	264,407.35
Total Revenue	28,861.35	107,108.12	322,900.00	215,791.88	66.83%	75,963.28	264,407.35

City of Ovilla
Revenue and Expense Report
As of January 31, 2025

2/7/2025 12:36 PM

600 - 4B Economic Development Fu Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
10-Administration							
Personnel							
10-51118 Development/Economic Dev. Coord.	0.00	8,749.98	35,000.00	26,250.02	75.00%	13,333.32	39,999.96
Total Personnel	0.00	8,749.98	35,000.00	26,250.02	75.00%	13,333.32	39,999.96
Special Services							
10-52260 Engineering Fees	250.00	7,501.10	0.00	(7,501.10)	0.00%	0.00	10,023.24
10-8102230 Legal Fees	0.00	560.00	5,000.00	4,440.00	88.80%	0.00	6,648.50
10-8102240 Audit	0.00	0.00	6,800.00	6,800.00	100.00%	0.00	6,800.00
Total Special Services	250.00	8,061.10	11,800.00	3,738.90	31.69%	0.00	23,471.74
Operating Services							
10-52560 Internet Subscriptions	0.00	4,000.00	0.00	(4,000.00)	0.00%	0.00	0.00
Total Operating Services	0.00	4,000.00	0.00	(4,000.00)	0.00%	0.00	0.00
Supplies							
10-8103110 Office Supplies	0.00	0.00	200.00	200.00	100.00%	0.00	0.00
Total Supplies	0.00	0.00	200.00	200.00	100.00%	0.00	0.00
Professional Development							
10-8104210 Travel Expense	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
10-8104220 Professional Development	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	200.00
Total Professional Development	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	200.00
Printing Expense							
10-8105320 Printing Expense	0.00	0.00	800.00	800.00	100.00%	0.00	148.29
Total Printing Expense	0.00	0.00	800.00	800.00	100.00%	0.00	148.29
Repairs - Bldg & Machinery							

City of Ovilla
Revenue and Expense Report
As of January 31, 2025

2/7/2025 12:36 PM

600 - 4B Economic Development Fu Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
10-8105520 Bldg. Repairs and Maintenance	0.00	0.00	20,000.00	20,000.00	100.00%	0.00	0.00
Total Repairs - Bldg & Machinery	0.00	0.00	20,000.00	20,000.00	100.00%	0.00	0.00
<u>Insurance</u>							
10-8105620 Insurance - Liability	0.00	253.10	600.00	346.90	57.82%	130.28	260.56
Total Insurance	0.00	253.10	600.00	346.90	57.82%	130.28	260.56
<u>Other Expense</u>							
10-8105730 Memberships	1,200.00	1,200.00	2,000.00	800.00	40.00%	0.00	1,750.00
10-8105740 Legal Notices/Advertisement	0.00	0.00	2,000.00	2,000.00	100.00%	249.20	249.20
10-8105741 Promotional	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
Total Other Expense	1,200.00	1,200.00	6,500.00	5,300.00	81.54%	249.20	1,999.20
<u>Capital Outlay</u>							
10-8109217 Park Equipment Improvement	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
10-8109222 Land Improvement	0.00	0.00	158,000.00	158,000.00	100.00%	0.00	3,881.69
10-89224 Pickleball Court	0.00	0.00	80,000.00	80,000.00	100.00%	0.00	0.00
Total Capital Outlay	0.00	0.00	243,000.00	243,000.00	100.00%	0.00	3,881.69
Total Administration	1,450.00	22,264.18	322,900.00	300,635.82	93.10%	13,712.80	69,961.44
Total Expense	1,450.00	22,264.18	322,900.00	300,635.82	93.10%	13,712.80	69,961.44

City of Ovilla
Balance Sheet
As of January 31, 2025

2/7/2025 12:35 PM

Account Type	Account Number	Description	Balance	Total
600 - 4B Economic Development Fund				
Assets				
	600-1012500	Prosperity Bank #3691	907,338.88	
	600-10300	Accounts Receivable	0.00	
	600-1032000	Sales Tax Rec. - General Fund	34,271.14	
	600-1035000	Due From General Fund	0.00	
	600-10400	Due from General Fund	(29,835.24)	
	600-10404	Due from W&S Fund	0.00	
	600-11000	*Accounts Receivable	0.00	
	600-120000	Undeposited Funds	0.00	
	Total Assets		911,774.78	
				911,774.78

City of Ovilla
Balance Sheet
As of January 31, 2025

2/7/2025 12:35 PM

Account Type	Account Number	Description	Balance	Total
600 - 4B Economic Development Fund				
Liabilities				
	600-2310000	Accounts Payable	(114.37)	
	600-23400	Due to Other Funds	71,249.94	
	Total Liabilities		71,135.57	
Fund Balance				
	600-30000	Opening Bal Equity	192,054.21	
	600-3630000	Unres/ Undes Fund Balance	0.00	
	600-39000	Retained Earnings	571,274.06	
	Total Fund Balance		763,328.27	
		Total Revenue	107,108.12	
		Total Expenses	22,264.18	
		Current Year Increase (Decrease)	77,310.94	
		Fund Balance Total	763,328.27	
		Current Year Increase (Decrease)	77,310.94	
		Total Fund Balance/Equity	840,639.21	
	Total Liabilities & Fund Balance			911,774.78



Agenda Item # 2



Ovilla Economic Development Corporation

AGENDA REPORT

Meeting Date: February 18, 2025
Agenda Item: VIII - 2

Staff Contact: Burton K. Barr
E-mail: bbarr@cityofovilla.org
Phone: (972) 617-7262 ext. 115

DISCUSSION/ACTION – Discuss and take possible action on proposals for the demolition of structures at 708 W. Main Street and forward a recommendation to the City Council.

BACKGROUND/DISCUSSION

In September 2024, the City of Ovilla (City) and Ovilla Economic Development Corporation (OEDC) entered into a Chapter 380 Agreement for the purchase and transfer of the three properties associated with 708 W. Main Street. In the agreement, Article IV, Performance Obligations of Corporation, Section 4.01, Required Property Improvements and Uses, Subsection 4.01.01, Building Demolition/Commercial Uses/Sales Tax Generating, states that, “the building shall be demolished no later than 120 days after the closing date.”

At the October 21, 2024 EDC Meeting, several Board members asked if the old lumber from the interior of the building might be salvaged and what the cost would be. Staff reached out to the three contractors that had previously submitted proposals for demolition to ask if their company would accommodate this request. All three contractors stated that their company only handled demolition, and that removing structural elements, i.e., old lumber from within the building, could cause the structure to be less stable and a safety concern to those working on the demolition project. Staff received three proposals in July 2024 for the demolition of the structures and driveway at the site and included these estimates in the FY 2024-2025 EDC Budget. Staff reached back out to the three contractors and asked them to update their proposals due to them being over 90 days old. All three contractors kept their pricing the same.

ATTACHMENTS

Demolition Proposals for 708 W. Main Street

FINANCIAL IMPACT

Not to exceed \$14,000. The FY 2024-2025 EDC Budget has \$20,000 allocated to the demolition of the structures and concrete driveway at the property.

RECOMMENDATION

Staff would recommend awarding the demolition bid to JRP Demolition Services, LLC, in an amount not to exceed \$14,000.

MOTION TO APPROVE LANGUAGE, IF DESIRED

I move to award the demolition bid to JRP Demolition Services, LLC, in an amount not to exceed \$14,000 and forward the recommendation to the Ovilla City Council.



Home Demo Estimate

DATE: January 27, 2025

Home Demolition/ Concrete Removal/ Interior Gut Outs/ Lot Clearing/ Swimming Pools
Removal/ Building Pads/ Site Preparation

For: Burton Barr
708 W Main St
Ovilla, TX 75154
bbarr@cityofovilla.org
972-617-7262



Burton Barr,

We are pleased to submit the bid for the service located at 708 W Main St Ovilla, TX 75154

DESCRIPTION OF WORK		PRICING
Demolish approximately 2000 SF brick single family home and storage shed includes removing all existing slab. Rough grade all excavating areas back to grade Legal Disposal of all debris materials by hauling all waste into the dumpster and transporting to the landfill. Remove all existing driveway. NOTE: Labor, Equipment Transportation and dump fees are Included. The property owner/ builder is responsible to coordinate termination of electrical and gas service at the main line. Any additional fees required not directly associated with the work scope described above will be at the expense of the owner or builder. This quotation is good for 30 days from the date entered above. NOTE: JRP Demolition Services, LLC will not be responsible for any disturbed areas when accessing equipment onto property. Special instructions: If any existing concrete piers are discovered below grade after slab is being removed, it will be subject to additional cost. Property owner will provide survey, or any documentation/fees required from city. Exclusions: Tree Removal TERMS OF PAYMENT: All new customers are required to pay 50% upon signing the bid and balance once job is completed. Past due invoices will bear highest interest allowed by law. All credit card payments subject to additional 3.5% charge.		\$8,500.00
		\$2,950.00
		\$1,950.00
Note: A minimum of 7 days’ cancellation notice is required from the start date of the project, if Insufficient noticed is given, a 10% fee of the total service charge will be applied. *ALL LEGAL DISPOSING & MATERIAL ARE SUBJECT TO 8.25% TAX*	Subtotal	\$13,400.00
	Taxes	\$243.38
	Total	\$13,643.38

TO ACCEPT THIS QUOTATION, SIGN HERE AND RETURN:

Print Name, Signature of Approval & Title



Thank you for the opportunity to serve you!
4504 Burma Rd. Dallas, TX 75216
214.225.0540 Office



Billy L. Nabors Demolition
"WE COULD WRECK THE WORLD"
Jesus Saves

Billy L. and Joan Nabors, Inc.
2802 N. Hwy 175 | Seagoville, TX 75159
Tel. (972) 287-2287 | Fax (972) 287-4168
estimating@naborsdemo.com
Proposal No. 25-0129

January 22, 2025

City of Ovilla

Tel. 972-617-7262

Attention: **Burton Barr**

Email: bbarr@cityofovilla.org

Project: **708 W Main St.,
Ovilla, TX 75154**

We hereby propose to furnish all materials, equipment and labor to accomplish the demolition for the above-mentioned project as follows:

SCOPE OF WORK:

- Demolish existing house and foundation to dirt; remove piers 2' below existing grade.
- Remove storage shed.
- Load, transport, and legally dispose of resultant debris.

Demolition \$8,214.00 + Hauling \$4,108.00
Excluding Sales Tax

Total Cost = \$12,322.00

ALTERNATE PRICE: CIRCLE ACCEPT OR DECLINE & INITIAL EACH LINE ITEM BELOW.

- Remove concrete driveway up to drive approach.
- Load, transport, and legally dispose of resultant debris.

Demolition \$1,323.00 + Hauling \$662.00

ADD \$1,985.00

Accept / Decline _____ Initial

SUBJECT TO THE FOLLOWING CONDITIONS:

- Trees / stumps are \$20.00 per cubic yard (30-yard dumpster = \$600.00).
- If existing slab, flatwork, utilities, etc. are not designated to be removed as part of the scope listed above, BND will take precaution to not harm, but cannot be held responsible for any potential damage to those areas.
- All salvage not designated otherwise shall become the property of BND.
- This document shall become a part of any resultant contract.
- Should contractor/owner furnish a sales tax exemption or resale certificate to BND, sales tax shall not be added.



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estimating@naborsdemo.com
Proposal No. 25-0129

- Provide 1 (one) mobilization.

THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THIS PROPOSAL:

- Handling of hazardous materials / tanks / containers.
- Utility disconnecting / capping.
- Temporary fences / SWPPP / erosion control
- Import / export of earth materials / lab testing expense.
- Preparation of surfaces to receive new finish.
- Removing trees / stumps & root balls / stump grinding

The above work will be completed in a substantial and workmanlike manner according to industry standard practices for **TWELVE THOUSAND THREE HUNDRED TWENTY-TWO DOLLARS (\$12,322.00)**. A final invoice shall be submitted upon completion of the above-described work. **All invoices are due and payable upon receipt, and shall be paid in full within 14 days thereafter. Eight percent (8%) per month will be added for unpaid balances.** Any alteration or deviation from the above specifications involving additional costs of material, equipment and / or labor will be executed only upon written orders, and will become an additional charge over and above the amount specified herein. Any and all modifications to this agreement shall be in writing. This proposal is subject to our re-evaluation if it is not accepted and a contract executed within thirty (30) days of the above date.

Respectfully submitted for
Billy L. and Joan Nabors, Inc.

By:

Jason Roberts
Jason Roberts

ACCEPTANCE OF PROPOSAL AND AWARD OF CONTRACT

The foregoing proposal is hereby accepted. **Billy L. and Joan Nabors, Inc.** are hereby authorized to furnish all materials, equipment and labor to complete the work as specified above. By virtue of this authorization, I am entering into a binding contract on behalf of _____.

I (we) agree to abide by the terms and conditions of this contract. Payment shall be made as specified above.

Accepted by: _____

Title: _____

Date: _____

**Credit Card payments will be assessed a non-refundable 4.5% convenience fee*

CUSTOMER INFORMATION					
Company:	City of Ovilla				January 21, 2025
Client:	Burton Barr				
Contact:	972.617.7262				
Project Information:	708 W Main St ,Ovilla TX				
SCOPE OF WORK					
BID ITEM	DESCRIPTION	UNIT	SIZE	UNIT PRICE	TOTAL
	BASE BID				
1	RESIDENTIAL HOUSE DEMOLITION: Mobilization Demolish brick pier and beam house Remove concrete gradebeam up to 3' belowgrade Remove chimney and footer up to 3' below grade Demolish shed at rear of house Demolish concrete driveway and walkway Haul off and dispose of demolition debris Rough grade and clean up Demo permit				\$16,250.00
	Exclusions: Importing or exporting any dirt, backfill, chain link fencing, tree protection, protection of utilities, electrical work, testing of any kind, landscaping, landscaping protection, pavement protection, maintaining silt fence, SWPPP, survey and layout, traffic control/barricades, utilities, any work not listed on bid.				
				LUMP-SUM	\$16,250.00

CONTINGENCIES

- Any fill material brought in for the purpose of backfilling pools, basements, shelters, wells, or for drainage applications will be carefully placed in compacted lifts. However, it's important to note that we cannot guarantee specific compaction rates or the (PI) of the material
 - The customer is required to ensure that all utilities are properly capped or disconnected from the structure before Lonestar's arrival for demolition. In the event that Lonestar arrives on-site for demolition and the utilities have not been appropriately cut or capped, the customer will be held responsible for incurring additional move in fees amounting to \$700. Our employees are not authorized to wait on-site for utilities to be disconnected; Our crews will either depart or the customer will need to reimburse Lonestar for the time spent waiting on-site by our personnel.
 - It should be noted that there is always the possibility that tree limbs may need to be trimmed or cut back to facilitate access to the structures being demolished.
 - Lonestar will take the responsibility of scheduling the final inspection when we secure the demolition permit. However, if the permit is obtained by another party, they will be responsible for coordinating and calling in the final inspection. In cases where the inspection does not pass because the property owner requests to retain certain features such as fencing, outbuildings, or a pool, it will be the owner's responsibility to arrange and initiate the final inspection process to close out the demolition permit.
 - We will remove any piers we encounter to a depth of 3-4 feet below grade. However, please note that we cannot guarantee the removal of all buried piers from the site.
 - Tree roots that extend beneath the pavement or structures near the demolition site may be at risk of damage due to our operations. While we will exercise caution, please be aware that we cannot assume responsibility in the event of root damage or if the tree does not survive the process
 - If Lonestar intends to remove any trees, please be advised that it is the customer's responsibility to ensure that trees are trimmed away from or cleared of power lines before Lonestar commences tree removal. If trees are entangled in power lines or if their removal may impact underground utilities, we will not proceed with the tree removal. Additionally, Lonestar will not undertake the removal of trees located within the right-of-way or on property boundaries that may potentially affect neighboring properties.
- DISCLAIMER: A 3.4% fee will apply to all credit card payments/transactions. Payment due in full upon completion
- We are not liable for any damaged wiring or underground utilities, sprinkler systems, retaining walls, concrete or asphalt driveways, sidewalks, grass, landscaping; As we will be using heavy machinery for the project. Bid valid for 90 days



Agenda Item # 3



Ovilla Economic Development Corporation

AGENDA REPORT

Meeting Date: February 18, 2025
Agenda Item: VIII - 3

Staff Contact: Burton K. Barr
E-mail: bbarr@cityofovilla.org
Phone: (972) 617-7262 ext. 115

DISCUSSION– Discuss funding beautification and landscaping projects in the Downtown area.

BACKGROUND/DISCUSSION

In the past, the Board has expressed a desire to undertake beautification and landscaping projects within the Downtown area. This discussion item is meant to discuss what types of projects the Board would like to consider and provide direction to staff regarding cost and timing to complete the projects.

ATTACHMENTS

FINANCIAL IMPACT

Unknown at this time. Once the Board recommends specific projects to consider, staff will research costs to bring back for the board to consider. If the Board would like the projects to begin in FY 2024-2025, the City Council will need to consider and approve the projects, a budget amendment for the additional expenses, the projects will need to be advertised, and the 60-day waiting period would need to expire prior to beginning the projects.

RECOMMENDATION

The Board will need to discuss what types of projects it would like to undertake so that staff can research and return cost estimates for the Board to consider.

MOTION TO APPROVE LANGUAGE, IF DESIRED

This item is discussion only.



Agenda Item # 4



Ovilla Economic Development Corporation

AGENDA REPORT

Meeting Date: February 18, 2025
Agenda Item: VIII - 4

Staff Contact: Burton K. Barr
E-mail: bbarr@cityofovilla.org
Phone: (972) 617-7262 ext. 115

DISCUSSION/ACTION – Discuss and take possible action on funding property maintenance expenses associated with 708 W. Main Street and forward a recommendation to the City Council.

BACKGROUND/DISCUSSION

In September 2024, the City of Ovilla (City) and Ovilla Economic Development Corporation (OEDC) entered into a Chapter 380 Agreement for the purchase and transfer of the three properties associated with 708 W. Main Street. The property will need to be maintained on a regular basis to remain aesthetically pleasing for potential developers.

The property is approximately 2.86 acres with a significant number of trees along the perimeter. To this point, the property has been maintained by the City's Public Works Department on a regular basis. Staff has visited with the Public Work's Department and determined that it will take approximately 2 hours to mow and trim the grounds each week. The cost is approximately \$70.00 per mow, which would include labor and material costs. The property will likely need to be mowed on a weekly basis throughout the Spring and Fall, and bi-monthly during Summer and Winter.

Additionally, the tree canopy on the property needs to be raised to allow mowing operations and healthy trees. This work will be labor intensive and will likely involve the rental of a woodchipper and several additional staff members to complete. If approved by the Board and City Council, this Maintenance and Operation (M&O) expense would be added as a budget amendment to the FY 2024-2025 EDC budget and transferred from the EDC to the City's General Fund.

ATTACHMENTS

FINANCIAL IMPACT

\$3,500 for Maintenance and Operations

RECOMMENDATION

Staff would recommend allocating \$3,500 toward property maintenance expenses associated with maintaining the three parcels collectively known as 708 W. Main Street to help offset Maintenance and Operation (M&O) costs incurred by the General Fund.

MOTION TO APPROVE LANGUAGE, IF DESIRED

I move to approve a budget amendment of \$3,500 annually for Maintenance and Operation expenses associated with grounds and tree maintenance at the 708 W. Main St. properties and forward a recommendation on to the City Council.