



Minutes for EDC Meeting
March 27th 2023
907 E Houston, Cleveland TX 77327

Niki Coats, Board President
LaDerrington Baldwin, Vice-President
Michele Wyatt, Treasurer
Patrick Caserez, Member
Rachel Hall, Member

Robert Reynolds, EDC Director
Durlene Davis, Treasurer
Marilyn Clay, Member
Brent McWaters, Member
Terry Blackwell, City Secretary

Public Comments and Reports

1. Invocation: Brent McWaters , Pledge was lead by Patrick Caserez and Rachel Hall. We have a Quorum. All present.
2. Public Comments. No public comments
Any person with EDC related business may speak to the board. In compliance with the Texas Open Meetings Act, the EDC Board may not discuss, or vote on any matter raised in public comments unless it is specifically on the agenda. To speak during the EDC meeting, you must be recognized by the Presiding Officer. PUBLIC COMMENT WILL BE LIMITED TO THREE MINUTES.
3. Reports and comments from board members and staff.
Regarding matters appearing on the agenda; Rachel Hall did let everyone know that are a lot of event coming up during the weekend. She also mentioned the elections coming up. Niki Coats did mention that the Golf course will be opening on Memorial weekend. Also that 226 house are being build at Grand Oaks along with Club House. Robert Reynolds spoke about doing something for Allies Day. M&D had there Grand Opening on Friday, Saturday and Sunday and had a really good turn out. Denny's will soon have there building in place. Coulvers / M&D is a supply house for commercial plumbing, they've signed an argument and are moving into the location.
4. Monthly Business Prospect Report/EDC project updates by EDC Director Robert Reynolds.

Consent Agenda

All consent agenda items are considered routine by the EDC Board and will be enacted by one motion. There will be no separate discussion o these items unless a board member requests an item be removed and considered separately.

5. Approve Meeting Minutes from January 23, 2023. Per Niki Coats were not included in the meeting. Terry said they were left on her laptop.
6. Approve Meeting Minutes from February 20, 2023. Per Niki Coats were not included in the meeting. Terry said they were left on her laptop.
7. Approve Meeting Minutes from March 20, 2023. Per Niki Coats were not included in the meeting. Terry said they were left on her laptop.
8. Approve Monthly Expenses. Brent McWaters motions to approve and Patrick Caserez seconds it. Motion approved.
9. Approve Monthly Financial Statement. Pamela Harrison asked if questions over the financials for November and December of 2022 or January 2023. Robert asked that Pamela give them an update of where they are today. Property tax collected as of today is currently at \$395,752.57. Patrick Caserez had a question about the cash in



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hand available to spend. Niki Coats asked for the bottom line number available to spend. Pam Harrison explained to them briefly how to read a budget report. Currently in the checking account is \$801,909.34. Money market account is \$788,218.25 and in the TexPool account is \$318,760.97. Pam Harrison did let Fred Terrell know that the reserved account is a separate account. Marilyn Clay motion to approve the item, second by Brent McWaters. All in favor motion approved.

Discussion and Action

10. Discussion and possible action on Food Truck Park fencing. Robert Reynolds will ask Colby Arnold to provide a quote on fencing between the food trucks and Walgreens. The fence will be between Walgreens and the food truck park area. It will be a 6ft cedar privacy fence \$2,262.00. Rachel wants to know the purpose of the fence. The fence will only be to hide the Walgreens traffic. Marilyn Clay motion to postpone until the structure is built, LaDerrington Baldwin second it. All in favor, motion passed.
11. Discussion and possible action on Picnic Tables. Brent McWaters said that he spoke with Scott Lambert and the Rotary Club has pledge to put benches and picnic tables as well. They will pay for 6 tables and 4 benches. Patrick Caserez made the motion to accept this and it was second by Brent McWaters. All in favor, motion passed.
12. Discussion and possible action on Pavilion. Niki Coats did say he can below \$50,000.00 but anything that is made of wood is going to require maintenance. It will need to be retouch every few years. He said think hard between wood structure verses steel. The best option would be steel. Niki Coats and Robert Reynolds will get bids. City Manager Scott Swigert suggest they also work with the Parks and Recreation Board to make sure they are all on the same page. Brett McWaters made the motion to move forward with getting some bids for the steel building. Niki said we'll just take the action to out for bid.
13. Discussion and possible action on Gateway signs.
 - a. Lighting on south sign. Cody had it power washed, removed weeds, all the lighting is currently working.
 - b. Installation of lighting on south signage. Henderson electric said it would cost \$500.00 to \$700.00 dollars to install flood lights to brighten the area.
 - c. Gateway flags. Larger flags 6x10. American flag price \$132.00 and the state flag about \$110.00. It would be around \$1,200.00 to do this and the monies are in the Gateway fund. Patrick Caserez makes a motion to move forward and Marilyn Clay second it. All in favor, motion passed.
14. Discussion and possible action on approval of purchasing vehicle for City of Cleveland Airport Car. A vehicle was selected and now they need to approve the purchase of it. Marilyn Clay motion to approve the purchase, Brent McWaters second to approve. All in favor, motion passed.
15. Discussion and possible action on updating the courtesy car agreement. Patrick Caserez motion to accept, Marilyn Clay seconds to approve. All in favor, motion passed.
16. Discussion and possible action on potential projects. Reference item 10.

Closed Executive Session

17. Closed Executive Session under Texas Government Code Sec. 551.072, Deliberations about the sale, purchase, exchange, lease or value of real property.