

**West Tawakoni Economic Development Corporation**

**February 6, 2023**

**6:00 p.m.**

1. Call to Order
  - Pam Reed called the meeting to order at 6:05 PM
2. Invocation
  - Invocation was led by Elizabeth Osborn
3. Pledge
  - Pledge was led by all in attendance
4. Announcements
  - Before roll was taken announcements were made by Kathy O'Neal concerning the Fire Department fundraiser event FAIRWAYS FOR FIREMEN hosted by Deer Run Golf Course. To be held on March 25<sup>th</sup> at 9:00 AM. Sponsorships are available as ; Hole, Lunch, or a Cart.
  - President Pam Reed announced the EDC has made contact with local businesses and will continue to do so until all businesses have been visited. Businesses listed were the in person - Ten Cup, Circle K, Billy's Donuts, Penny Mart, Lakeside Transmission, Grooms and Sons, Sietz Welding, Kings Marina. And Griggs Mechanical was contacted through social media.
5. Roll Call
  - All were in attendance – Aliceson Bell-Zurovec, James Chemp, Harry Rosario, Pam Reed, Elizabeth Osborn, Kathy O'Neal, and Larry Pare.
6. Citizen Input-related to Agenda
  - No citizen input at this time.
7. Consent Agenda
  - a. Approve bills paid and those to be paid for December 2022
  - b. Financial report (profit and loss) for December 2022  
Kathy O'Neal asked what she was supposed to do as the Treasurer for the EDC.
  - c. Bank statement for December
    - James Chemp asked about the financial statements.  
There was a breif conversation explaining the report.  
The Chair entertained a motion, Elizabeth Osborn made the motion, Kathy O'Neal 2<sup>nd</sup>, all were in favor. Motion Passed.
8. Old Business
  - a. Discuss Training needed for the year  
President Pam Reed explained that we need to all contact the City Secretary to be signed up with the Texas Economic Development Corporation (TEDC) as they provide the necessary training for EDC members for the state of Texas.
  - b. Discuss Movies in the park
    - Discussion about the movies in the park and purchasing a projector before the price raises. There was an offer by a citizen to loan the EDC their projector, so the discussion of the projector was tabled until further information is gathered. There was also discussion of hiring the high school students to do concessions, tabled until further information is gathered.
    - Discussion took place about the screen, Harry Rosario suggested buying a blow-up screen like some of the other cities use, he will find the price and get back to Pam. It was stated that we will do the movies in Spring.

c. Discuss meeting with Business Owners

- There was a brief discussion about the date and time of the meeting. The chair entertained a motion, motion was made by Elizabeth Osborn to schedule the meet and greet with the businesses in April with possible date of either April 13<sup>th</sup> or 20<sup>th</sup> between 5 - 7 PM, James Chemp 2<sup>nd</sup>, All in favor. Motion Passed.
- Discussion of serving finger foods made by board members. Chair entertained a motion, Larry Pare made the motion, Aliceson Bell-Zurovec 2<sup>nd</sup> All in favor.

d. Discuss Park bathrooms

- Discussion took place about resolving the bid issue with repairs to the bathroom. Mike Stafford from Public Works is allowing the EDC to get the bids. Discussion took place about placing an ad in the paper, getting information from other cities and setting a date to have the bids complete by. Chair entertained a motion, Kathy made the motion to have all information and bids back by February 28<sup>th</sup>, Elizabeth 2<sup>nd</sup>, All in favor.

9. Adjourn to Executive Session to discuss real property

- President Pam Reed announced an executive session to discuss real property at 6:51 PM

10. Return to open session

a. Discuss and/or take action from executive session

- President Pam Reed returned the meeting to open session at 7:17 PM, and entertained a motion about the subject of the executive session.
- Aliceson Bell-Zurovec made a motion to accept the offer made by Coppell Investments LLC. For property located at 1552 E. State Hwy 276, West Tawakoni, Texas 75474. Kathy O'Neal 2<sup>nd</sup> the motion, all in favor.

11. New Business

a. Meeting time change discussion

- Discussion took place about changing the time due to constraint of members getting to the meeting on time. The chair entertained a motion on the topic. Motion was made by Kathy O'Neal to move the time to the First Monday of the Month at 6:30 PM James Chemp 2<sup>nd</sup> the motion. All in favor.

b. Check signing card to change to show Pam Reed, Harry Rosario, and Kathy O Neal.

- President Pam Reed explained that due to Mayor Turnipseed no longer being on the board we should change the signing card to reflect the new President, Vice President, and Treasurer. Chair entertained a motion, motion was made by James Chemp, Elizabeth Osborn 2<sup>nd</sup>. All in favor.

c. Review of Articles of Incorporation for EDC

- President Pam Reed explained that the Articles of Incorporation need to be amended to reflect current By Laws. The Chair asked for recommendations for areas to be changed. After a discussion and members had time to look over the original Articles it was agreed that President Reed and member Bell will meet on Wednesday to write the amendments to present to City Council. The topic was tabled to allow for time to write the Articles.

12. Citizen Input-related to non-agenda items

- No citizens in attendance at this time.

13. Strategic planning for EDC

- President Reed turned the floor to Aliceson for strategic planning feedback and continuance. Aliceson fed back the data from the January meeting of the PESTLE analysis and covered areas of focus for the EDC. She also listed several mission and vision statements that will be sent to the members for them to consider before the next meeting. There was also a discussion of the wrong amounts being listed under the balance section of the revenue and expenses reports sent to state, that were included in the packet for strategic planning. The floor was then turned back to President Reed.

14. Adjourn

- President Reed entertained a motion to adjourn. James Chemp made motion, Harry Rosario 2<sup>nd</sup>, all in favor.

I hereby certify that this notice was posted on the bulletin board in front of the West Tawakoni City Hall building prior to 4 p.m. on Thursday, February 2, 2023

Witness: Aliceson Bell-Zurovec

Witness: \_\_\_\_\_

The Economic Development Corporation of West Tawakoni, Texas reserves the right to adjourn to 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 (about real property), 551.073 (Deliberations about gifts and donations), 551.074 (personal matters), 551.076 (Deliberations about security devices) and 551.086 (Economic Development)