

West Tawakoni Economic Development Corporation
Regular Meeting Agenda
March 6, 2023
6:30 p.m.

1. Call to Order
President Pam Reed called the meeting to order at 6:30 PM
2. Invocation
Invocation was led by Elizabeth Osborn
3. Pledge
Pledge was led by all in attendance
4. Roll Call
All were in attendance: Larry Pare, Kathy O'Neal, Elizabeth Osborn, Pam Reed, Harry Rosario, Aliceson Bell.
5. Announcements
President Pam Reed mentioned the Fairways for the Firemen at the Deer Run Golf Course March 25, 2023 at 9 am. Market on the Lake is April 8, 2023 and the Annual Easter Egg Hunt for West Tawakoni will be held right after the Market. The Chamber is holding the ISD fishing tournament will be on the 17th. Larry Pare mentioned the Cotton Museum is holding an Adult Egg Hunt on March 31st in the evening, there will be 800 eggs and prizes in each hidden egg. He said bring your flashlights.
6. Citizen Input-related to Agenda
Debbie from the Quinlan EDC was in attendance and brought a flyer with information about an educational opportunity for the members of the EDC.
7. Consent Agenda
 - President Pam Reed then opened the floor to the consent agenda and explained that we would notice the bank account is a bit low at this time because the EDC has purchased a property and they are expecting to close on the other property to bring the bank account back to a higher balance.
 - b. Approve bills paid and those to be paid
 - c. Financial report (profit and loss)
 - d. Bank statement
 - The Chair entertained a motion with Elizabeth Osborn making the motion and Kathey O'Neal seconding the motion.
8. Old Business
 - a. Movies in the park
 - The Chair opened the floor to discussion of the movies in the park. Kathey O'Neal explained that although we were donated a projector at the last meeting, it would not be adequate enough for an outdoor area in the evening times without difficulties. She then showed the projector she found online and stated the amount the estimate for the projector and the screen with other items would be \$2,898. However, the print out she provided showed a sale price of just above \$900. Further discussion took place with Harry Rosario mentioning the one from the flyer may not be made of a good material and we might need to look into this further. The chair tabled the motion until further information could be sought.
 - b. Discuss status of suit for the sign
 - President Reed explained that the Lawyer has searched and tried to sue the gentleman that took the EDC money for the electric sign but did not provide the sign. It was discussed that the Lawyer has attempted to locate the man but he is no longer in business and that it will cost more than what they paid to continue the actions of seeking the man and going through the channels of placing it in the

paper and that the Lawyer feels we should cut our losses. The Chair entertained a motion, Elizabeth Osborn made a motion that we continue to find the man and place a judgement against any future business he may have. Harry Rosario seconded the motion.

- c. Discuss training needed for this year.
 - President Reed then turned to training for the board members of the EDC and asked who had already contacted Anette with the City to get added to the TEDC account so they can get signed up for the training. She explained that the economic development workshop of sales tax for the State of Texas is not starting until August, but it would be in the Ft. Worth area at that time. She stated she needs all of us to go. There was no action to be taken on the matter.
 - d. Discuss meeting with business owners
 - President Reed opened the floor to the Meet and Greet with the business's discussion. James Champ explained that the interviews he had with businesses all had a common theme, that they want to get rid of the drug problem in West Tawakoni. Finding people that are skilled enough to do the job. It was suggested that starting with the school age children would be most beneficial. Also, the Texas Work Force can assist, comment provided by audience member. And bringing awareness to the location. Aliceson mentioned a job fair to bring in qualified applicants for those businesses hiring in the area. There will be a meet and greet for the businesses on March 13th from 5 to 7 PM with finger foods and drinks.
9. New Business
- a. Discuss donation to the Fire Department Golf tournament.
 - Kathey O'Neal started the discussion stating the golf tournament will be held on March 25th called Fairway for the Firemen. You can elect to sponsor the event by purchasing certain advertisements at different levels. President Reed asked if all were in favor of sponsoring with the cards for \$150. All were in favor.
 - b. Discuss grant vs. loan for Fishin' Nutrition.
 - The owner of a potential business opening in West Tawakoni brought her needs to the EDC. Cassie Cantrell introduced herself and her business Fishin' Nutrition to be located at 228 Hwy 276 Suite 6. This is the strip mall located in the same parkinglot as the old Margies store. She is asking for a loan or grant to help with costs of opening the business. After a conversation where members asked questions, and Cassie answered all questions the EDC went into executive session to discuss the possibility of loans and grants for the business. At 7:43 the board went into executive session to discuss the possible transactions with the business.
 - The board returned from executive session at 7:57 The Chair entertained a motion. Aliceson made motion that they give a loan of \$2,775 and a grant of \$2,775 and would provide a free register for her business. Elizabeth seconded the motion. It was then explained the process.
 - c. Discuss By-laws of EDC and approve submitting them to SOS.
 - President Reed explained it was brought to her attention that the Articles of Incorporation were never filed with the state. That we will be filing those documents with the State after the council agrees to them. Discussion took place as to what would need to be amended before submission.
 - d. Discuss board secretary vs. paid secretary

President Reed explained that officially there is to be an unpaid secretary position that will handle all minutes and agendas and other duties as directed. Since Elizabeth Osborn has been the standing secretary but not

completing those duties, we will be opening a position for unpaid secretary to complete them. Discuss application for secretary

- She has received one application.
 - Aliceson Suggested they post the position to stay in compliance and have the date due by the following Tuesday at the regular meeting of the City Council. The Chair entertained the motion and Elizabeth made the motion; Kathey O'Neal seconded the motion.
- e. Announce obtaining property and discuss plans to clean up property
- President Reed made the announcement that the EDC has purchased the property at the front of the City Park and that they would need to start the cleanup process. Harry suggested that we hire an estate person to do the clean out and sale to keep everything as easy as possible. Harry made the motion, Aliceson Second the motion.
- f. Information from Greenville Park facilities
- President Reed turned the floor to Aliceson who stated she was able to get in touch with the Greenville Parks facility contractor and then President Reed turned the conversation to the next agenda item.
- g. Bathrooms in the park
- President Reed stated we have received the 3 bids necessary, but are waiting for the formal documents of bid to be returned from the contractors. Tejas Plumbing has bid \$6, 778.32 still waiting on the other two to turn their bids in officially. Chair entertained a motion; Aliceson made the motion to set a date after receiving the bid documents to go ahead and get them submitted to Council to begin the process of construction and Elizabeth second the motion and all were in favor.
- h. Discuss information on 3-D printing homes
- President Reed turned the floor to Harry Rosario who explained he has been in touch with a company that wants to use West Tawakoni for the opportunity to be the first community in North Texas to have a 3-D built community. He is going to set up an date for the gentleman to come and present his case to the EDC.
10. Adjourn to Executive Session to discuss real property
- President Reed adjourned to executive session at 8:43 pm
11. Return to open session
- a. Discuss and/or take action from executive session
- President Reed returned the meeting to open session at 9:06 pm and that there would be no actions taken from the executive session.
12. Citizen Input-related to non-agenda items
- The citizen asked if there is a place that they can go back and see the meetings. Aliceson explained that they are available on you tube under The City of West Tawakoni.
13. Strategic planning for EDC
- President Reed turned the floor to Aliceson who began an overview of what the strategic plan is going to cover and what cities will be included in the analysis.

14. Adjourn

Chair entertained a motion to adjourn. Harry made the motion, Larry Pare second the motion and all were in favor at 8:55 pm

I hereby certify that this notice was posted on the bulletin board in front of the West Tawakoni City Hall building prior to 4:00 p.m. ,2022.

Witness: _____

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The Economic Development Corporation of West Tawakoni, Texas reserves the right to adjourn to executive session at anytime 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)