

CAMERON ECONOMIC DEVELOPMENT CORPORATION

Meeting Minutes

October 10, 2023

Board Members Attending

President James Camp, Secretary Treasurer Mike Zajicek, Nilesh Bhakta, Maurice Goza, Sara Kostroun, Mayor Bill Harris, and Vice President Carl Bradley.

Others present included Ricky Tow, and Ginger Watkins

1. Call to order.

President James Camp called the meeting to order at 3:30pm.

2. Public Comments.

Nilesh Bhakta shared a conversation with Stan Gerdes.

Jim Camp welcomed Sara Kostroun to the CEDC Board.

3. Discuss and take action on current financials.

Mike Zajicek reported that as of October the 9th the CEDC had \$508,949.47 in the bank. For the new fiscal year, the transfer was made to the bond fund. Fixed assets coming down some with the annual adjustment to be made by the auditor. \$780,000 is owed on the tax-exempt bond. P&L Budget vs actual only has 9 days of information for the fiscal year. The Classic Bank account quick report shows the transactions since September 30th again not much activity with just 9 days in the new fiscal year. Bill Harris moved to approve the current financials as presented. Carl Bradley seconded the motion. The motion carried 6 -0.

4. Discuss and possibly take action on FY 2022 – 2023 Year End Financial Reports.

The fiscal year-end financial balance sheet report shows \$519,364.22 in the bank. The year-end P&L budget vs actual shows the total 1/2 cent sales tax collected was \$414,684.94. This represented a 129.6% increase over the \$320,000 budgeted figure. The following pages show all the checks and deposits by account for the year. Maurice Goza moved to approve the FY 2022-2023 Year-end financial report. Nilesh Bhakta seconded the motion. The motion carried 6 -0.

5. Review and approve minutes from the meeting held on September 20th, 2023.

Mike Zajicek moved to approve the minutes from September 20th as presented. Bill Harris seconded the motion. The motion carried 6 -0.

6. Discuss and possibly take action regarding an update on the soccer field project.

Ginger Watkins shared a value-engineered estimate for 2 full-size soccer fields with the caution that these figures have not been validated by EBCO GC.

Soccer Fields - 2 Full size (can be striped as needed for 1 full-size and 2 small fields)				
Item	Description	Cost	VE	
Concrete	Flatwork and storage building slab	\$ 119,041.00	\$ -	
Sitework	import & subgrade preparation for soccer fields, parking lots and access road	\$ 498,000.00	\$332,166.00	*estimate site work for 2 fields only
Asphalt	Parking lot and access roads	\$ 136,919.00	\$ -	
Landscape	irrigation, fine grading & sod for 3 soccer fields & hydro mulch all remaining landscape areas. Includes irrigation for landscape areas	\$ 434,775.00	\$289,995.00	*estimate site work for 2 fields only
Total		\$ 1,188,735.00	\$622,161.00	
*these figures have not been validated by EBCO GC				

Sara Kostroun asked who would book the fields. Ginger said that the logistics of booking the fields has not yet been discussed. She currently manages bookings at The Founders Hall for events.

7. Discuss and possibly take action on the Lions Club renovations to City Park.
Nilesh Bhakta said that there was no update. Sara Kostroun said she would reach out to others with the Lions Club for an update.
8. Discuss and possibly take action on the 2023 Fly-in and Airshow.
As of this afternoon we are just \$2700 short of covering the entire show with donations with more donations expected. The CEDC budgeted \$10,000 for the airshow. It looks like most if not all the costs for this year's show will be covered by donations. The show date is competing with the Rockdale Fair making food vendors scare; however, even with the Fair, we have 5 vendors committed to the event.
9. Discuss and possibly take action on an update on the Cell Tower lease purchase agreement.
Due to city subdivision requirements for a minimum of a 50' wide lot we need to survey out a 50' wide lot for the cell tower lease conversion. The buyer has been notified, and we are waiting for their response. In the meantime, we are proceeding with the new survey. The new plat will provide for 4 new lots: a revised lot 9, the new lot for the cell tower, a new lot for the drainage structure, and a revised lot 10. Bill Harris moved to approve replat 9a/9b and 10a/10b. Carl Bradley seconded the motions. The motion carried 6 -0.

10. Discuss and possibly take action on the downtown Welcome to Cameron Mural.
Ginger Watkins reported that we were ready to go with painting on October 16th; then the muralist called and said that the stencils alone would cost more than she quoted to paint it. We are currently waiting for quotes for panels or a banner. We will bring estimates and options back to the board for their consideration at the next board meeting.
11. Discuss and possibly take action on Connecting the DOTs 2.0.
The agenda is drafted. Judge Whitmire sent out invitations. Panelists are being invited. Legacy Nursing & Rehabilitation is sponsoring breakfast. The event is at The Yards of Cameron on November 9th from 8am to noon.
12. Discuss and possibly take action on I14 Community Engagement Event.
Ginger scheduled unique social media posts as well as posts using those received on Friday in a communications kit. The event is November 2nd from 4:30 to 6:30pm and is a come and go.
13. Discuss and possibly take action on issuing accepting a bid for parking lot maintenance at The Yards of Cameron.
We only received one bid. The bid is \$10,000 more than the original estimates. However, if we eliminate the concrete curbing which really does not need to be removed or replaced then we are within budget. Based on the bid received and with the deletion of the item to remove and replace curbing, it is recommended to award the bid to Lonestar Paving. Maurice Goza moved to accept the bid without concrete and award it to Lonestar Paving. Bill Harris seconded the motion. The motion carried 6 – 0.
14. Convene into executive session.
President James Camp convened the board into executive session at 4:20pm pursuant to Chapter 551.087 to discuss economic development negotiations for Project 2023-05-26 Brian, Project 2022-09-15 Kyle, Project 2023-06-21 Jason, Project 2023-08-03 Cesar; and, pursuant to Chapter 551.072 to discuss real property negotiations.
15. Reconvene into public session.
President James Camp reconvened the board into public session at 4:35pm with no action taken.
16. Board member comments.
Nilesh Bhakta asked why do we elect officers before the new board members come in?
17. Adjourn.
Bill Harris moved to adjourn. Mike Zajicek seconded the motion. The motion carried 6 -0. The meeting adjourned at 4:38pm