

CAMERON ECONOMIC DEVELOPMENT CORPORATION

April 24, 2024

Meeting Minutes

Board members attending James Camp, President, Nilesh Bhakta, Bill Harris, Mayor, Sara Kostroun, and Carl Bradley, Vice President. Also attending Ricky Tow, City Manager, Nathan Fuchs, Mayor-Elect, and Ginger Watkins.

1. Call to order.

President James Camp called the meeting to order at 3:30pm noting that a quorum was present.

2. Public Comments.

Jim noted that 10am dedication of the Lion's Centennial Park.

3. Discuss and possibly take action on the minutes from April 10th, 2024.

Sara Kostroun moved to approve the minutes as presented. Mayor Bill Harris seconded the motion.

Motion carried 5 – 0.

4. Review and discussion of year-to-date ½ cent sales tax collections.

Board members reviewed the March sales tax collections and performance year-to-date. Sales tax collections are up an inflation adjusted 11% from last year. As the board approaches budget planning this is valuable information to keep in mind when evaluating what the budget might need to be for sales tax revenue for the next fiscal year.

5. Discuss and possibly take action to affirm IntraFi investment actions.

Mayor Bill Harris moved to affirm the action of the CEDC officers to secure the EDC funds in an IntraFi 6-month CD and an IntraFi money market account. Nilesh Bhakta seconded the motion. The motion carried 5 – 0.

6. Discuss and possibly take action to authorize deposit of funds as needed in IntraFi investments.

Sara Kostroun moved to authorize the President, Vice President and Secretary to transfer funds from the CEDC's Classic Bank main checking account to IntraFi funds as needed to maintain adequate and appropriate insurance on all funds as an interim measure until the public funds policy is approved. Nilesh Bhakta seconded the motion. The motion carried 5 – 0.

7. Discuss and possibly take action on a public funds policy and strategy.

Two of the three members of the committee established to review and make recommendations on the policy were not able to attend this meeting. Mayor Bill Harris moved to table this agenda item. Carl Bradley seconded the motion. The motion carried 5 – 0.

8. Discuss and possibly take action on revisions to the tax abatement guidelines.

Board members reviewed a draft of updated tax abatement guidelines. Board members discussed increasing the minimum number of jobs to be created from 5 to 10. Board members ultimately thought that a starting range with 5 to 15 jobs, then 16 to 30 job, 31 to 40 job and 40+ jobs at the top end of the scale. Mr. Camp suggested that this topic should have all members of the board present before the board takes action on the guidelines. Mayor Harris moved to table. Carl Bradley seconded the motion. The motion carried 5 – 0.

9. Discuss and possibly take action on the Adams Avenue improvement project.

Board members heard an update on the project and proposed Change Order Number 2. The Change Order

includes mobilization fee, traffic control, re-grading of ditches left from utility contractor work, changes to roadway from grades per new plan, additional cost for HMAC and various deductions for culverts and road base. The total cost of the change order was \$44,700. After subtracting the deductions, the net change order was \$18,712.50. The change order included regrading ditches between the end of the work zone and the railroad as an option. The city will perform this work so this line for \$6,000 is eliminated. The Change Order pricing is labeled “tentative”. The contractor is doing a final review of pricing. The city is incurring additional expenses of \$12,000 for grant administration because the project has exceeded the expected completion timeline. Mayor Bill Harris moved to provide up to \$15,000 to fund change order number 2. Nilesh Bhakta seconded the motion. The motion carried 5 – 0.

10. Discuss and possibly take action on Architectural Guidelines for the Cameron Business Park Phase. Board members reviewed a draft of Architectural Guidelines for the Cameron Business Park Phase II. Board members raised questions regarding how to appropriately allow outdoor storage for things like a garden center or outdoor equipment. Board members also discussed prohibiting manufacturing and providing for landscaping from both the highway street frontage and viewing from The Yards of Cameron. Board members also discussed the potential for a new road and access from The Yards of Cameron with particular concern voices about truck traffic and bus navigation. The board may wish to engage an engineer to explore this for future planning. Mayor Bill Harris moved to table this item. Sara Kostroun seconded the motion. The motion carried 5 – 0.

11. Convene into executive session.

President Jame Camp convened the board into executive session at 4:31pm pursuant to Chapter 551.087 to discuss economic development negotiations regarding Project 2023-05-26 Brian; Project 2024-08-01 Cesar II; Project 2023-08-03 Cesar Sale of Lot Number Nineteen R (19R) in the Egger | BP II Subdivision (also known as Business Park Phase II), City of Cameron, Milam County, Texas, as shown on plat of said subdivision of record in cabinet, A, Slide 194-A, Plat Records of Milam County, Texas; Project 2024-04-10 John; and Project 2023-06-10 Jason; and pursuant to Chapter 551.072 to discuss real property negotiations.

1. Reconvene into public session.

President James Camp reconvened the board into public session at 5pm to consider and take action on economic development negotiations; Project 2023-05-26 Brian; Project 2024-08-01 Cesar II; Project 2023-08-03 Cesar Sale of Lot Number Nineteen R (19R), in the Egger | BP II Subdivision (also known as Business Park Phase II), City of Cameron, Milam County, Texas, as shown on plat of said subdivision of record in cabinet, A, Slide 194-A, Plat Records of Milam County, Texas; Project 2024-04-10 John; and Project 2023-06-10 Jason and to consider and take action on real property negotiations.

Mayor Bill Harris moved to authorize James Camp to sign all documents necessary for the sale of Lot Number Nineteen R (19R), in the Egger | BP II Subdivision (also known as Business Park Phase II), City of Cameron, Milam County, Texas, as shown on plat of said subdivision of record in cabinet, A, Slide 194-A, Plat Records of Milam County, Texas. Sara Kostroun seconded the motion. The motion carried 5 – 0.

Carl Bradley moved to Authorize James Camp to execute all necessary document for the sale of Lot 17 in the Cameron Business Park. Nilesh Bhakta seconded the motion. The motion carried 5 – 0.

11. Discuss and possibly take action to set a date for the next board meeting.

Board members discussed another meeting date for May 1st, 2024, at 3:30pm.

12. Board member comments.

James Camp asked the board to think about resurfacing the Orchard Park trail and the Yards trail is washed out. He would like the board to consider redoing both trails. He believes the Orchard Park trail is 3,000'. We may also consider resurfacing the parking lot at Orchard park. The issue with the cracks in the trail at Orchard Park is the fault line. This may require some engineering to help mitigate fault line issues.

13. Adjourn.

Mayor Bill Harris moved to adjourn at 5:09pm. Carl Bradley seconded the motion. The motion carried 5 – 0.