

CAMERON ECONOMIC DEVELOPMENT CORPORATION

Meeting Minutes

June 19, 2025

Board Members attending were Mike Zajicek, Secretary; Jim Camp, President; Kyle Deal; Carl Bradley Vice President; Nathan Fuchs, Mayor; Sara Kostroun and Neal Bhakta arrived. Also attending was Ricky Tow, City Manager and Ginger Watkins.

1. Call to order.

Mr. Camp called the meeting to order at 3:01pm.

2. Public Comments.

There were no public comments.

3. Discuss and possibly take action on the minutes from April 28, 2025.

Mayor Nathan Fuchs moved to approve the minutes as presented. Kyle Deal seconded the motion. The motion was carried 6-0 with one abstention by Sara Kostroun.

4. Discuss and possibly take action on the 2025 Downtown Cameron Christmas Lighting Agreement.

5. Discuss and possibly take action on financial reports.

Mr. Zajicek reviewed the financial reports with the board noting a balance in all accounts of \$967,052.95 with most of the cash invested in either IntraFi CD's or the IntraFi Money Market Account. The ensures that the CEDCs' deposits are covered by FDIC insurance. There is no change in fixed assets or the long-term bonds. The profit and loss budget versus actual shows the ½ cent sales tax as \$52,462.67 over budget. Interest income is also over budget at \$22,882 or \$6,213.03 to the positive. The revenue for Leasing of the Yards of Cameron is overbudget as well by \$7,000. However, it is important to not that some of the \$7,000 represents security deposits which will be refunded. He noted that most of the expenses under administration are in line with the budget. The account quick reports show all the transactions for the year as of the end of May. Jim Camp asked if we should consider reducing the interest income for FY 2025-2026. Sara Kostroun said that it is hard to know if the rates will be dropped. She suggested that if the board wishes to be on the conservative side, then reduce the interest by 25 Basis points for FY2025-2026. There were no questions on the financial reports. Kyle Deal moved to approve the financial reports as presented. Sara Kostroun seconded the motion. The motion carried 7 – 0.

6. Discuss and possibly take action on the 2025 Downtown Cameron Christmas Lighting Agreement.

Mr. Camp reordered the agenda to address the 2025 Downtown Cameron Christmas Lighting Agreement prior to the financial reports. The agreement falls under the 2025-2026 budget; however, the vendor requires that the agreement be signed to schedule the installation. The fees associated are in the drafted FY2025-2026 budget. Mayor Nathan Fuchs moved to authorize signing of the 2025 agreement. Mike Zajicek seconded the motion. The motion carried 7 – 0.

7. Discuss and possibly take action on the FY 2025-2026 Economic Development Project Plan.

Board members reviewed the FY2025-2026 Project plan. Board members want to see estimates for conducting an infrastructure study to include details on how far into the future the plan will project. Mr. Tow said that when the water plant is complete it will double the capacity of the city. The city can support between 1,800 and 2,000 connections now. The new plant will double its capacity. The water plant is

permitted at 4.1 million gallons per day. Carl Bradley said that he believes an infrastructure study needs to be done now. Otherwise, we will be behind in planning. Mr. Tow said that Bell County is looking for more water to support their projected growth. They are looking for a well site between SLR and Bryan and have asked Cameron if the city would like to be in the loop as this project progresses. Niles Bhakta said that infrastructure is most important. He stressed the need for improved internet capabilities throughout the city and gave the example of the Cameron Country Club which cannot even get a phone line. Ginger Watkins will research the potential cost for an infrastructure study to present to the board at the next board meeting for possible inclusion in the budget.

Board members reviewed the fiscal year plan. There was some concern about the lack of patriotism and whether tying the plan to America 250 might backfire.

Niles Bhakta asked what had been completed this year. Ginger said she had not started that report yet but did comment on the achievements and groundwork laid by the Tourism Coordinator for the brief time she was onboard.

Jim Camp asked if the Tourism committee had met yet. Mr. Tow said that the committee will meet to review grant applications in a few weeks.

Board members discussed the Façade grant program. They want the program to be flexible to allow for a greater match for high impact projects. The proposed budget of \$30,000 was agreeable to the board.

Mr. Bhakta suggested that since Schlumberger is shutting down that we should consider purchasing that site for future industrial development.

For quality of life, the board was agreeable to the grant for the police department. The grant award should be a photo opportunity. Carl Bradley suggested that it would be nice to use this grant to improve community relations.

8. Discuss and possibly take action on the first draft of the FY 2025-2024 Budget.

Board members reviewed the first draft of the FY2025-2026 budget, beginning with a review of the calculation for budget carried forward. Mr. Zajicek noted an error in the amount for the bond payment as it did not include the interest payment. This decreased the amount to be carried forward from \$426,230 to \$415,196. Board members asked that interest income be reduced by 25 basis points. In reviewing the Administration budget, Mr. Camp stated that Ginger Watkins did not submit for the pay increase budgeted for the current fiscal year. He asked Mr. Tow if the increase could be made retroactively. Mr. Tow said to send him an email regarding any changes. Board members questioned the QuickBooks subscription of \$1,100 annually. Ginger Watkins stated that the current desktop version of QuickBooks is 2014. Today, QuickBooks is subscription based. The subscription to QuickBooks will also enable cloud backup. Ginger said that she does back up to the cloud now but not through QuickBooks. A subscription to MailChimp is also included to enable email newsletters. Shared office expenses are budgeted at \$10,000. Board

members discussed the Business Park sign reserve which is at \$40,000 now and is budgeted to add \$10,000 for FY2025-2026. This is a sign that would go by Baylor Scott and White. The advertising budget is set at the statute maximum percentage of revenue as 10% of revenue or \$42,000. The principal payment for the bond is included for budget purposes as is the interest. The budget for Communications will be deleted and replaced by the Tourism contract agreement budgeted under Strategic projects. The Workforce Development line item is budgeted at \$10,000. Mr. Bhakta asked if we have spent any of the workforce development funds. Ginger Watkins said not so far, we have connected businesses to state grant resources but this coming year workforce training dollars are going to be challenged. The Community Devmt/Park Reserve should be \$12,500 (\$10,000 for a Grant to the Police Department and \$2,500 for a maintenance grant for the Pickel Ball Courts. Board members discussed the potential need for funds to purchase a lot or build driveways and asked that \$250,000 be placed in the Strategic Project Reserve. Under The Yards of Cameron, Mr. Camp suggested increasing the landscape maintenance budget.

Board members discussed the next budget meeting agreeing to July 16, 2025, at 3:00pm.

9. Convene into executive session.

The board did not adjourn into executive session.

10. Reconvene into public session.

11. Board member comments.

There were no board member comments.

12. Adjourn.

Mayor Fuchs moved to adjourn. Mike Zajicek seconded the motion. The motion carried 7 – 0. The meeting was adjourned at 4:52pm.