

Ben Campbell, President
Dan Bochsler, Vice President
Kim Willmott, Secretary/Treasurer
Suzanne Eiben, Director
Joseph Thompson, Director
Linda Dickens, Director
Charles Drane, Director

Christophe Trahan, EDC Director
Lisa Bowman, Admin. Assistant



**NOTICE OF MEETING
ECONOMIC DEVELOPMENT BOARD
May 9, 2023
10:00 A.M.
PEDC Office
100 Willow Creek Pkwy, Suite A
Palestine, TX**

Zoom Link:

<https://us06web.zoom.us/j/89986003343?pwd=aFBmYnRBSmQxTWFuOEFlV2orNXVrZz09>

Meeting ID: 899 8600 3343

Passcode: 572491

One tap mobile

+13462487799,,89986003343#,,,,*572491# US

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands *6 for toggling mute/unmute and *9 to "raise your hand." [Learn more here.](#)

Follow us live at: [facebook.com/palestinety/](https://www.facebook.com/palestinety/)

A. CALL TO ORDER

B. PROPOSED CHANGES OF AGENDA ITEMS

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Board. Members of the public may join via Zoom or in person.

D. CONFLICT OF INTEREST DISCLOSURES

E. ITEMS FROM BOARD

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from April 11, 2023.
2. Consider approval of the April 2023 PEDC Financial Statement.
3. Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024.

4. Consideration of and possible action on Resolution No. R-02-23, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize downtown and community development, and authorizing and directing staff to publish notice of the same.
5. Discussion and possible action regarding amendments to Fiscal Year 2021-2022 Community Development Grants for the Palestine YMCA & Palestine ISD.
6. Discussion and possible action deeming the Historic Theater Downtown Grant project completed.

H. **CLOSED SESSION**

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.
 - a.) Project Short Line.
2. Section 551.087 deliberation regarding Economic Development negotiations.
 - a.) Texas Futura LLC.
3. Section 551.075 Confer with employee (receive information and ask questions, but can't deliberate public policy).
 - a.) Randle Law Office Ltd., L.L.P.

I. **RECONVENE IN REGULAR SESSION**

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

Take any action regarding:

 - a.) Project Short Line.
2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding:

 - a.) Texas Futura LLC.
3. Section 551.075 - Confer with employee (receive information and ask questions, but can't deliberate public policy).

Take any action regarding:

 - a.) Randle Law Office Ltd., L.L.P.

J. **ADJOURNMENT**

I certify that the above Notice of Meeting was posted at the main entrance of the Palestine Economic Development Corporation located at 100 Willow Creek Parkway, Suite A, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Friday, May 5, 2023, at 4:30 p.m.**

A handwritten signature in blue ink that reads "Lisa Bowman". The signature is written in a cursive style and is positioned above a horizontal line.

Lisa Bowman, EDC Admin. Assistant

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT citysecretary@palestine-tx.org or 903-731-8414.



Agenda Date: 05/09/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Review monthly Director's Report.

SUMMARY:

Review monthly Director's Report.

RECOMMENDED ACTION:

Staff recommends the board review the monthly Director's Report.

Attachments

Director's Report



Economic Development Activities- April/May 2023

New Business/Investment

- Made a presentation to the Texas State Railroad Authority board regarding potential infrastructure investment and partnership opportunities between TSRA and PEDC.
- Assisted Prospect #1060 in identification and review of multiple sites for site selection in Palestine.
- Attended the 41st TxDot Aviation Conference with PEDC Board Member Charles Drane to learn about advances in the aviation industry in Texas, aviation-based workforce programs, and opportunities to develop and seek funding for the Palestine Municipal Airport.
- Met with downtown building owner to discuss applicable uses for the PEDC Downtown Grant program.
- Introduction to new Prospect #1062

Prospects

PEDC April leads: 1

1 New

No. of projects by industry:

1 Medical

Source of Leads

1 Direct

No. of open leads

12

Marketing

- Updated properties and information on PEDC website
- Conducted thorough review of all information on PEDC website with PEDC Administrative Assistant Lisa Bowman to determine relevant information and aesthetic direction of website redesign.

Administration

- PEDC staff completed first draft of FY 2023-2024 Budget.
- Drafted two amendments to existing Community Development Grant Agreements
- Attended the monthly meeting of the Texas State Railroad Authority on April 12th.
- Attended TEDC Webinar discussing pending legislation dealing with regulations of the electricity utility market in Texas.

Economic Climate

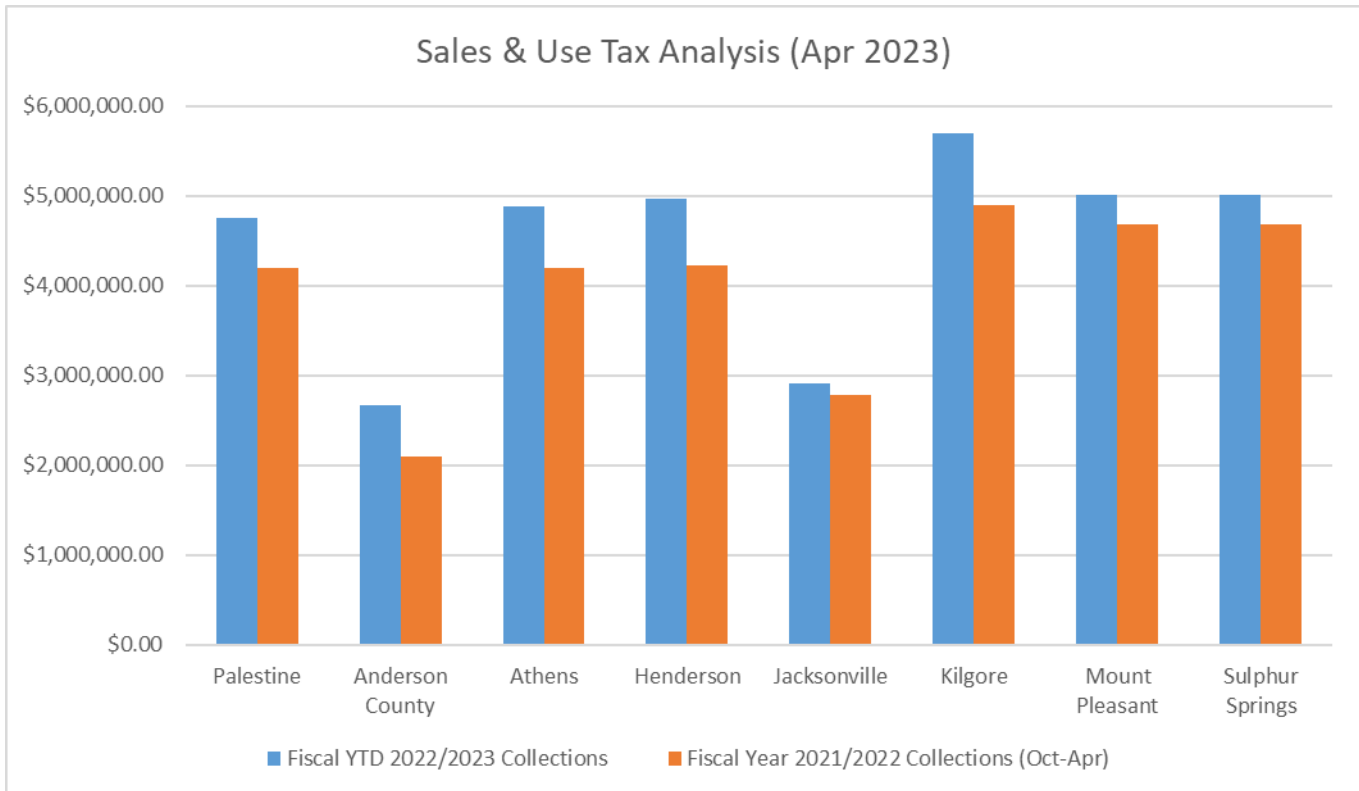
➤ Retail Sector

Local Sales & Use Tax Summary Palestine, Anderson County & Index Cities Fiscal Year Comparisons

Collection:	Period	Net Payment		Net Change
		Current Year 2022/2023	Prior Year 2021/2022	
Palestine	Apr	\$575,971.66	\$505,488.42	12.2%
	Fiscal YTD	\$4,752,152.43	\$4,196,651.23	11.7%
Anderson County	Apr	\$325,879.38	\$263,560.39	19.1%
	Fiscal YTD	\$2,669,885.26	\$2,095,395.13	21.5%
Athens	Apr	\$610,851.57	\$515,144.73	15.7%
	Fiscal YTD	\$4,881,500.35	\$4,194,380.45	14.1%
Henderson	Apr	\$677,998.16	\$509,957.04	24.8%
	Fiscal YTD	\$4,964,142.72	\$4,227,328.53	14.8%
Jacksonville	Apr	\$368,359.75	\$391,191.53	-6.2%
	Fiscal YTD	\$2,908,228.22	\$2,788,674.50	4.1%
Kilgore	Apr	\$776,258.63	\$606,917.13	21.8%
	Fiscal YTD	\$5,691,155.76	\$4,899,014.19	13.9%
Mount Pleasant	Apr	\$667,236.47	\$609,667.20	8.6%
	Fiscal YTD	\$5,013,376.82	\$4,683,038.12	6.6%
Sulphur Springs	Apr	\$667,236.47	\$609,667.20	8.6%
	Fiscal YTD	\$5,013,376.82	\$4,683,038.12	6.6%

* Source: *Texas Comptroller of Public Accounts*

* Note: All Net Payments represent collections conducted approx. 2 months prior



➤ **Workforce Data**

Unemployment Rates in Anderson & Index Counties – February 2023:

Anderson County – 3.7%

State of Texas – 4.0%

Henderson County – 5.0%

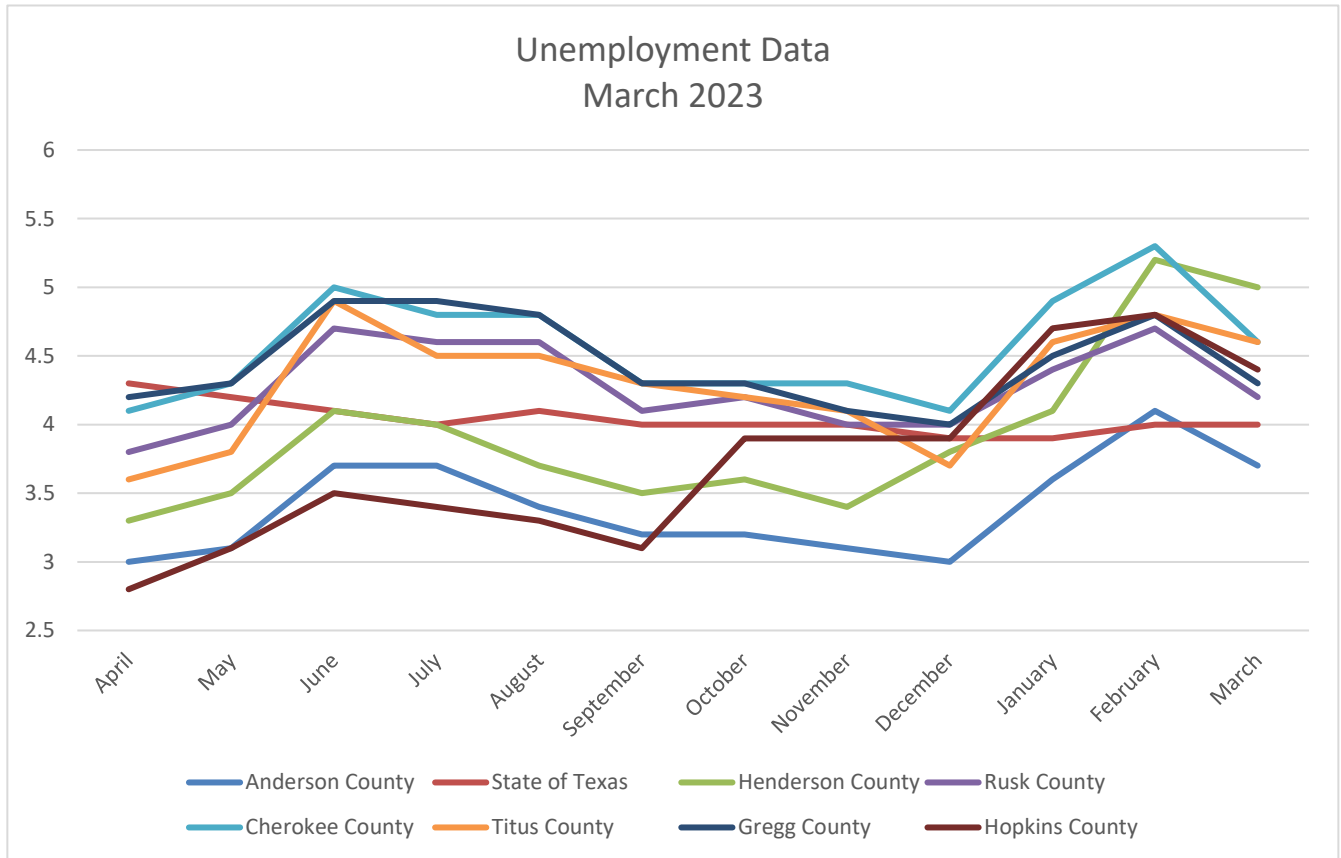
Rusk County – 4.2%

Cherokee County – 4.6%

Titus County – 4.6%

Gregg County – 4.3%

Hopkins County – 4.4%



Source: Texas Labor Market Information; Local Area Unemployment Statistics



Agenda Date: 05/09/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Consider approval of PEDC Minutes from April 11, 2023.

SUMMARY:

Consider approval of PEDC Minutes from April 11, 2023.

RECOMMENDED ACTION:

Staff recommends approval of PEDC Minutes from April 11, 2023.

Attachments

PEDC Minutes 4.11.23

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Economic Development Board of the City of Palestine convened in a regular meeting on Tuesday, April 11, 2023, at 11:30 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell; Vice President Dan Bochsler; Secretary/Treasurer Kim Willmott (via zoom); Directors: Linda Dickens, Joseph Thompson & Charles Drane.

Staff present: PEDC Director Christophe Trahan; Administrative Assistant Lisa Bowman (via zoom)

Others Present: City Manager Teresa Herrera; Finance Director Andrew Sibai (via zoom); Debra Mergel of Randle Law Office Ltd., L.L.P (via zoom).

CALL TO ORDER

With a quorum present, President Ben Campbell called the meeting to order at 11:31 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

There were none.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

President Ben Campbell recused himself from all discussion and motions regarding Project Short Line. President Campbell currently serves as a board member of the Texas State Railroad Authority. All board members serve voluntarily and receive no financial remuneration.

ITEMS FROM BOARD

There were none.

DIRECTOR'S REPORT

PEDC Director Christophe Trahan presented the board with a monthly report with the following information:

- PEDC Director's monthly economic development activities.
- Texas Labor Market Information Data – Regional Unemployment comparison.
- Speed limit signage added to the Willow Creek Business Park.
- ETEX Revenue Share Report Q1 2023.

DISCUSSION AND ACTION ITEMS

1. Discussion and possible action to approve PEDC Minutes from July 6, 2022.

Motion by Vice President Bochsler, seconded by Director Drane to approve item as presented. Upon vote, motion carried unanimously 6-0.

2. Discussion and possible action to approve PEDC Minutes from March 21, 2023.

Motion by Director Drane, seconded by Vice President Bochsler to approve item as presented. Upon vote, motion carried unanimously 6-0.

3. Discussion and possible action to approve PEDC's Financial Statement from March 2023.

Motion by Director Thompson, seconded by Director Dickens to approve item as presented. Upon vote, motion carried unanimously 6-0.

4. Discussion and possible action regarding PEDC's Annual Financial Comprehensive report. The board was provided with a copy of the COP's Audit Report and Annual Financial Comprehensive Report.

NO ACTION TAKEN

5. Discussion and possible action regarding previously approved Community Development Grants.

EDC Director Trahan presented a summary of the businesses that have been awarded funds from the Community Development Grant over the past two years. The grant awardees are Palestine ISD, Palestine YMCA, City of Palestine Parks Dept., and City of Palestine Tourism Dept. The Parks Department submitted all the required documentation and received grant funds in the amount of \$10,000.00. As part of their performance agreement in 2021, the City of Palestine Tourism Department is to be awarded \$50,000.00 for their Wayfinding Sign project. Both Palestine ISD and Palestine YMCA are in the process of completing their projects. PEDC will contact both parties to determine when the projects are expected to be completed.

6. Discussion and possible action regarding budgetary amendments to PEDC's fiscal year 2022-2023 budget.

A request for budget amendments was made by the EDC Director to the board as follows:

- Create line item in the amount of \$100,000.00 to satisfy previous year unpaid Community Development Grants.
- Line Item 5-3617 Project Support Grants: Allocating \$500,000.00.
- Line Item 5-4010 Bldg/Structure/Grnds Maintenance: Allocating \$40,000 to satisfy anticipated construction costs for tentative improvements to 100 Willow Creek Pkwy Suite B.
- 5-3040 Legal Notices: Allocating \$3,000.00
- 5-3030 Professional Services: Allocating \$ 15,500.00

Motion by Vice President Bochsler, seconded by Director Drane to approve Finance Director Andrew Sibai to create a line item for PEDC's budget and allocate \$100,000.00 to satisfy previous years' Community Development Grants. Upon vote, motion carried unanimously 6-0.

A discussion of the additional amendment requests will take place when the board reviews the budget for the fiscal year 2023-2024.

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:19 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

a.) 100 Willow Creek Pkwy., Suite B.

President Campbell recused himself and exited the board meeting at 12:32 p.m.

b.) Project Short Line

Secretary/Treasurer Willmott exited the board meeting at 1:00 p.m.

2. Section 551.087 deliberation regarding Economic Development negotiations.

President Campbell reentered the board meeting at 1:06 p.m.

a.) PEDC / TVCC

b.) Prospect# 1061 Bingo

RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board Meeting into open session at 1:39 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

Take any action regarding:

a.) 100 Willow Creek Pkwy., Suite B. – Motion by Director Thompson, seconded by Director Dickens to approve the lease agreement as presented and authorize EDC Director Trahan to execute the final version of the lease upon legal review by Randle Law Firm, LLC. Upon vote, motion carried unanimously 5-0.

b.) Project Short Line – NO ACTION TAKEN

2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding:

- a.) PEDC / TVCC – NO ACTION TAKEN
- b.) Prospect# 1061 Bingo – NO ACTION TAKEN

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 1:41 p.m.

PASSED AND APPROVED THIS 9th DAY OF May 2023.

Ben Campbell, President

ATTEST:

Lisa Bowman, Administrative Assistant

DRAFT



Agenda Date: 05/09/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Consider approval of the April 2023 PEDC Financial Statement.

SUMMARY:

Consider approval of the April 2023 PEDC Financial Statement.

RECOMMENDED ACTION:

Staff recommends approval of the April 2023 PEDC Financial statement.

Attachments

PEDC Financial Report April 2023



Palestine Economic Development Corporation
Financial Statement
As of April 30, 2023

		Current Budget	Current Period	Current Y-T-D	% of Budget	Budget Balance	Prior Year Y-T-D Actual	INC/(DEC) Prior Year
BEGINNING FUND BALANCE		<u>\$ 2,611,873</u>		<u>\$ 2,611,873</u>			<u>\$ 3,506,092</u>	
REVENUE								
4-1013	PEDC SALES TAX	1,039,394	95,995	792,025	76.2%	247,369	699,442	92,584
4-1705.001	RENT - CARTMELL SUITE B	13,500	-	-	0.0%	13,500	12,000	(12,000)
4-1705.004	RENT - RESULTS CO	215,444	17,954	125,676	58.3%	89,768	143,629	(17,954)
4-1806	OTHER REVENUE	-	-	-	0.0%	-	200	(200)
4-1807	ETEX FIBER RECAPTURE	150,000	91,438	267,893	178.6%	(117,893)	127,334	140,560
4-1901	INTEREST REVENUE	15,000	4,328	30,777	205.2%	(15,777)	2,663	28,114
4-1903	TAH LOAN PYMT	33,557	3,342	5,593	16.7%	27,964	22,372	(16,779)
	*** TOTAL REVENUE ***	<u>1,466,895</u>	<u>213,057</u>	<u>1,221,964</u>	<u>83.3%</u>	<u>244,931</u>	<u>1,007,639</u>	<u>214,325</u>
EXPENSE								
PERSONNEL								
5-1010	SALARIES & WAGES	125,555	8,975	50,285	40.1%	75,270	54,769	(4,484)
5-1030	LONGEVITY	144	12	75	52.4%	69	468	(393)
5-1031	CERTIFICATION PAY	-	-	-	0.0%	-	1,321	(1,321)
5-1036	CELL PHONE ALLOWANCE	600	50	225	37.5%	375	330	(105)
5-1040	SOCIAL SECURITY	9,616	690	3,950	41.1%	5,666	4,675	(725)
5-1050	HEALTH INSURANCE	15,764	1,187	6,556	41.6%	9,208	8,757	(2,201)
5-1061	WORKER'S COMPENSATION	338	8	45	13.3%	293	49	(4)
5-1070	RETIREMENT	17,761	1,281	7,144	40.2%	10,617	8,638	(1,493)
	*** EXPENSE CATEGORY TOTALS ***	<u>169,778</u>	<u>12,203</u>	<u>68,281</u>	<u>40.2%</u>	<u>101,497</u>	<u>79,008</u>	<u>(10,727)</u>
SUPPLIES AND MATERIALS								
5-2010	OFFICE SUPPLIES/EQUIPMENT	2,000	55	1,235	61.8%	765	514	721
5-2020	POSTAGE	100	-	-	0.0%	100	3	(3)
	*** EXPENSE CATEGORY TOTALS ***	<u>2,100</u>	<u>55</u>	<u>1,235</u>	<u>58.8%</u>	<u>865</u>	<u>517</u>	<u>718</u>
PROF/CONTRACTUAL SERV								
5-3010	LEGAL SERVICES	45,000	-	16,124	35.8%	28,877	11,386	4,738
5-3020	AUDIT & ACCOUNTING SERVICES	5,000	-	3,763	75.3%	1,237	-	3,763
5-3030	PROFESSIONAL SERVICES	5,000	-	8,395	167.9%	(3,395)	4,000	4,395
5-3031	CONSULTANT SERVICES	5,000	-	-	0.0%	5,000	-	-
5-3040	COMMUNICATIONS	250	234	765	306.1%	(515)	1,570	(805)
5-3051	UTILITIES-WATER/SEWER	4,000	151	1,595	39.9%	2,405	1,925	(330)
5-3080	MEMBERSHIP & SUBSCRIPTION	10,000	-	7,350	73.5%	2,650	4,199	3,151
5-3082	TRAVEL AND TRAINING	10,000	83	649	6.5%	9,351	4,754	(4,105)
5-3112	PRINTING SERVICES	2,500	-	1,502	60.1%	998	1,406	96
5-3150	MARKETING SERVICES	40,000	-	12,825	32.1%	27,175	12,100	725
5-3220	TML INSURANCE	5,460	-	6,827	125.0%	(1,367)	4,199	2,628
5-3400	JANITORIAL SERVICES	4,100	550	2,515	61.3%	1,585	1,775	740
5-3617	PROJECTS SUPPORT GRANTS	300,000	-	-	0.0%	300,000	-	-
5-3662	PARK IMPROVEMENTS - CITY	50,000	-	-	0.0%	50,000	-	-



Palestine Economic Development Corporation
Financial Statement
As of April 30, 2023

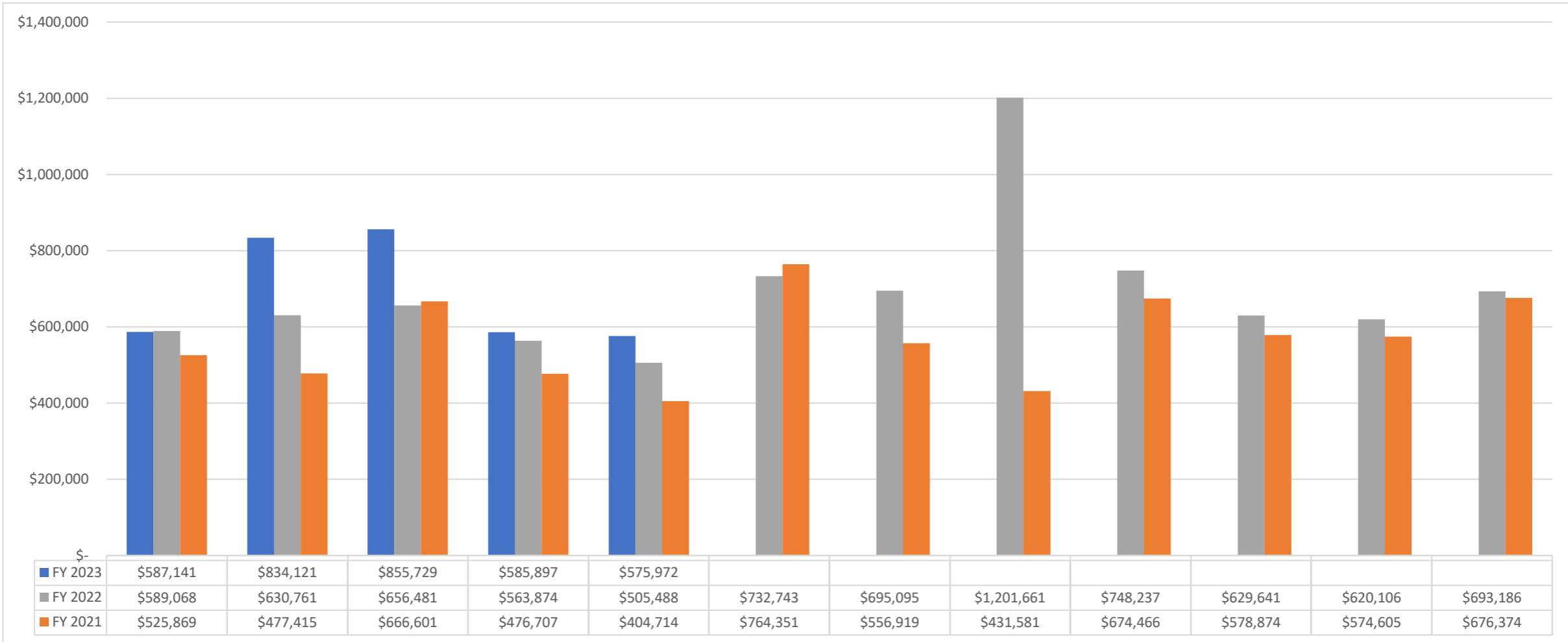
		Current Budget	Current Period	Current Y-T-D	% of Budget	Budget Balance	Prior Year Y-T-D Actual	INC/(DEC) Prior Year
5-3663	COM DEV GRANT-GENERAL PROGRAM	50,000	-	10,000	20.0%	40,000	-	10,000
5-3664	BLDG IMPROVEMENT GRANT PROG	150,000	-	-	0.0%	150,000	-	-
*** EXPENSE CATEGORY TOTALS ***		686,310	1,018	72,310	10.5%	614,000	47,315	24,995
MAINTENANCE & REPAIR								
5-4010	BLDG/STRUCTURE/GRNDS MAINTENAN	75,000	2,964	17,810	23.7%	57,190	25,366	(7,556)
*** EXPENSE CATEGORY TOTALS ***		75,000	2,964	17,810	23.7%	57,190	25,366	(7,556)
UTILITIES								
5-4500	UTILITIES - ELECTRIC	6,000	375	3,555	59.3%	2,445	2,864	692
5-4503	PHONES/INTERNET	3,000	378	2,085	69.5%	915	3,827	(1,742)
*** EXPENSE CATEGORY TOTALS ***		6,000	375	3,555	59.3%	2,445	2,864	692
OTHER/MISC.								
5-5060	BUSINESS RETENTION/EXPANSION	15,000	-	-	0.0%	15,000	2,055	(2,055)
5-5200	MEETING MEALS	2,000	-	1,172	58.6%	828	711	461
*** EXPENSE CATEGORY TOTALS ***		17,000	-	1,172	6.9%	15,828	2,766	(1,594)
DEBT SERVICE								
5-6005	REVENUE BOND PRIN PAYMENT	393,580	-	46,480	11.8%	347,100	45,263	1,217
5-6050	BOND INTEREST EXP	58,577	-	21,830	37.3%	36,747	26,450	(4,620)
*** EXPENSE CATEGORY TOTALS ***		452,157	-	68,310	15.1%	383,847	71,713	(3,403)
CAPITAL OUTLAY								
5-8010	FURNITURE & OFFICE EQUIPMENT	1,000	-	103	10.3%	897	-	103
*** EXPENSE CATEGORY TOTALS ***		1,000	-	103	10.3%	897	-	103
INTERFUND ACTIVITY								
5-9010	TRANSFER TO/FROM GENERAL FUND	31,371	2,614	18,300	58.3%	13,071	18,275	24
*** EXPENSE CATEGORY TOTALS ***		31,371	2,614	18,300	58.3%	13,071	18,275	24
*** TOTAL EXPENSE ***		1,440,716	19,229	251,076	17.4%	1,189,640	247,824	3,253
PROJECTED ENDING FUND BALANCE		\$ 2,638,052		\$ 3,582,761			\$ 4,265,908	

Sales Tax History: Fiscal Years 2020 - 2022

FY 2021				
	CITY	PEDC	TOTAL	CUMULATIVE
	83.33%	16.67%	100.00%	TOTAL
October	\$ 438,207	\$ 87,662	\$ 525,869	\$ 525,869
November	397,830	79,585	\$ 477,415	1,003,284
December	555,479	111,122	\$ 666,601	1,669,885
January	397,240	79,467	\$ 476,707	2,146,592
February	337,248	67,466	\$ 404,714	2,551,306
March	636,934	127,417	\$ 764,351	3,315,657
April	464,081	92,838	\$ 556,919	3,872,576
May	359,636	71,944	\$ 431,581	4,304,157
June	562,033	112,434	\$ 674,466	4,978,623
July	482,376	96,498	\$ 578,874	5,557,498
August	478,818	95,787	\$ 574,605	6,132,103
September	563,623	112,752	\$ 676,374	6,808,477
	<u>\$ 5,673,504</u>	<u>\$ 1,134,973</u>	<u>\$ 6,808,477</u>	

FY 2022				
	CITY	PEDC	TOTAL	CUMULATIVE
	83.33%	16.67%	100.00%	TOTAL
October	\$ 490,870	\$ 98,198	\$ 589,068	\$ 589,068
November	\$ 525,613	105,148	\$ 630,761	1,219,828
December	\$ 547,046	109,435	\$ 656,481	1,876,309
January	\$ 469,876	93,998	\$ 563,874	2,440,183
February	\$ 421,224	84,265	\$ 505,488	2,945,672
March	\$ 610,594	122,148	\$ 732,743	3,678,414
April	\$ 579,223	115,872	\$ 695,095	4,373,509
May	\$ 1,001,344	200,317	\$ 1,201,661	5,575,170
June	\$ 623,506	124,731	\$ 748,237	6,323,407
July	\$ 524,680	104,961	\$ 629,641	6,953,048
August	\$ 516,734	103,372	\$ 620,106	7,573,154
September	\$ 577,632	115,554	\$ 693,186	8,266,340
	<u>\$ 6,888,341</u>	<u>\$ 1,377,999</u>	<u>\$ 8,266,340</u>	

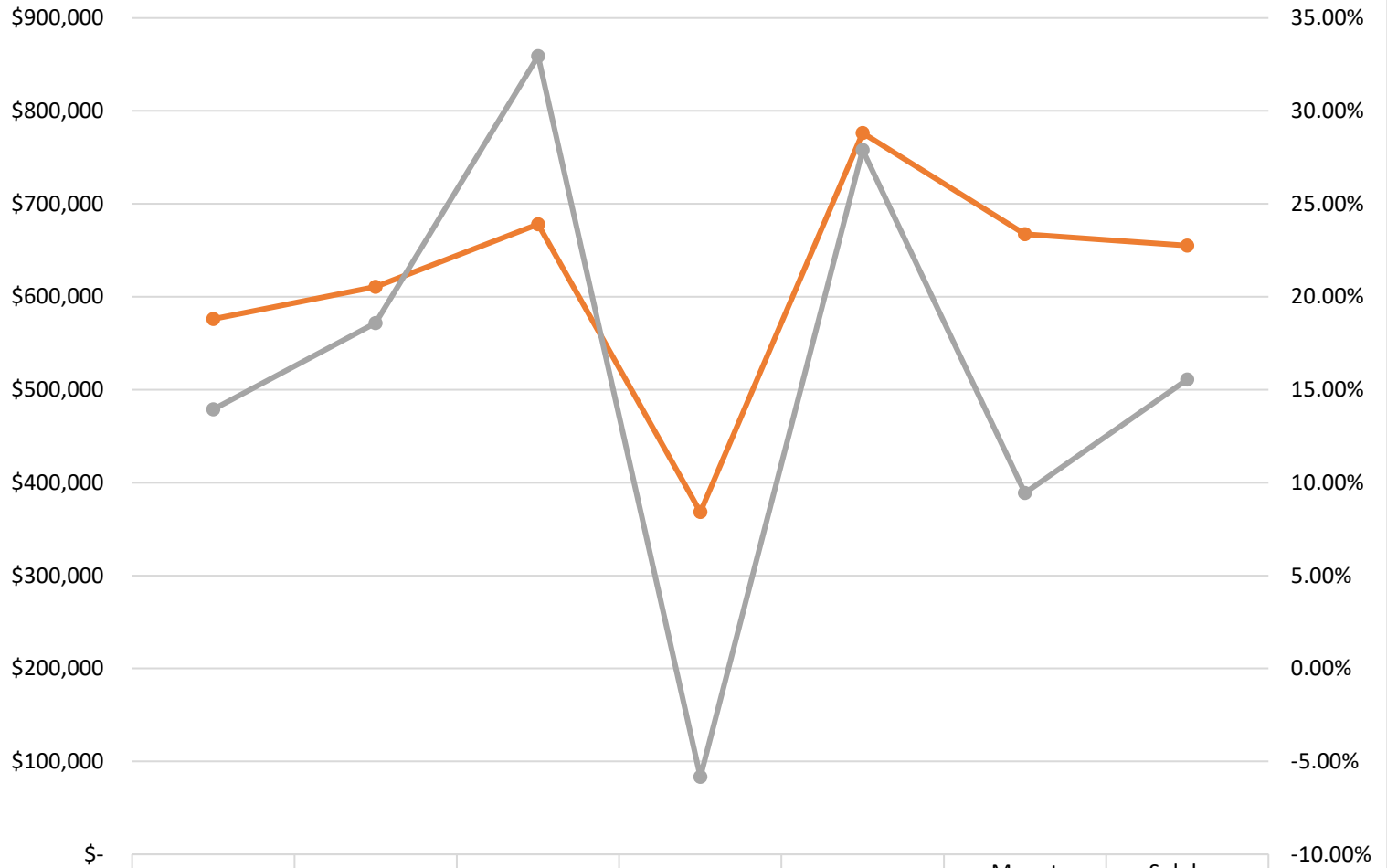
FY 2023				
	CITY	PEDC	TOTAL	CUMULATIVE
	83.33%	16.67%	100.00%	TOTAL
October	\$ 489,264	\$ 97,876	\$ 587,141	\$ 587,141
November	695,073	139,048	\$ 834,121	1,421,262
December	713,079	142,650	\$ 855,729	2,276,991
January	488,228	97,669	\$ 585,897	2,862,888
February	479,957	96,014	\$ 575,972	3,438,860
March	-	-	-	3,438,860
April	-	-	-	3,438,860
May	-	-	-	3,438,860
June	-	-	-	3,438,860
July	-	-	-	3,438,860
August	-	-	-	3,438,860
September	-	-	-	3,438,860
	<u>\$ 2,865,602</u>	<u>\$ 573,258</u>	<u>\$ 3,438,860</u>	





Palestine Economic Development Corporation
 Financial Statement
 As of April 30, 2023

Sales Tax FY 2023 - February - Period 5



	Palestine	Athens	Henderson	Jacksonville	Kilgore	Mount Pleasant	Sulphur Springs
● \$ Sales Tax Received Apr-2023	575,971.66	610,851.57	677,998.16	368,359.75	776,258.63	667,236.47	655,184.17
● % Inc(+)/Dec(-) from prior year	13.94%	18.58%	32.95%	-5.84%	27.90%	9.44%	15.54%



Palestine Economic Development Corporation

Summary of Cash and Investment Activity

For the Month Ending: April 30, 2023

	Par Value	Market Value	Ratio Market-to-Book Value
Beginning Balances			
Cash	\$290,074.85	\$ 290,074.85	100.00%
Investments	\$2,803,207.06	\$2,803,207.06	100.00%
Total	3,093,281.91	\$3,093,281.91	100.00%
Activity			
Cash	(\$40,141.80)	(\$40,141.80)	
Investments	\$231,013.07	\$231,013.07	
Net Accretion & Amortization			
Purchases			
Maturities/Calls	-	-	
Changes to Market Value	-	(2,681.01)	
Net Monthly Activity	\$190,871.27	\$188,190.26	
Ending Balances			
Cash	249,933.05	249,933.05	100.00%
Investments	\$3,034,220.13	\$3,031,539.12	99.91%
Total	\$ 3,284,153.18	\$ 3,281,472.17	99.92%

Palestine Economic Development Corporation
Summary of Cash and Investment Activity
For the Month Ending: April 30, 2023

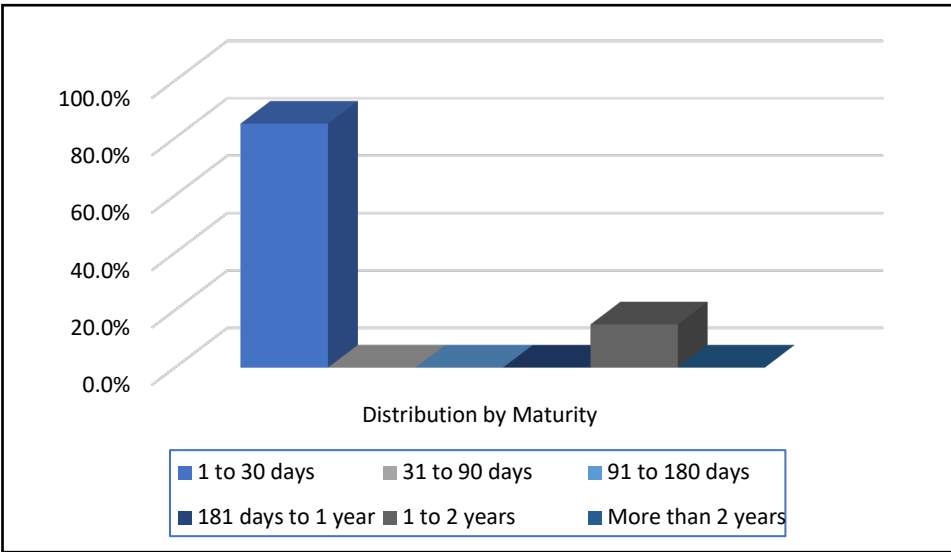
Purchase Date	Maturity Date	CUSIP / CD Number	Security Type	Par Value	Coupon	Purchase			Book Value	Market Value	Gain / (Loss)	Days to Maturity
						Price	Yield	Principal				
N/A	N/A	N/A	Cash In Bank	\$ 249,933		\$ 100.000	0.200%	\$ 249,933	\$ 249,933	\$ 249,933	\$ -	1
N/A	N/A	N/A	TEXSTAR Investment Pool	2,539,207		\$ 100.000	4.500%	\$ 2,539,207	\$ 2,539,207	\$ 2,539,207	-	1
12/23/2022	12/23/2024	9497634P8	Wells Fargo Bank	249,000	4.50%	100.000	4.500%	249,000	249,000	247,205	-	603
1/20/2023	7/22/2024	564759RU4	Manufacturers and Traders TR CO	244,000	4.60%	100.000	4.600%	244,000	244,000	243,114	-	449
Totals/Weighted Average				\$ 3,282,140			4.180%	\$ 3,282,140	\$ 3,282,140	\$ 3,279,459	\$ -	80
Benchmark - 4-Week Coupon Equivalent Treasury Bill Rate							4.020%					

Palestine Economic Development Corporation

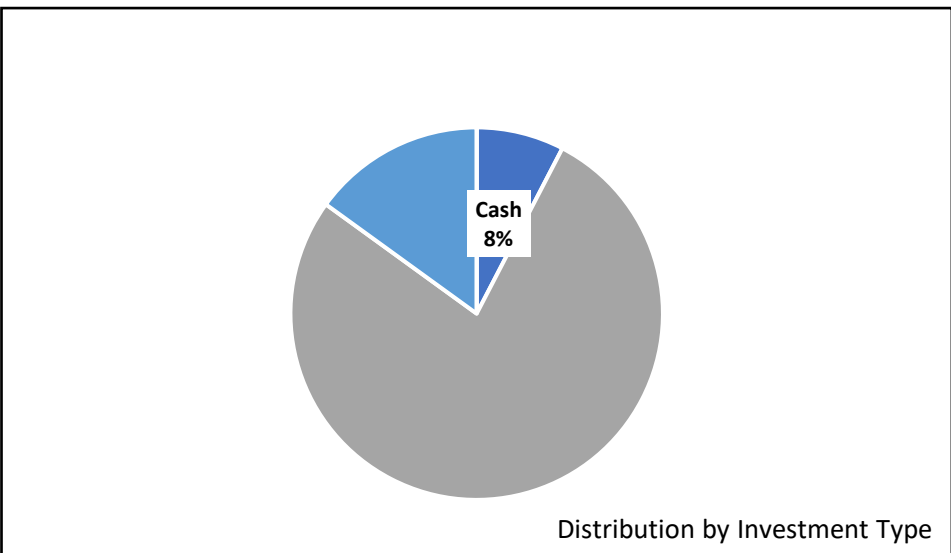
Summary of Cash and Investment Activity

For the Month Ending: April 30, 2023

Distribution by Maturity		
	Par Value	Percent
1 to 30 days	\$ 2,789,140	85.0%
31 to 90 days	-	0.0%
91 to 180 days	-	0.0%
181 days to 1 year	-	0.0%
1 to 2 years	493,000	15.0%
More than 2 years	-	0.0%
	<u>\$ 3,282,140</u>	<u>100.0%</u>



Distribution by Investment Type		
	Book Value	Percent
Cash	\$ 249,933	7.6%
US Agencies & Instrumentalities	-	0.0%
Eligible Investment Pools	2,539,207	77.4%
Certificates of Deposit	493,000	15.0%
US Treasury Bills / Notes / Bonds	-	0.0%
Money Market Mutual Funds	-	0.0%
Repurchase Agreements	-	0.0%
	<u>\$ 3,282,140</u>	<u>100.0%</u>



**Palestine Economic Development Corporation
Monthly Interest
For the Month Ending: April 30, 2023**

Cash	\$81.71
Investment Pool	\$ 3,285.74
CDs	\$ 960.48

Total Monthly Interest **\$4,327.93**

This monthly report is in full compliance with the investment strategies as established in the City's Investment Policies and the Public Funds Investment Act, Chapter 2256, Texas Government Code.



Andrew Sibai
Finance Director



Agenda Date: 05/09/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Discussion regarding PEDC's Budget for fiscal year 2023-2024.

SUMMARY:

Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024.

RECOMMENDED ACTION:

Staff recommends the board discuss PEDC's budget for fiscal year 2023-2024.

Attachments

Proposed Budget

REVENUE

FUND	GL ACCOUNT	GL NAME	2019-2020 ACTUAL	2020-2021 ACTUAL	2021-2022 ACTUAL	CURRENT BUDGET	CURRENT ACTUAL	PROPOSED BUDGET
215-	4-1013	PEDC SALES TAX	1,069,949	1,134,746	1,367,338	1,039,394	792,025	1,100,055.89
215-	4-1705.001	RENT - CARTMELL SUITE B	18,000	18,000	12,000	13,500	0	36,000
215-	4-1705.004	RENT - RESULTS CO	172,283	208,915	233,397	215,444	125,676	161,583
215-	4-1806	OTHER REVENUE	0	0	200	0	0	
215-	4-1807	ETEX FIBER RECAPTURE	0	15,232	205,086	150,000	267,893	365,000
215-	4-1901	INTEREST REVENUE	16,767	13,035	10,666	15,000	30,777	40,000
215-	4-1903	TAH LOAN PYMT	0	1,662	36,354	33,557	5,593	34,064
TOTAL								1,736,703

EXPENSE

FUND	GL ACCOUNT	GL NAME	2019-2020 ACTUAL	2020-2021 ACTUAL	2021-2022 ACTUAL	CURRENT BUDGET	CURRENT ACTUAL	
215-	5-110-1010	SALARIES & WAGES	0	144,843	91,001	125,555	50,285	125,555
215-	5-110-1030	LONGEVITY	0	414	633	144	75	144
215-	5-110-1031	CERTIFICATION PAY	0	479	1,721	0	0	0
215-	5-110-1036	CELL PHONE ALLOWANCE	0	602	430	600	225	600
215-	5-110-1040	SOCIAL SECURITY	0	11,258	7,408	9,616	3,950	9,616
215-	5-110-1050	HEALTH INSURANCE	0	16,592	13,473	15,764	6,556	15,764
215-	5-110-1061	WORKERS COMPENSATION	0	277	75	338	45	338
215-	5-110-1070	RETIREMENT	0	21,298	13,796	17,761	7,144	17,761
215-	5-110-2010	OFFICE SUPPLIES/EQUIPMEI	1,134	2,397	1,700	2,000	1,235	3,000
215-	5-110-2020	POSTAGE	24	49	43	100	0	250
215-	5-110-3010	LEGAL SERVICES	52,917	41,625	29,526	45,000	16,124	55,000
215-	5-110-3020	AUDIT & ACCOUNTING SERV	5,000	0	5,000	5,000	3,763	5,000
215-	5-110-3030	PROFESSIONAL SERVICES	0	6,525	0	5,000	8,395	50,000
215-	5-110-3031	CONSULTANT SERVICES	0	10,745	0	5,000	0	20,000
215-	5-110-3040	COMMUNICATIONS	4,812	2,586	2,222	250	765	6,000
215-	5-110-3051	UTILITIES-WATER/SEWER	5,912	3,776	4,303	4,000	1,595	3,000
215-	5-110-3080	MEMBERSHIP & SUBSCRIPTI	5,919	6,574	4,798	10,000	7,350	10,000
215-	5-110-3082	TRAVEL AND TRAINING	4,444	4,064	5,207	10,000	649	10,000
215-	5-110-3112	PRINTING SERVICES	433	2,958	2,934	2,500	1,502	3,000
215-	5-110-3150	MARKETING SERVICES	18,436	26,320	12,300	40,000	12,825	50,000
215-	5-110-3400	JANITORIAL SERVICES	0	0	4,100	4,100	2,515	17,700
215-	5-110-4010	BUSINESS PARK MAINTENAN	46,382	113,273	57,315	75,000	17,810	100,000
215-	5-110-4500	UTILITIES - ELECTRIC	1,762	6,536	5,767	6,000	3,555	7,500
215-	5-110-4503	PHONES/INTERNET	0	0	6,011	3,000	2,085	4,000
215-	5-110-5003	CAPITAL EXPENDITURES						158,299
215-	5-110-5060	BUSINESS RETENTION/EXPA	150	487	2,103	15,000	0	15,000
215-	5-110-5200	MEETING MEALS	193	1,159	1,305	2,000	1,172	3,000
215-	5-110-8010	FURNITURE & OFFICE EQUIF	460	0	0	1,000	103	2,000

215-	5-111-3617	PROJECTS SUPPORT GRANT:	270,000	200,000	0	300,000	0	300,000
215-	5-111-3662	PARK IMPROVEMENTS - CIT	9,780	0	0	50,000	0	50,000
215-	5-111-3663	COM DEV GRANT-GENERAL	0	0	0	50,000	10,000	50,000
215-	5-111-3664	BLDG IMPROVEMENT GRAN	151,137	0	12,738	150,000	0	150,000
215-	5-999-3220	TML INSURANCE	0	0	4,199	5,460	6,827	9,500
215-	5-999-6005	REVENUE BOND PRIN PAYM	0	328,386	381,130	393,580	46,480	393,580
215-	5-999-6050	BOND INTEREST EXP	0	711,877	61,111	58,577	21,830	58,577
215-	5-999-9010	TRANSFER TO/FROM GENER	0	0	31,329	31,371	18,300	32,269
							TOTAL	1,736,453



Agenda Date: 05/09/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Consideration of and possible action on Resolution No. R-02-23.

SUMMARY:

Consideration of and possible action on Resolution No. R-02-23, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize downtown and community development, and authorizing and directing staff to publish notice of the same.

RECOMMENDED ACTION:

Staff recommends the board consider and take possible action on Resolution No. R-02-23, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize downtown and community development, and authorizing and directing staff to publish notice of the same.

Attachments

Resolution R-2-23
Notice of Publication

PEDC RESOLUTION NO. R-02-23

A RESOLUTION OF THE PALESTINE ECONOMIC DEVELOPMENT CORPORATION, A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING PROJECTS OF THE CORPORATION, DIRECTING STAFF TO PUBLISH NOTICE OF SAME

WHEREAS, the **Palestine Economic Development Corporation (the "PEDC")** was created by the City of Palestine, Texas, a home-rule municipality with an estimated population of approximately 18,750 (**the "City"**), in accordance with and pursuant to Chapters 501 and 505 of the Local Government Code, as amended (**the "Local Government Code"**); and,

WHEREAS, the PEDC wishes to participate in projects, as that term is defined under Chapter 501 of the Local Government Code, to directly incentivize the economic development of the City through the development and diversification of the economy, the elimination of unemployment and underemployment, and the development and expansion of commerce within the State of Texas; and,

WHEREAS, the PEDC wishes to participate in a general type of project, that consisting of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the PEDC's Board of Directors to promote new or expanded business development (Section 505.158, Local Government Code); and,

WHEREAS, the PEDC desires to offer economic development grants as incentives targeted to downtown and community development projects to be considered within the City of Palestine;

WHEREAS, the PEDC wishes to participate in the Project during FY 2022-2023 and, through such desire, after careful contemplation, wishes to memorialize, declare, and publish its intent to participate in such a project;

WHEREAS, it is hereby officially found and determined that the PEDC Meeting at which this Resolution was passed was open to the public, and public notice of the time, place, and purpose at which it was considered and approved was given in accordance with Chapter 551 of the Government Code;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PEDC THAT:

Section 1. The above and foregoing premises and recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. As authorized by Section 505.158 of the Local Government Code, the PEDC hereby proposes to undertake the Projects, described above, to incentivize downtown and community development projects in the City of Palestine.

Section 3. The PEDC will receive applications, determine eligibility, hold any public hearings on specific funding agreements as required by Section 505.159 of the Local Government Code, and determine that the funds expended will be used for eligible "costs" of "projects" as those terms are defined in Chapters 501 and 505 of the Local Government Code.

Section 4. The PEDC will hereby fund the respective programs in accordance with its approved FY 2022-2023 budget as follows:

- A. Downtown Grant Program, in an amount not to exceed \$150,000
- B. Community Development Grant Program, in an amount not to exceed \$50,000

Section 5. The PEDC hereby authorizes and directs staff to publish public notice of both Projects in the newspaper of general circulation, that being the Palestine Herald Press.

PASSED AND APPROVED this 9th day of May 2023.

Ben Campbell, *President*

ATTEST:

Kim Willmott, *Secretary*
Palestine Economic Development Corporation

Commented [MJM1]: Christophe, please double check this - I think this might be incorrect.



Notice for Publication

Public Notice of Project Programs

May 11, 2023

NOTICE TO THE PUBLIC

In accordance with Texas Local Government Code, Chapter 505, notice is hereby published regarding the planned expenditure of Type B sales tax proceeds on eligible projects.

Palestine Economic Development Corporation gives notice of the intent to fund the following:

- A. Downtown Grant Program, in an amount not to exceed \$150,000
- B. Community Development Grant Program, in an amount not to exceed \$50,000

Please publish in the legal section and send publishers invoice and affidavit to:

Palestine Economic Development Corporation

100 Willow Creek Pkwy, Suite A

Palestine, Texas 75801



Agenda Date: 05/09/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Discussion regarding Fiscal Year 2021-2022 Community Development Grants for PISD & Palestine YMCA.

SUMMARY:

Discussion and possible action regarding amendments to Fiscal Year 2021-2022 Community Development Grants for the Palestine YMCA & Palestine ISD.

RECOMMENDED ACTION:

Staff recommends the board consider and approve amendments to Fiscal Year 2021-2022 Community Development Grants for Palestine ISD and Palestine YMCA.

Attachments

PISD
YMCA

**FIRST AMENDMENT TO COMMUNITY DEVELOPMENT GRANT FUNDING AND
PERFORMANCE AGREEMENT**

THIS FIRST AMENDMENT TO COMMUNITY DEVELOPMENT GRANT FUNDING AND PERFORMANCE AGREEMENT (“Amendment”) is made by and between PALESTINE ECONOMIC DEVELOPMENT CORPORATION (“PEDC”), a Section 4B corporation created pursuant to the authority of the Development Corporation Act of 1979, as amended, and PALESTINE INDEPENDENT SCHOOL DISTRICT (“Applicant”).

RECITALS

WHEREAS, PEDC and Applicant entered into a Community Development Grant Funding and Performance Agreement, dated effective as of May 19, 2022 (“Performance Agreement”), for the provision of funds in accordance with the PEDC Community Development Grant Program for a project involving constructing and installing a baseball field at the City of Palestine Athletic Complex (“Project”).

WHEREAS, PEDC and Applicant now desire to amend the Performance Agreement in order to allow for additional time in which for the Project to be completed.

NOW, THEREFORE, for and in consideration of mutual agreements described herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PEDC and Applicant hereby agree as follows:

AGREEMENT

1. The recitals set forth above are declared true and correct and are hereby incorporated as part of this Amendment.
2. Section 2 of the Performance Agreement is hereby amended to read: *The ISD agrees to complete the approved Project on or before September 30, 2023. The ISD agrees to recognize the PEDC as a sponsor and financial contributor of the Project in all advertising, publicity, and promotional materials, using verbiage that identifies the PEDC as a financial contributor of the Project.*
3. Except as expressly modified herein, all of the terms and conditions of the Performance Agreement shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, The PEDC and Applicant have executed this Amendment as of the 9th day of May, 2023.

For the Applicant:

Palestine Independent School District

By _____ Date _____

Chris Kiser, Assistant Superintendent

For PEDC:

Palestine Economic Development Corporation

By _____ Date _____

Ben Campbell, Board President

**FIRST AMENDMENT TO COMMUNITY DEVELOPMENT GRANT FUNDING AND
PERFORMANCE AGREEMENT**

THIS FIRST AMENDMENT TO COMMUNITY DEVELOPMENT GRANT FUNDING AND PERFORMANCE AGREEMENT (“Amendment”) is made by and between PALESTINE ECONOMIC DEVELOPMENT CORPORATION (“PEDC”), a Section 4B corporation created pursuant to the authority of the Development Corporation Act of 1979, as amended, and PALESTINE YOUNG MEN’S CHRISTIAN ASSOCIATION, a non-profit organization (“Applicant”).

RECITALS

WHEREAS, PEDC and Applicant entered into a Community Development Grant Funding and Performance Agreement, dated effective as of May 19, 2022 (“Performance Agreement”), for the provision of funds in accordance with the PEDC Community Development Grant Program for a project involving installing additional lighting at the Palestine Soccer Complex (“Project”).

WHEREAS, PEDC and Applicant now desire to amend the Performance Agreement in order to allow for additional time in which for the Project to be completed.

NOW, THEREFORE, for and in consideration of mutual agreements described herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PEDC and Applicant hereby agree as follows:

AGREEMENT

1. The recitals set forth above are declared true and correct and are hereby incorporated as part of this Amendment.
2. Section 2 of the Performance Agreement is hereby amended to read: *The YMCA agrees to complete the approved Project on or before September 30, 2023. The YMCA agrees to recognize the PEDC as a sponsor and financial contributor of the Project in all advertising, publicity, and promotional materials, using verbiage that identifies the PEDC as a financial contributor of the Project.*
3. Except as expressly modified herein, all of the terms and conditions of the Performance Agreement shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, The PEDC and Applicant have executed this Amendment as of the 9th day of May, 2023.

For the Applicant:

Palestine Young Men's Christian Association

By _____ Date _____

Cindy Piersol, President and CEO

For PEDC:

Palestine Economic Development Corporation

By _____ Date _____

Ben Campbell, Board President



Agenda Date: 05/09/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: The Historic Texas Theater Downtown Grant.

SUMMARY:

Discussion and possible action deeming the Historic Theater Downtown Grant project completed.

RECOMMENDED ACTION:

Staff recommends the board deems complete and gives final approval of The Historic Texas Theater Downtown Grant project.

Attachments

Texas Theater DT Grant

APPLICATION TO PALESTINE ECONOMIC DEVELOPMENT CORPORATION
DOWNTOWN GRANT PROGRAM

1. Applicant/Applicants name(s): The Historic Texas Theater
Palestine Community Theater, Inc.

2. Type of grant(s) being requested: (First Time Applicant Recurring Applicant)

Façade

Sign (must be in conjunction with a façade improvement project)

Property Improvement

Demolition

3. Business name, if applicable N/A

4. Mailing address PO Box 80, Palestine, Tx 75802

5. Applicant contact Information

a. Phone 903-922-1146

b. Fax N/A

c. Email historic.texas.theatre@gmail.com

6. Physical address of property for which grant is being requested.

213 W. Crawford, Palestine, Tx

7. This business is a

Sole proprietorship

Partnership

Corporation

Other 501(c)(3)

Please provide applicable business documentation such as DBA, Partnership Agreement, Corporate Charter, etc....

8. Please provide a brief description of business activity.

Palestine Community Theater (PCT) produces 4 to 5
play productions annually. We hold open auditions for every
show. We sell tickets, memberships, concessions, and accept
donations. We also invite senior centers and the childrens home
to our dress rehearsal.

9. Is this property owned or leased by Applicant?

Owned, please provide proof of ownership

Leased, please provide a copy of lease agreement

Name of Lessor N/A

Address of Lessor _____

Lessor Contact: phone _____ email _____

10. Date business established in Palestine, TX, if applicable N/A

11. Number of employees, if applicable N/A Number of new employees, if applicable _____

12. Please provide a description of the proposed project: (please attached detailed costs estimates)

We are requesting funding for an awning for the front of the theater. Our existing awning was destroyed in a storm in March 2022.

A. Please provide any additional information which would further help describe this project, including paint color and chips, photographs, rendering of design, specifications and other material to describe your project:

13. Amount of grant funds requested ~~19,436~~ 9718 MAD

14. Total projected cost of project 19,436

15. Estimated start date of project Summer 2022

16. Estimated completion date of project July 1, 2022

17. Please attach photos of existing conditions.

18. Please provide any additional information you believe to be important concerning this grant application.

19. I (we) the undersigned do hereby acknowledge, certify, and agree:

- A. Prior to the submission of this application, a copy of the Palestine Economic Development Corporation Downtown Grant Program Guidelines has been obtained, reviewed, and clearly understood and is incorporated as part of the Application.
- B. The submission of this Application does not create any property, contract or other legal rights in any person or entity that obligates the PEDC to provide grant funding.
- C. Applicant certifies that it, the company, its branches, divisions and departments do not and will not knowingly employ an "undocumented worker" as that term is defined by the Program Guidelines. Applicant will repay the total amount of the grant amounts received with interest if the company is convicted of a violation under 8 U.S.C. Section 1324a. Repayment will be due no later than the 120th day after the date PEDC notifies the Applicant of the violation or as otherwise provided in the Grant Agreement.
- D. Improvements will not commence prior to having received written approval for a grant from PEDC, execution of a Grant Agreement and approval of the City of Palestine City Council.
- E. Applicant(s) do not currently have outstanding or otherwise delinquent financial obligations to PEDC or the City of Palestine such as liens, court fines, city utility bills, sales tax or property taxes. Further, applicant is not currently a party to a pending or active lawsuit against PEDC or the City of Palestine.
- F. Applicant(s) must obtain all applicable permits related to the improvement project prior to commencement.
- G. Applicant(s) certify that all attached estimates have been obtained from independent, qualified contractors, who are in no way affiliated or related to applicant or competing bidder.
- H. This Application and all statements therein are true and correct, and it is executed under penalties of perjury.

Signed this the 9th day of June, 2022

Linda McDonald on behalf of Palestine Community Theater
Applicant Applicant



**2971 ELKTON TRAIL
TYLER, TX 75703
(903) 561-4995**

NAME OF CUSTOMER (LEGAL NAME and any DBA) PALESTINE COMMUNITY THEATRE		CUSTOMER CONTACT Michael Cook	PHONE 903-724-0028
STREET 213 W Crawford St.		JOB NAME PALESTINE COMM THEATRE CANVAS REFACE	
CITY, STATE and ZIP CODE Palestine, TX 75801		JOB LOCATION 213 W Crawford St. , Palestine, TX 75801	

ACCEPTANCE REQUIRES:

(1) Authorized representative of Customer must sign where indicated below, and (2) Authorized representative of Comet must accept by signing below.

Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157 Austin, Texas 78713 Phone: 512-463-6599 Toll-Free: 800-803-9202 Online: <http://www.tdlr.state.tx.us/Complaints> (Ref: 1305)

TEXAS MASTER SIGN LICENSE TDLR # 7333

TEXAS ELECTRICAL SIGN CONTRACTOR TDLR # 18010

We propose to furnish, subject to the terms and conditions on the front and back of this proposal, the items set forth below, for the estimated sum of:

Nineteen Thousand Four Hundred Thirty-Six Dollars (\$ 19,436.00)

PAYMENT TO BE MADE AS FOLLOWS

50% Down - Balance Due Upon Completion; Based Upon Credit Review

This proposal may be withdrawn if not accepted in 30 days.

No.	Scope of Work	Quantity	Price	Extended
1	SURVEY TECHNICAL SITE SURVEY	1.00	\$400.00	\$400.00
2	MANUFACTURE MANUFACTURE CUSTOM SOLID SUNBRELLA AWNING RECOVER (2) 144"X42"X8" (2) 96"X42"X8" 426"X42"X8"	1.00	\$3,878.00	\$3,878.00
3	MANUFACTURE MANUFACTURE CUSTOM 189SFX12SF VINYL GRAPHICS	1.00	\$7,164.00	\$7,164.00
4	INSTALL INSTALL CUSTOM SOLID SUNBRELLA AWNING RECOVER (2) 144"X42"X8" (2) 96"X42"X8" 426"X42"X8" LABOR & MATERIALS TO INSTALL 189SFX12SF CUSTOM VINYL GRAPHIC REMOVAL AND DISPOSAL OF EXISTING AWNING INCLUDED.	1.00	\$7,744.00	\$7,744.00
5	PERMIT ACQUISITION FEE STAFF TIME TO OBTAIN PERMITS	1.00	\$250.00	\$250.00
6	PERMIT COST PERMIT FEE BILLED AT COST. ADDED TO FINAL INVOICE .	1.00		
7	SALES TAX APPLICABLE SALES TAX APPLIED TO FINAL INVOICE			
			TOTAL:	\$19,436.00

IMPORTANT CUSTOMER NOTIFICATIONS

- The Customer agrees to accept responsibility for insuring structures, building and property conform to all requirements of land-lord, city planning & zoning departments and other governing and permitting agencies as it applies to this contract. The Customer further agrees to accept responsibility for the placement of the sign(s). Comet relies entirely on Customer's instructions concerning placement and Customer's representations concerning the location of the easement, right-of-ways, set-backs and other similar restricted areas.
- Price is subject to current sales tax unless a tax exempt certificate is presented with the order.
- An additional charge will be made if rocks or other obstructions are encountered in excavation of foundations.
- The purchaser agrees to accept responsibility for any damages incurred beneath the surface where excavation is required.
- Permitting and engineering fees, when applicable, plus staff time will be added to the final invoice.
- Dedicated 120v circuit and GFI transformer with designated ground as required by National Electrical Code and primary electrical service wiring, disconnect switches and timers must be supplied by others at customer's expense. Comet Signs will perform final connection to primary electrical connection within 5 feet of sign if available at time of installation.
- Additional trips to site for installation or electrical connection due to site not being ready on agreed upon install date will be billed as additional trip charges.

East Texas Awning and Canvas
1233 W Rusk St
Jacksonville, TX 75766 US
easttexasawning@icloud.com

INVOICE

BILL TO
Roy Dantin
213 West Crawford
Palestine

SHIP TO
Roy Dantin
213 West Crawford
Palestine

INVOICE # 1494
DATE 02/06/2023
DUE DATE 02/06/2023
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/24/2023		Recover fabric awning with logo. 65yards burg. Sunbrella 5 logos painted on canvas white..			
	Hours		1	7,676.46	7,676.46

SUBTOTAL	7,676.46
TAX	0.00
TOTAL	7,676.46
DEPOSIT	4,000.00
PAYMENT	3,676.40
BALANCE DUE	\$0.06

RESOLUTION NO. R-35-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALESTINE, TEXAS AUTHORIZING THE PALESTINE ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE AN ECONOMIC DEVELOPMENT INCENTIVE DOWNTOWN MATCHING FUND GRANT AGREEMENT WITH ANDREW WARNER, INDIVIDUALLY, AND AT HOME FURNISHINGS, LLC, A "LIMITED LIABILITY COMPANY" FOR IMPROVEMENTS TO THE REAL PROPERTY LOCATED AT 201 W. OAK, PALESTINE, TEXAS 75801 IN THE AMOUNT NOT TO EXCEED \$3,000

WHEREAS, it is in the best interest of the City of Palestine, Texas, (the "City") to promote local economic growth and development in order to stimulate business in the City by authorizing the Palestine Economic Development Corporation (the "PEDC") to provide economic incentives to business owners and operators in the downtown district through the Downtown Matching Fund Grant Program, also known as the Downtown Grant Program ("Grant Program"); and

WHEREAS, the City Council of the City of Palestine, Texas (the "City Council") having reviewed the Grant Application attached hereto as Exhibit "A", agrees the proposed project and application for economic development funds under the Grant Program promotes new or expanded business development; and

WHEREAS, the City Council finds the Grant Program is a project approved under Section 505.158 of the Texas Local Government Code, and applicant's proposed project falls within the guidelines and criteria of the Grant Program; and

WHEREAS, the City Council, having reviewed applicant's proposed project, finds it is appropriate the PEDC provide an economic incentive for this project that includes a Downtown Grant as contemplated by the Grant Program; and

WHEREAS, upon full review and consideration of the project, and all matters related thereto, the City Council finds the terms and conditions thereof should be approved as provided in the Downtown Grant Performance Agreement attached hereto Exhibit "B".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALESTINE, TEXAS, THAT:

The City Council authorizes the PEDC to execute an economic development incentive agreement (the "Downtown Grant Performance Agreement") between it and the property owner, Andrew Warner, individually, and At Home Furnishings, LLC, a "Limited Liability Company," for the payment of a matching Downtown Grant in an amount not to exceed \$3,000.

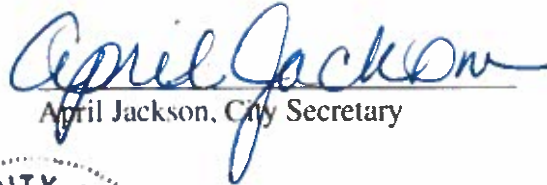
This resolution shall be effective from and after its second reading and approval in accordance with Texas Loc. Gov't Code Section 505.159(b).

Given a **FIRST READING** by the City Council of the City of Palestine, Texas, at a regular City Council meeting held on Monday, September 12, 2022, at 3:30 p.m.

Given a **SECOND READING** and **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Palestine, Texas, at a regular City Council meeting held on Monday, September 12, 2022, at 5:30 p.m.


Justin Florence, Mayor

ATTEST:


April Jackson, City Secretary

APPROVED AS TO FORM:


Gary Landers, City Attorney



RESOLUTION NO. R-36-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALESTINE, TEXAS AUTHORIZING THE PALESTINE ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE AN ECONOMIC DEVELOPMENT INCENTIVE DOWNTOWN MATCHING FUND GRANT AGREEMENT WITH THE HISTORIC TEXAS THEATER, AND PALESTINE COMMUNITY THEATER, INC., A "TEXAS CORPORATION" FOR IMPROVEMENTS TO THE REAL PROPERTY LOCATED AT 201 W. OAK, PALESTINE, TEXAS 75801 IN THE AMOUNT NOT TO EXCEED \$9,718

WHEREAS, it is in the best interest of the City of Palestine, Texas, (the "City") to promote local economic growth and development in order to stimulate business in the City by authorizing the Palestine Economic Development Corporation (the "PEDC") to provide economic incentives to business owners and operators in the downtown district through the Downtown Matching Fund Grant Program, also known as the Downtown Grant Program ("Grant Program"); and

WHEREAS, the City Council of the City of Palestine, Texas (the "City Council") having reviewed the Grant Application attached hereto as Exhibit "A", agrees the proposed project and application for economic development funds under the Grant Program promotes new or expanded business development; and

WHEREAS, the City Council finds the Grant Program is a project approved under Section 505.158 of the Texas Local Government Code, and applicant's proposed project falls within the guidelines and criteria of the Grant Program; and

WHEREAS, the City Council, having reviewed applicant's proposed project, finds it is appropriate the PEDC provide an economic incentive for this project that includes a Downtown Grant as contemplated by the Grant Program; and

WHEREAS, upon full review and consideration of the project, and all matters related thereto, the City Council finds the terms and conditions thereof should be approved as provided in the Downtown Grant Performance Agreement attached hereto Exhibit "B".

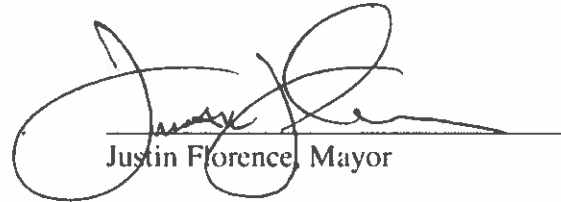
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALESTINE, TEXAS, THAT:

The City Council authorizes the PEDC to execute an economic development incentive agreement (the "Downtown Grant Performance Agreement") between it and the property owner, The Historic Texas Theater, and Palestine Community Theater, Inc., a Texas Corporation, for the payment of a matching Downtown Grant in an amount not to exceed \$9,718.

This resolution shall be effective from and after its second reading and approval in accordance with Texas Loc. Gov't Code Section 505.159(b).

Given a **FIRST READING** by the City Council of the City of Palestine, Texas, at a regular meeting held on Monday, September 12, 2022, at 3:30 p.m.

Given a **SECOND READING** and **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Palestine, Texas, at a regular City Council meeting held on Monday, September 12, 2022, at 5:30 p.m.


Justin Florence, Mayor

ATTEST:


April Jackson, City Secretary

APPROVED AS TO FORM:


Gary Landers, City Attorney



THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Economic Development Board of the City of Palestine convened in a regular meeting on Tuesday, August 23, 2022, at 8:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell, Secretary/Treasurer Kim Willmott; Directors: Dan Bochsler, Linda Dickens, Joseph Thompson, and Charles Drane.

Staff present: Administrative Assistant Lisa Bowman, City Manager Teresa Herrera

Others Present: Chris Nichols of The Nichols Firm, PLLC., Public Works Director Kevin Olson, Main Street Coordinator Mary Ann Admire, City Council Member Krissy Clark, Texas Theater Board Director Linda McDonald, and Texas Theater Associate Chaundra Dantin.

CALL TO ORDER

With a quorum present, President Ben Campbell called the meeting to order at 8:00 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

There were no proposed changes.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

There were none.

ITEMS FROM BOARD

Director Bochsler provided information about the NASA Facility in Anderson County and how PEDC could participate in the program.

Director Drane and President Campbell provided information and feedback on a previous meeting held on July 22, 2022, with a business named Capital Factory, which is interested in setting up a HUB in East Texas.

President Campbell spoke about the new Medical School opening in Tyler, TX.

DIRECTOR'S REPORT

There was none.

DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from 7-21-2022 regular monthly meeting.

Motion by Director Bochsler, seconded by Director Drane to approve item as presented with correction. Upon vote, motion carried unanimously 5-0.

2. Consider approval of July 2022 PEDC Financial Statement.

President Campbell verified that the funds received by Sanderson Farms for the sale of land had been deposited into PEDC's account. President Campbell also stated that PEDC would be \$2,000.00 ahead of the budget by the year's end at the current rate.

Motion by Director Drane, seconded by Director Dickens to approve item as presented. Upon vote, motion carried unanimously 5-0.

3. Discussion and possible action regarding Andrew Warner - At Home Furnishings LLC., Downtown Grant Application in the amount of \$3,00.00.

Motion by Director Dickens, seconded by Director Bochsler to approve item as presented. Upon vote, motion carried unanimously 5-0.

4. Discussion and possible action regarding The Historic Texas Theater Downtown Grant Application in the amount of \$9,718.00.

Motion by Director Dickens, seconded by Director Thompson to approve item as presented. Upon vote, motion carried unanimously 5-0.

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 8:30 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations.
2. Section 551.074 deliberation regarding real property: the purchase, exchange, lease or value of real property.

RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board into open session at 9:39 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations.
 - a. Take any action regarding Economic Development negotiations.

No action was taken.

2. Section 551.074 deliberation regarding real property: the purchase, exchange, lease or value of real property.
 - a. Take any action regarding real property: the purchase, exchange, lease or value of real property.

No action was taken.

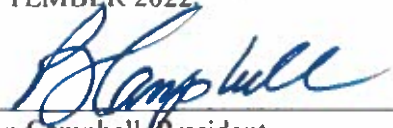
ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 9:39 a.m., and the meeting was adjourned.

PASSED AND APPROVED THIS 15TH DAY OF SEPTEMBER 2022.

ATTEST: 

Lisa Bowman, Administrative Assistant



Ben Campbell, President



MINUTES

The City Council of the City of Palestine convened in a regular meeting on September 12, 2022, at 3:30 p.m. for the Work Session and at 5:30 p.m. for the Regular Meeting in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas with the following members present:

Present: Justin Florence, Mayor; Vickey L. Chivers, Mayor Pro Tem; Sean Conner, Council Member; Ava Harmon, Council Member; Kenneth Davidson, Council Member

Absent: Krissy Clark, Council Member

Also Teresa Herrera, City Manager; Gary Landers, City Attorney; April Jackson, City

Present: Secretary; Ana Sanchez, Library Director; Andrew Sibai, Finance Director; Jamie Lester, Assistant Police Chief; Jason Shelton, Utilities Supervisor; Kevin Olson, PW Director; Lisa Cariker, Human Resource Director; Mark Harcrow, Police Chief; Patsy Smith, Parks & Recreation Director; Shannon Davis, Fire Chief; Mary Raum, Tourism Marketing Manager; Carolyn Garcia, Utility Billing Supervisor

WORK SESSION

With a quorum present, Mayor Pro Tem Chivers called the work session to order at 4:14 p.m.

1. First reading of a resolution for a 2022 PEDC Downtown Grant Award for 201 W. Oak, Andrew Warner - At Home Furnishings LLC, in the amount of \$3,000.00. Teresa Herrera, City Manager

Mayor Pro Tem Chivers conducted the first reading of a resolution authorizing PEDC to execute an economic development incentive agreement for applicant Andrew Warner, At Home Furnishings, LLC, for the payment of a matching Downtown Grant in an amount not to exceed \$3,000.00.

2. First reading of a resolution for a 2022 PEDC Downtown Grant Award for 213 W. Crawford - The Historic Texas Theater, in the amount of \$9,718.00. Teresa Herrera, City Manager

Mayor Pro Tem Chivers conducted the first reading of a resolution authorizing the PEDC to execute an economic development incentive agreement for the Historic Texas Theater for payment of a matching Downtown Grant in an amount not to exceed \$9,718.00.

3. Discuss new playground equipment for Larry Street Park. Patsy Smith, Parks and Recreation Director

On September 6, 2022, the Parks Advisory Board unanimously approved the BuyBoard option from Cunningham Recreation for new playground equipment for Larry Street Park. Parks and Recreation Director Patsy Smith requested approval to purchase new playground equipment, including installation, for \$54,575.94. Only \$11,948.00 was budgeted for the Capital Improvement Project. Finance Director Andrew Sibai proposed using ARPA funding or Debt Service Funding to cover the cost of the new playground equipment.

4. Discuss the proposed budget for Fiscal Year 2022-2023. Andrew Sibai, Finance Director
 - a) Capital Improvement Projects

Finance Director Andrew Sibai reviewed Capital Improvement Projects and equipment upgrades budgeted in Fiscal Year 2021-2022; possible funding sources from ARPA Funding, the Retail Mall Fund, Community Development Block Grant Fast Fund for the fire engine, and the General Fund Unrestricted Fund Balance. City Manager Herrera clarified that both school districts understand that the Capital Improvement Project for park lighting upgrades for ball fields at the Athletic Complex would be completed gradually over time. City Manager Herrera will provide an updated list of completion for Capital Improvement Projects and equipment upgrades to Council.

b) Fire Department Apparatus

Fire Chief Shannon Davis discussed the continual mechanical and electrical problems with Fire Engine #2 and Fire Engine #4. Staff requested approval to replace the aging fire engines. Funding options have been sought through ARPA Funding and the 2022 FAST Fund through the Texas Community Development Block Grant Application; staff is awaiting the award status of the Texas Community Development Block Grant Application. Chief Davis explained that manufacturers have a twenty-month to twenty-four-month delivery delay for new fire engines. The National Fire Protection Association recommends retiring a fire engine at twenty years old; both fire engines are approximately twenty years old.

c) Utility Billing Sewer Surcharge

Finance Director Andrew Sibai requested approval to remove the sewer surcharge from utility billing customers' water bills. Mr. Sibai explained the sewer surcharge was a temporary charge designed to recover increased debt service and operating costs for EPA-mandated improvements or other sewer infrastructure projects. Staff proposed removing the sewer surcharge and increasing the sewer rates to support operating costs.

d) Water Rates, Solid Waste Collection Fees, and Disconnection of Service for Non-payment

Utility Billing Supervisor Carolyn Garcia requested the following amendments to Chapter 98 Utilities of the Code of Ordinances: increasing the late charge from 3% to 10%; adding a charge of \$26.65 for dumpster casters and locks; increasing the ACH return fee to \$35.00 from \$25.00; assessing a penalty fee of \$50.00 to customers' bills if not paid by 5:00 p.m. on the cut-off date listed on the cut-off notice; charging an additional \$50.00 after-hours fee for customers requesting their services be reinstated after regular business hours, holidays, and weekends; and also charging \$16.50 for data log requests from customers (customers would not be charged a fee with a water leak or incorrect meter reading). Finance Director Andrew Sibai discussed increases in solid waste collection fees; 7.6% for commercial accounts and \$0.55 for residential accounts.

e) Utility Rate Study

Mr. Sibai will present the findings from the Utility Rate Study once the information becomes available.

With no other business to come before the Council, the work session was adjourned at 5:17 p.m.

REGULAR MEETING

A. CALL TO ORDER

With a quorum present, Mayor Florence called the regular meeting to order at 5:30 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Daniel Hennessee of Palestine Church and was followed by the Pledge of Allegiance.

C. PROPOSED CHANGES OF AGENDA ITEMS

Mayor Florence proposed that the proclamations be read before public comments and for Item 13 of the Consent Agenda to be moved to the Regular Agenda for discussion.

D. PUBLIC RECOGNITION, PUBLIC COMMENTS, AND ANNOUNCEMENTS

1. Hispanic Heritage Month Proclamation

Mayor Florence read aloud the Hispanic Heritage Month Proclamation.

2. Library Card Sign-Up Month Proclamation

Mayor Florence read aloud the Library Card Sign-up Month Proclamation.

Elaine Triplett spoke regarding the agenda item for the Airport Land Lease for Hangar 31 at Palestine Municipal Airport.

Shane Bainum spoke regarding the agenda item for the Airport Land Lease for Hangar 31 at Palestine Municipal Airport.

E. CONFLICT OF INTEREST DISCLOSURES

No action was taken.

F. PUBLIC HEARINGS

1. Public hearing regarding the proposed tax rate of \$0.695999 per \$100 valuation by the governing body of the City of Palestine.

Mayor Florence opened the public hearing at 5:50 p.m. and asked for anyone speaking for or against the request to do so. With no one speaking, Mayor Florence closed the public hearing at 5:51 p.m.

2. Public hearing regarding the proposed budget for the Fiscal Year 2022-2023.

Mayor Florence opened the public hearing at 5:51 p.m. and asked for anyone speaking for or against the request to do so. With no one speaking, Mayor Florence closed the public hearing at 5:51 p.m.

G. MAYOR'S REPORT

Mayor Florence reminded the community to use caution in school zones and to be respectful to stop their vehicles for buses as they load and unload students. Mr. Florence commended Fire Fighters Jestan Hucklebridge and Grant Holland for participating in the

9/11 Memorial Stair Climb.

H. ITEMS FROM COUNCIL

Council Member Harmon thanked Code Enforcement for cleaning-up debris on Cook Street and the group "New Direction" for picking up litter on S. Jackson Street, Reagan Street, and Dorrance Street.

Mayor Pro Tem Chivers thanked everyone who expressed condolences on her mother's passing. She also expressed gratitude to Mayor Florence and Council Member Davidson for their support and attendance at her mother's funeral.

I. CITY MANAGER'S REPORT

City Manager Herrera thanked the group "New Direction" for litter clean-up on S. Jackson Street, Reagan Street, and Dorrance Street. She announced that the City of Palestine would participate in Texas Arbor Day, led by Texas A&M Forest Service, on November 4, 2022. Ms. Herrera encouraged council members to review the municipal airport monthly report and members of the community to obtain their free library cards at the Palestine Public Library.

City Manager Herrera informed that department directors were present to address questions from Council regarding reports.

The following departmental reports were provided:

1. July 2022 Monthly Financial Statement
2. August 2022 Parks and Recreation/Facility Maintenance Monthly Report
3. August 2022 Fire Monthly Report
4. August 2022 Public Works Monthly Report
5. August 2022 Library Monthly Report
6. August 2022 Municipal Court Monthly Report

J. CONSENT AGENDA

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by the Mayor or a Council Member, in which event those items will be pulled for separate consideration. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

1. Consider approval of minutes from August 3, 2022, August 4, 2022, August 8, 2022, and August 22, 2022; City Council meetings. April Jackson, City Secretary
2. Consider approval of the Election Services Interlocal Agreement with Anderson County for the November 8, 2022, Special Election. Teresa Herrera, City Manager
3. Consider approval of an ordinance amending Ordinance No. O-17-22, calling for a special election in District 6 to be held on November 8, 2022. Teresa Herrera, City Manager
4. Consider awarding bid RFP 2022-015 for meter installation to Core and Main in the amount of \$32,500.00. Kevin Olson, PW Director
5. Consider awarding bid RFP 2022-017 for the erection of a material storage building to Hendrix and Arp Contracting Services in the amount of \$134,500.00. Kevin Olson, PW Director
6. Consider approval of a change order from APSCO for the purchase of eight-inch pipes in the amount of \$25,524.00. Kevin Olson, PW Director

7. Consider awarding bid RFP 2022-018 for asphalt resurfacing on Callier Street to McGuffey Contracting, Inc. in the amount of \$15,740.00. Kevin Olson, PW Director
8. Consider awarding bid RFP 2022-019 for asphalt resurfacing on Reagan Street to McGuffey Contracting, Inc. in the amount of \$106,115.00. Kevin Olson, PW Director
9. Consider awarding bid RFP 2022-020 for waterline replacement on Royall Street to Duplichain Contractors, LLC. in the amount of \$195,000.00. Kevin Olson, PW Director
10. Consider awarding RFP 2022-021 for waterline replacement on Ravenwood Drive to Duplichain Contractors, LLC. in the amount of \$33,900.00. Kevin Olson, PW Director
11. Consider authorizing the city manager to seek sealed bids for the Mural Arts Program for 315 W. Spring Street. Mary Raum, Tourism Marketing Manager
12. Consider approval of expenditures over \$25,000.00. Andrew Sibai, Finance Director
13. ~~Consider authorizing the city manager to execute an Airport Land Lease for hangar 31 at the Palestine Municipal Airport. Kevin Olson, PW Director~~ (Item moved to the Regular Agenda)

Motion by Council Member Ava Harmon, seconded by Mayor Pro Tem Vickey L. Chivers to approve Item 1 through Item 12 of the Consent Agenda, adopting **Ordinance No. O-20-22**.

Vote: 5 - 0 - Unanimously

K. **REGULAR AGENDA**

Consider authorizing the city manager to execute an Airport Land Lease for hangar 31 at the Palestine Municipal Airport. Kevin Olson, PW Director (Item moved from the Consent Agenda)

PW Director Kevin Olson reported being contacted by the new owner of Hangar 31 regarding the land lease at the Palestine Municipal Airport. Staff recommended codifying exclusions and limitations in a new lease. Staff requested approval of the land lease for Hangar 31. City Attorney Gary Landers confirmed that City Council, per the City Code, must approve all land leases for the airport.

Motion by Council Member Ava Harmon, seconded by Mayor Pro Tem Vickey L. Chivers to approve the item as presented.

Vote: 5 - 0 - Unanimously

1. Second reading and possible action regarding a resolution for a 2022 PEDC Downtown Grant Award for 201 W. Oak, Andrew Warner - At Home Furnishings LLC, in the amount of \$3,000.00. Teresa Herrera, City Manager

Mayor Florence conducted the second reading of a resolution authorizing PEDC to execute an economic development incentive agreement for applicant Andrew Warner, At Home Furnishings, LLC, for the payment of a matching Downtown Grant in an amount not to exceed \$3,000.00. City Manager Herrera summarized the PEDC Downtown Grant Award for reimbursement for sign improvements. PEDC met and approved the Downtown Grant Award on August 23, 2022.

Motion by Council Member Sean Conner, seconded by Council Member Ava Harmon to approve the item as presented.

Vote: 5 - 0 - Unanimously

2. Second reading and possible action regarding a resolution for a 2022 PEDC Downtown Grant Award for 213 W. Crawford - The Historic Texas Theater, in the amount of \$9,718.00. Teresa Herrera, City Manager

Mayor Florence conducted the second reading of a resolution authorizing the PEDC to execute an economic development incentive agreement for the Historic Texas Theater for payment of a matching Downtown Grant in an amount not to exceed \$9,718.00. City Manager Herrera summarized the PEDC Downtown Grant Award for reimbursement for the facade improvement of the awning. PEDC met and approved the Downtown Grant Award on August 23, 2022.

Motion by Council Member Ava Harmon, seconded by Mayor Pro Tem Vickey L. Chivers to approve the item as presented.

Vote: 5 - 0 - Unanimously

3. Discussion and possible action regarding an ordinance amending the City of Palestine Code of Ordinances by amending Chapter 98, Utilities, Article III Rates and Charges, by amending Section 98-90 Water Rates, Section 98-91 Wastewater Charges, Section 98-93 Solid Waste Collection Fees, and Section 98-94 Disconnection of service for nonpayment providing a saving clause; providing a severability clause; and providing an effective date. Andrew Sibai, Finance Director

Finance Director Andrew Sibai reviewed proposed amendments to Chapter 98, Utilities of the Code of Ordinances, discussed during the Work Session. City Manager Herrera recommended not increasing the rate for wastewater charges for residential customers for usage over 2,000 gallons, per 1,000 gallons to \$6.15 but keeping the rate at \$4.15 until after receiving the findings of the Utility Rate Study (Section 98-91 - Wastewater Charges).

Motion by Council Member Ava Harmon, seconded by Council Member Sean Conner to approve the item as presented with corrections to Section 98-91 Wastewater Charges to charge \$4.15 for residential usage over 2,000 gallons, per 1,000 gallons.

Vote: 3 - 2

NAY: Mayor Pro Tem Vickey L. Chivers
Council Member Kenneth Davidson

Motion by Council Member Sean Conner, seconded by Mayor Pro Tem Vickey L. Chivers to amend Section 98-93 - Solid Waste Collection Fees of the Code of Ordinances; adopting **Ordinance No. O-21-22**.

Vote: 5 - 0 - Unanimously

4. Consider amending contract with Anderson County Humane Society to increase the City of Palestine's annual contribution by \$10,000 to support operating costs. Andrew Sibai, Finance Director

Finance Director Andrew Sibai discussed proposed amendment to the contract with Anderson County Humane Society to increase the annual contribution to \$35,000 to support operating costs. Anderson County Humane Society Treasurer Brenda Beazley spoke

regarding the request for additional funding to assist with services offered to the citizens of Palestine and animal control. Police Chief Mark Harcrow discussed the importance of the Anderson County Humane Society remaining open and being supported with additional funding for operational costs.

Motion by Council Member Sean Conner, seconded by Council Member Ava Harmon to approve item as presented.

Vote: 5 - 0 - Unanimously

5. Discussion and possible action regarding new playground equipment at Larry Street Park. Patsy Smith, Parks and Recreation Director

On September 6, 2022, the Parks Advisory Board unanimously approved the buyboard option from Cunningham Recreation for new playground equipment for Larry Street Park. Parks and Recreation Director Patsy Smith requested approval to purchase new playground equipment, including installation, for \$54,575.94. Staff proposed using unutilized funds in Capital Improvement Projects to cover the cost of the new playground equipment. Only \$11,948.00 was previously budgeted for the Capital Improvement Project to replace the playground equipment at Larry Street Park.

Motion by Mayor Pro Tem Vickey L. Chivers, seconded by Council Member Kenneth Davidson to approve item as presented.

Vote: 5 - 0 - Unanimously

6. Discussion and possible action regarding request for proposals for Independent Audit Services. Andrew Sibai, Finance Director (**Addendum to Regular Agenda**)

Finance Director Andrew Sibai reported receiving notification from Frank Campos of Frank Campos & Associates that he would no longer be able to perform audit services for the City of Palestine due to staffing issues. Staff requested approval to authorize the city manager to seek proposals for Independent Audit Services.

Motion by Council Member Sean Conner, seconded by Council Member Ava Harmon to approve item as presented.

Vote: 5 - 0 - Unanimously

L. **ADJOURNMENT**

With no other business to come before Council, the meeting was adjourned at 7:04 p.m.

PASSED AND APPROVED THIS 26TH DAY OF SEPTEMBER 2022.



Justin Florence, Mayor

ATTEST:

A handwritten signature in blue ink that reads "April Jackson" is written over a horizontal line.

April Jackson, City Secretary