

**CEDAR HILL COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, NOVEMBER 17, 2022  
MINUTES**

The Board of Directors of the Cedar Hill Community Development Corporation (CDC) met November 17, 2022 at 6:00 p.m. at the 4<sup>th</sup> Floor Administration Conference Room, Cedar Hill Government Center, 285 Uptown Boulevard, Cedar Hill, TX 75104.

**Community Development Corporation Directors Present:** Ruth Ann Bechdol, Warren Goss, David Bushart, Joseph Graves, Steven Cook, Gayle Sims, Theresa Brooks.

**Absent:** William Dwight Pinnix, Ronald Moore, Valerie Banks, Thomas Blake.

**City Staff Present:** City Manager Greg Porter, Parks & Recreation Director Shawn Ray, Parks Superintendent Josh McLellan, Recreation Superintendent Shonda Johnson, Recreation Center Manager Oscar Zamora, Assistant Recreation Superintendent Brian Chapin, Finance Director Tia Pettis, Executive Secretary Jennifer Parrish.

**I. Call the Meeting to Order.**

Ruth Ann Bechdol called the meeting to order at 6:01 pm.

**II. Citizen's Forum.**

There were no citizens present to provide public comments.

**III. Approve CDC minutes of August 18, 2022.**

Ruth Ann Bechdol asked the board if there were any changes that needed to be made to the minutes. No changes were recommended. Joseph Graves made a motion to accept the minutes as presented. Steven Cook seconded the motion. The board members approved the minutes. The ex-officio members also approved the minutes. The approval was unanimous.

**IV. Receive financial report.**

Finance Director Tia Pettis reported the budget through September 30, 2022. The report represents the budget status at the fiscal year end (unaudited).

**V. Consider authorization to order maintenance equipment from Landmark Equipment, Inc. for an amount not to exceed \$90,000.**

Steven Cook made a motion to approve authorization to order maintenance equipment from Landmark Equipment, Inc. for an amount not to exceed \$90,000. Joseph Graves seconded the motion. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

**VI. Consider authorizing the President to execute a contract with Whirlex Design, Inc. for playground replacement at Valley Ridge Park in an amount not to exceed \$140,000.**

Steven Cook made a motion to approve authorizing the President to execute a contract with Whirlex Design, Inc. for playground replacement at Valley Ridge Park in an amount not to exceed \$140,000. Joseph Graves seconded the motion. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

**VII. Consider authorizing the President to sign a services and maintenance agreement with Entech for HVAC, building automation, and security systems at the Alan E. Sims Recreation Center in an amount not to exceed \$105,000.**

Steven Cook made a motion to approve authorizing the President to sign a services and maintenance agreement with Entech for HVAC, building automation, and security systems at the Alan E. Sims Recreation Center in an amount not to exceed \$105,000. Joseph Graves seconded the motion. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

**VIII. Consider authorizing the President to sign a services agreement with Cedar Hill Action Team (CHAT) for youth enrichment programs at the Alan E. Sims Recreation Center in an amount not to exceed \$12,000.**

Warren Goss made a motion to approve authorizing the President to sign a services agreement with CHAT for youth enrichment programs at the Alan E. Sims Recreation Center in an amount not to exceed \$12,000. Steven Cook seconded the motion. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

**IX. Review and consider outdoor furnishing options for Alan E. Sims Center.**

Several outdoor furnishing options for Alan E. Sims Recreation Center were presented. The board and ex-officio members indicated a preference for the Option A items with the Option B bench.

**X. Active projects update.**

Parks & Recreation Director Shawn Ray gave an update on all active Community Development Corporation projects.

**XI. Adjourn.**

Joseph Graves made a motion to adjourn the meeting. Steven Cook seconded the motion. The meeting was adjourned at 7:06 p.m.

Ruth Ann Bechdol

Ruth Ann Bechdol, President

Jennifer Parrish

Jennifer Parrish, Executive Secretary