

**CEDAR HILL COMMUNITY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
THURSDAY, NOVEMBER 16, 2023
MINUTES**

The Board of Directors of the Cedar Hill Community Development Corporation (CDC) met November 16, 2023 at 6:00 p.m. at the 4th 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, Valerie Banks, Theresa Brooks, Ron Moore, Thomas Blake, Felecia Davis, Gayle Sims, Steven Cook.

Absent: Joseph Graves, David Bushart.

City Staff Present: City Manager Greg Porter, Parks & Recreation Director Shawn Ray, Parks Superintendent Josh McLerran, Recreation Superintendent Shonda Johnson, Assistant Recreation Superintendent Brian Chapin, Nature & Open Space Coordinator Katie Christman, Recreation Center Manager Oscar Zamora, Executive Secretary Jennifer Parrish, Finance Director Chuck Fox, City Attorney Ron MacFarlane.

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 comment.

III. Approve regular CDC minutes of August 30, 2023 meeting.

Ruth Ann Bechdol asked the board if there were any changes that needed to be made to the minutes. No changes were recommended. Steven Cook made a motion to accept minutes as presented. Thomas Blake 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 Chuck Fox presented the financial report for the entire fiscal year ending September 30, 2023.

- V. Consider authorizing the President to sign services and maintenance agreement with Entech Sales and Service, LLC for HVAC, building automation and security systems at the Alan E. Sims Recreation Center in an amount not to exceed \$110,000.**

Valerie Banks made a motion to authorize the President to sign services and maintenance agreement with Entech Sales and Service, LLC for HVAC, building automation and security systems at the Alan E. Sims Recreation Center in an amount not to exceed \$110,000. Theresa Brooks 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 sign to execute a contract with Ponder Company, Inc. for indoor track replacement at the Alan E. Sims Recreation Center for an amount not to exceed \$89,570.**

Steven Cook made a motion to authorize the President to sign to execute a contract with Ponder Company, Inc. for indoor track replacement at the Alan E. Sims Recreation Center for an amount not to exceed \$89,570. Warren Goss 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 to execute a contract with Whirlix Design, Inc. for playground replacement at Valley Ridge Park for an amount not to exceed \$120,000.**

Warren Goss made a motion to authorize the President to sign to execute a contract with Whirlix Design, Inc. for playground replacement at Valley Ridge Park for an amount not to exceed \$120,000. Steven Cook seconded the motion. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

- VIII. Active projects update**

Parks & Recreation Director Shawn Ray reviewed the active projects and their current status.

- IX. Closed Session pursuant to Section 551.072 of the Texas Government Code.**

Deliberation regarding the purchase, exchange, lease, or value of real property in which deliberation in an open meeting would have a

detrimental effect on the position of the City in negotiations with a third person.

- Land acquisition

Recessed from regular meeting at 6:45 p.m. Closed session began at 6:45 p.m. Closed session ended at 7:17 p.m.

X. Reconvene into open session and consider any action needed as a result of the closed session.


Open session was reconvened at 7:17 p.m. As a result of the closed session, Steven Cook made a motion to authorize President Ruth Ann Bechdol to sign an agreement of purchase and sale between David Willis and Barbara Willis (the "sellers") and Cedar Hill Community Development Corporation (the "buyer"). Valerie Banks seconded the motion. The board members approved the motion. The ex-officio members also approved the motion. The approval was unanimous.

XI. Adjourn.

Valerie Banks made a motion to adjourn the meeting. Felecia Davis seconded the motion. The meeting was adjourned at 7:22 p.m.



Ruth Ann Bechdol, President



Jennifer Parrish, Executive Secretary