

PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street
Pecos, TX 79772

Regular Board Meeting

Date: Monday – September 21, 2020 Time: 5:30 P.M. Location: PEDC Board Room

This meeting is posted pursuant to the Texas Open Meetings Act, 551.001.ET.SEQ

IN RESPONSE TO THE COVID 19 OUTBREAK, THE PUBLIC IS ENCOURAGED TO JOIN VIA TELECONFERENCE USING ZOOM. THE PUBLIC MAY JOIN THE CONFERENCE CALL BY DIALING 1-346-248-7799 using Meeting ID 869 3732 2084

CALL TO ORDER

Invocation
Pledge of Allegiance
Public Comments

1. Approve the August 17, 2020 Regular Board Meeting Minutes.
2. Discuss/Consider – August 2020 Financial Statements and reports.
3. Review/Update - Directors Report
 - a. Review – YTD – Sales Tax report
 - b. Short and Long Term Cash requirements report
 - c. Texas Lantana reimbursement report concerning PRTC
 - d. Monthly contact report for July
 - e. Report from Retail Strategies
 - f. Meadowbrook update from Contractor
4. Discuss/Consider - Amendment to Meadowbrook Subdivision Restrictive Covenants
5. Discuss/Consider - Sale of the North 70 feet of Lot 2, Block 25, Original Pecos, Addition to the Town of Pecos City
6. Discuss/Consider - Sale of Lot 4, Block 13, North Pecos Addition to the Town of Pecos City
7. Discuss/Consider – Purchase of Lots 13 thru 20, Block 2, Meadowbrook Addition to the Town of Pecos City
8. Discuss/Consider - purchase of the S/2 of Lot 21, Block 2, Meadowbrook Addition to the Town of Pecos
9. Discuss/Consider - sale of Lots 22, 23 & 24, Block 2 Meadowbrook Addition to the Town of Pecos City
10. Discuss/Consider – sale of Lot 12, Block 5, Meadowbrook Addition to the Town of Pecos City

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11. Discuss/Consider – entering into an Interlocal Agreement with the Town of Pecos City for Sewer installation along the western side of Highway 285
12. Discuss/Consider - amending 2020-2021 budget for Infrastructure Development line item
13. Discuss/Consider - Bids received to conduct PEDC Annual Audit for 2019-2020
14. Discuss/Consider - Bids received for infrastructure improvement at 6th and Peach
15. Discuss/Consider – Board Memo - approving Executive Director to pay TOPC an amount not to exceed \$1,306,145.01 for Meadowbrook project
16. **Closed Session as authorized by the Texas Open Meetings Act, 551.101 et. seq.**
 - A. Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.**
 1. 4.57 acres more or less, in Section 11, Block 5, H&GN Railroad survey

Open Session, take action, if any, on the items discussed in closed session, 551.072,
 - A. Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.**
 1. 4.57 acres more or less, in Section 11, Block 5, H&GN Railroad survey
17. Items for next agenda (October 19th)
18. Adjourn

The Board may vote and/or act upon each of the items listed on this agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. The Board may act in open session on any items listed for the executive session.

Board meetings are open to all persons. Individuals with disabilities who require special assistance should contact the PEDC office at 445-9960 during normal business hours at least twenty-fours in advance of the meeting.

Posted: Friday September 18, 2020 at 4:00 PM

Kenneth Winkles – Executive Director

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