

MINUTES
City of Dickinson
ECONOMIC DEVELOPMENT CORPORATION
DICKINSON ECONOMIC DEVELOPMENT CORPORATION

March 24, 2025

The Dickinson Economic Development Corporation met in a duly called and announced on **Monday, March 24, 2025**, at **6:30 PM**. 4403 State Highway 3 Dickinson, TX 77539 The meeting was held for the purpose of considering the following items:

ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

President Collin Coker called to order at 6:30PM.

Board Members present were as follows: Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies.

ITEM 2.) INVOCATION AND PLEDGE OF ALLEGIANCE

Matt Sabatier gave the invocation.

ITEM 3.) PUBLIC COMMENTS At this time, any person with business related to the Dickinson Economic Development Corporation may speak to the Board. Anyone wishing to speak should inform the board of their name. Comments from the public should be limited to a maximum of three (3) minutes per individual speaker. In compliance with the Texas Open Meetings Act, the Board may not deliberate or take action on items not appearing on the agenda but may consider placing an item on a future agenda if deliberation is necessary.

Cindy Palermo is a member of the Dickinson Pilot Club. She explained the "Reindeer Run" and how the DEDC's sponsorship would help them put it on.

Gaylin Naiser talked about how she disagrees with the original direction of the Dickinson Picnic Grounds. She believes that we need to give something to the community, even if it's not the original plan.

ITEM 4.) CONSENT AGENDA The following items are considered routine by the Dickinson Economic Development Corporation and will be enacted by one motion. There will not be a separate discussion on these items unless requested by a Board Member, in which event, the item will be removed from the consent agenda and discussed after the consent agenda.

Matt Sabatier motioned to Approve , and Patrick Spies seconded the motion.

VOTE:

4 AYES (Collin Coker, Matt Sabatier, Walter Wilson, Patrick Spies)

0 NAYS

MOTION PASSED

4.A Consideration and possible action to approve the minutes from DEDC Regular Meeting held on February 10th, 2025.

- 4.B Consideration and possible action to approve the January 2025 DEDC Financial and Investment Report.
- 4.C Consideration and possible action to approve the January 2025 DEDC Account Statement for Texas First Bank and TexPool.
- 4.D Consideration and possible action to approve the February 2025 Monthly Administrative Service Fee Transfer Request.
- 4.E Consideration and possible action to approve the February 2025 Payroll Transfer Request.

ITEM 5.) OLD BUSINESS

- 5.A Consideration and possible action to revise the budget for the Dickinson Picnic Grounds.
Dave Funk gave an update on the costs associated with the current Dickinson Picnic Grounds budget. Gaylin Naiser asked if the current budget includes the cost of a playground and asked about ELS Construction and whether or not he will be building an event space. Mayor Magliolo spoke and wanted to clarify how the process works to begin with. He wanted to know what his options are regarding the Dickinson Picnic Grounds moving forward. Councilman Jessie Brantley spoke on how we will be doing a disservice to the community if we fail to give them what was originally promised. Councilman Bill Schick said that he disagrees with the amount of money that may be spent on it and feels that we need to have something similar. Collin Coker followed up by thanking everyone for their input and said that we are going to consider those avenues. Walter Wilson, Patrick Spies and Matt Sabatier made comments regarding how they are listening to every side and want to make the best decision possible for everyone involved.

NO ACTION WAS TAKEN.

ITEM 6.) NEW BUSINESS

- 6.A Conduct a public hearing on street and driveway improvements to enhance access to Wellness First Medical Center located at 350 FM 517 W.

PUBLIC HEARING BEGAN AT 7:33PM.

Dave Funk gave a summary of the proposed project. Dr. Donna Sanders (owner of the business) spoke to the challenges that she's facing regarding the medians and thanked the board for considering helping her out. Mayor Magliolo spoke to the issue as well as his business is right next door to Dr. Sanders'.

PUBLIC HEARING ADJOURNED AT 7:44PM. NO ACTION WAS TAKEN.

- 6.B Consideration and possible action to sponsor the Dickinson Pilot Club's Fun Run.

Patrick Spies motioned to Approve , and Walter Wilson seconded the motion.

VOTE:

4 AYES (Patrick Spies, Collin Coker, Matt Sabatier, Walter Wilson)

0 NAYS

MOTION PASSED

ITEM 7.) **EXECUTIVE (CLOSED) SESSION(S)** The time is now _____ p.m. and the Board will now hold a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in :
The Board went into Executive Session at 7:45PM.

7.A Texas Government Code Section 551.072 - Deliberations About Real Property
Deliberate the purchase, exchange, lease or value of real property.

7.B Texas Government Code Section 551.074 - Personnel Matters
Deliberate the appointment of a public officer.

7.C Texas Government Code Section 551.071 - Consultation with Attorney
Consultation with attorney on a matter in which the duty of the attorney to the DEDC board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act.

ITEM 8.) **ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)**
The Board reconvened at 8:50PM. Collin Coker explained that we will be going back to the contractor for updated drawings of the picnic grounds.

8.A Texas Government Code 551.072 - Deliberations About Real Property
Consideration and possible action regarding the purchase, exchange, lease, or value of real property.
No action taken.

8.B Texas Government Code 551.074 - Personnel Matters
Consideration and possible action regarding the appointment of a public officer.
No action taken.

8.C Texas Government Code Section 551.071 - Consultation with Attorney
Consideration and possible action regarding the matter discussed with the attorney.
No action taken.

ITEM 9.) **STAFF REPORT** David Funk & Kaitlyn McMillan
Dave Funk gave various updates, including the bid for the WS Parking Garage, our partnership with the SBA/Amegy Bank, grant applications, and several different property statuses. Kaitlyn McMillan gave an update on the DEDC Educational Series and the launch of the new DEDC website.

ITEM 10.) **BOARD MEMBER COMMENTS**
None.


ITEM 11.) **FUTURE AGENDA ITEMS**

None.


ITEM 12.) ADJOURNMENT

Collin Coker adjourned the meeting at 8:58PM

PASSED APPROVED, AND ADOPTED this Tuesday, April 15, 2025


Collin Coker, Board President

ATTEST:


Claude Oliver, City Secretary