

**DAYTON COMMUNITY DEVELOPMENT CORPORATION**  
DAYTON COMMUNITY CENTER 801 S. CLEVELAND, DAYTON, TX 77535  
**REGULAR BOARD MEETING AGENDA**  
Monday, February 12<sup>th</sup>, 2018 6:00 p.m.

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**Present**

Wendell Null - Voting  
Nan Headrick - Voting  
Tonya Smikal - Voting  
Shane Burleigh - Voting  
Chris Brown - Advisory  
C.D. Williams - Advisory  
Tammy Pratka - Advisory  
Mike Fielder - Council  
Randy Gunter - Council  
Theo Melancon - City Manager  
Courtland Holman - Executive Director

**Absent**

Frosty Pruitt - Voting  
Glen Hajovsky - Voting  
Alvin Burress - Voting  
Jeff Lambright - Advisory  
Sheila Martin - Administrator

**I. Call to Order - 6:02 p.m.**

Wendell Null called the meeting to order.

**II. Invocation and Pledge**

Shane Burleigh led the Pledge of Allegiance. Mike Fielder led the Invocation.

**III. Citizen Forum**

Citizens will be allotted a 3 minute time frame.  
None present.

**IV. Board Training Provided by Mike Fielder**

Mike Fielder introduced his colleague, Randy Gunter, who facilitated the Board training.

**V. Review Amendment #2 for Kendig Keast Contract**

Courtland Holman and Theo Melancon made presentations to the Board addressing the need for the additional scope of work to be done by Kendig Keast and fielded questions from the Board.

## **VI. Review DCDC Budget Adjustments**

Courtland Holman gave information to the Board regarding the budget adjustments that need to be made for the TXP contract approved in December's meeting and the Kendig Keast Amendment #2 approved earlier in this meeting.

## **VII. Discussion and Possible Action Items**

- a. Discuss and Possible Action on Contract Amendment #2 for Kendig Keast Corp.

After discussion, Tonya Smikal made a motion to give Courtland authority to approve up to the full amount requested for the contract amendment, but to try and negotiate the price down first. Nan Headrick seconded the motion. None opposed. Motion carried.

- b. Discuss and Possible Action on Budget Adjustments

After discussion, Nan Headrick made a motion to approve the Budget Adjustments as presented. Shane Burleigh seconded the motion. None opposed. Motion carried.

- c. Discuss and Possible Action on Krull Bakery Sign Grant

Board reviewed and discussed Krull Bakery's Sign Grant Application.

Nan Headrick made a motion to approve the application for the Sign Grant by Krull Bakery. Shane Burleigh seconded the motion. None opposed. Motion carried.

## **VIII. Consent Items**

*The purpose of the consent agenda is to streamline an open meeting by approving multiple items with one vote. If Board desires to discuss an item on the consent agenda, they may do so within the Consent Items.*

- a. Review and take action on regular board meeting minutes from January 8<sup>th</sup>, 2018  
b. Review and take action on Special board meeting minutes from December 19<sup>th</sup>, 2017

Nan Headrick made a motion to accept the Board meeting minutes from January 8<sup>th</sup>, 2018 and the minutes from the Special Board meeting from December 19<sup>th</sup>, 2017 with corrections. Shane Burleigh seconded the motion. None opposed. Motion carried.

- c. Review and take action on January's 2018 Financial Statement

January 2018 Financial Statement was not yet available at the time of the Board meeting. No action taken.

**IX. Director's Report**

February 12, 2018

January 9 – Meeting with Marcus Goering of Gulf Inland Logistic Park, Travis James (TXP), Art from Olsen and Olsen, and Theo to discuss infrastructure financing and timelines.

Meeting at City Hall including above with Luis Nunes for River Ranch.

I was a presenter at First Liberty National Bank board meeting as they wanted to know what is the forecast for Liberty County especially in the Dayton area.

January 10 – Meeting with Centerpoint on servicing Dayton with Theo, Gary Chalk, Robert Young and Matt McCallon.

January 11 – Meeting with developer

January 12 – Meeting with Theo, Alvin and Jeff on Community Center.

January 19 – Meeting with Motion Graphics

January 22 – Jury Duty reporting

City Council Meeting – Resolution Reading for Medical

January 24 – Meeting with Paula and Steve McCorquodale on 2<sup>nd</sup> year of New Venture Training course through Lee College and SBDC.

Meeting with Texas Gas and ENERTEX Gas at city hall. We now appear to have a second competitor to Centerpoint to provide natural gas service. This company is servicing the Plum Grove Development(s).

January 25 - Discuss branding needs with BrandExtract at their office in Houston. Shannon, Shelia and I attended. Theo unable to attend.

Meeting with Mark Noriega of Texas Workforce Solutions. Mark represents the Business Owner not the employee.

City Council meeting – Second Resolution Reading for Medical

January 26 – city sponsored class and training on Effectively Managing EE's and Conflict Resolution Training.

Discovery Call – conference call with Sheila and myself attending.

January 29 – Theo and I attended a meeting in Anahuac with the Chambers-Liberty Counties Navigation District to discuss water rights and possible acquisition of surface water.

Interview with Business Journals Magazine on growth in Dayton.

January 30 – Meeting with Businesses

Meeting with Tom Kelchner and Paula

Conference Call on TIRZ status – Calling into Travis's office (TXP)

Meeting with Judge Jay Knight, Leon Wilson, Lana McCarty, David Douglas, Shelia and myself on information needed to bring to ICSC. We have sent them a list of questions. Found out that Leon and David are meeting with developers on Dayton but we are not necessarily meeting with them yet.

January 31 – Second Downtown Revitalization meeting with Kendig Keats. Attendance was off, may need another meeting due to length meeting.

February 1 – Meeting with Mark of Texas Workforce – follow up meeting.

February 5 – Chicken Express grand opening and ribbon cutting

City Council meeting – discuss possible contract amendment for Kendig Keats

February 6 – Meeting with Oleon and group on any concerns to make sure infrastructure is in place. This is a half day meeting with many groups represented.

February 7 – City and County meeting on Occupational Medicine.

February 8 - Meeting with Scott Krzyzanowski and a business owner that needs to expand on Hwy 146.

February 9 – Cooking Gumbo for Rotary.

#### PROJECTS:

January 2018

Currently working on Project Mill from WEDA - - A company with US operations headquartered in Chicago could be in the market for a larger site if a deal on electricity prices at their current location cannot be made. Currently the manufacturer operates in a mill for the production of railroad rails, coiled rods, and reinforcing bars. To stay in the current location it would take a \$500 million upgrade and an additional 200 jobs to work on a new undisclosed product line. Site size is 100,000 square feet with up to 200 new employees.

Project Self Heat from WEDA – Company provides supplies for the Military. Current location to be shut down and relocated to various US sites. Company provides help for disaster relief and supplies to some Sports

retailers. Looking for a 50,000 square foot facility to manufacture proprietary products. UP to 50 new employees.

Responded to two separate businesses asking for location information in February.

- a. A Sand Blasting business -Zuniga Insulation Paint Scaffold, LLC (ZIPS)
- b. A Fireworks distribution warehouse – some city ordinance will need updating to allow this non-retailer in Dayton as the ordinance is very broad.

**X. Adjourn - 8:36 p.m.**

Nan Headrick made a motion to adjourn. Tonya Smikal seconded the motion. None opposed.  
Motion carried.



President



Secretary

