

# **Dalhart Economic Development Corporation (DEDC) Board of Directors Agenda Minutes, Dalhart, Texas**

**AGENDA ITEM: 1**

**DATE OF MEETING: January 6, 2026**

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**CALL TO ORDER: *Announcement by DEDC Board President.*** “This meeting is being held in accordance with the provisions of the Texas Open Meetings Act (Govt. Code, Chapter 551). Discussion and actions are limited to the agenda items as posted. A quorum being present as evidenced by the presence of 6 members of the DEDC Board of Directors, the meeting is hereby called to order.”

The following DEDC members are present:

SHERRI HASCHKE	BOARD MEMBER
GARY MESSER	BOARD MEMBER
ANN CLAIRE GUSTIN	BOARD MEMBER
JOHN PORTER	BOARD MEMBER
ALFONSO VENEGAS	BOARD MEMBER
KEVIN CADDELL	BOARD MEMBER
SEAN OVEREYNDER	DEDC DIRECTOR

Also present:

JAMES STROUD	EX-OFFICIO
KRISTY DETWILLER	EX-OFFICIO
JJ OZNICK	EX-OFFICIO

**City Staff members present at the meeting:**

**Others present at the meeting:**

Diana Martinez – Hilmar Cheese

Synthia Howell – Dust Bowl Bar & Grill

Lisa Hanbury – XIT Museum

Nick Olson – XIT Museum

**Members of the press present at the meeting:**

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**AGENDA ITEM: 2**

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**SUBJECT:** Comments from the public (Government Code 551.007 (a), (b))

**SUMMARY STATEMENT**

PUBLIC TESTIMONY. (a) This section applies only to a governmental body described by Sections [551.001\(3\)\(B\)-\(L\)](#).

(b) A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item.

(c) A governmental body may adopt reasonable rules regarding the public's right to address the body under this section, including rules that limit the total amount of time that a member of the public may address the body on a given item.

(d) This subsection applies only if a governmental body does not use simultaneous translation equipment in a manner that allows the body to hear the translated public testimony simultaneously. A rule adopted under Subsection (c) that limits the amount of time that a member of the public may address the governmental body must provide that a member of the public who addresses the body through a translator must be given at least twice the amount of time as a member of the public who does not require the assistance of a translator in order to ensure that non-English speakers receive the same opportunity to address the body.

(e) A governmental body may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This subsection does not apply to public criticism that is otherwise prohibited by law.

**BOARD ACTION**

**NO ACTION TAKEN**

NONE

**AGENDA ITEM: 3**

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**SUBJECT:** Approve minutes for 12-11-2025 Special Called Meeting

**SUMMARY STATEMENT**

Approve minutes for 12-11-2025 Special Called Meeting

**BOARD ACTION**

Motion by Board Member Gary Messer to approve the minutes as presented. Motion seconded by Board Member Ann-Claire Gustin and upon being put to a vote the motion passed unanimously.

VOTING:

"AYE" 6

"NAY" 0

"ABSTAIN" 0

**Dalhart Economic Development Corporation (DEDC) Board of Directors  
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**AGENDA ITEM: 4**

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**SUBJECT:** Approve the December 2025 Financial Report

**SUMMARY STATEMENT**

Approve the December 2025 Financial Report

**BOARD ACTION**

Motion by Board Member **Kevin Caddell** to **approve the financials as presented**. Motion seconded by Board Member **Gary Messer** and upon being put to a vote the motion **passed unanimously**.

VOTING:

"AYE" 6

"NAY" 0

"ABSTAIN" 0

**AGENDA ITEM: 5**

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**SUBJECT:** Presentation by XIT Museum

**SUMMARY STATEMENT**

Presentation by XIT Museum – Request for Lighting Incentive

**BOARD ACTION**

**NO ACTION – INFORMATION ONLY**

**Dalhart Economic Development Corporation (DEDC) Board of Directors  
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**AGENDA ITEM: 6**

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**SUBJECT:** Discuss and/or act upon XIT Museum Request for Incentives

**SUMMARY STATEMENT**

Discuss and/or act upon XIT Museum Request for Incentives

**BOARD ACTION**

Motion by Board Member Kevin Caddell to provide a grant up to 50% of the total cost of \$4,230.97 (\$2,115.48) to the XIT Museum for lighting for the new mural. Motion seconded by Board Member Alfonso Venegas and upon being put to a vote the motion passed unanimously.

VOTING:                      "AYE" 6                      "NAY" 0                      "ABSTAIN" 0

**AGENDA ITEM: 7**

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**SUBJECT:** Discuss and accept the resignation of Ann-Claire Gustin, EDC board member

**SUMMARY STATEMENT**

Discuss and accept the resignation of Ann-Claire Gustin, EDC board member

**BOARD ACTION**

**NO ACTION – INFORMATION ONLY**

**Dalhart Economic Development Corporation (DEDC) Board of Directors  
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**AGENDA ITEM: 8**

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**SUBJECT:** Discuss and/or act upon replacing vacant EDC board member position

**SUMMARY STATEMENT**

Discuss and/or act upon replacing vacant EDC board member position with one of two applicants, and forwarding to the City Council for approval:

- i. Diana Martinez, Hilmar Cheese
- ii. Synthia Howell, Dalhart Dust Bowl

**BOARD ACTION**

Motion by Board Member Kevin Caddell to appoint Diana Martinez from Hilmar to the Board of Directors and forward the recommendation to the City Council. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion passed unanimously.

VOTING:                      "AYE" 6                      "NAY" 0                      "ABSTAIN" 0

**AGENDA ITEM: 9**

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**SUBJECT:** Discuss and/or act on the replacement or reappointment of EDC Board members with expired term

**SUMMARY STATEMENT**

Discuss and/or act on the replacement or reappointment of EDC Board members with expired term:

- i. John Porter

**BOARD ACTION**

Motion by Board Member Ann-Claire Gustin to reappoint John Porter for another term and forward the recommendation to the City Council. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion passed unanimously.

VOTING:                      "AYE" 6                      "NAY" 0                      "ABSTAIN" 0

**Dalhart Economic Development Corporation (DEDC) Board of Directors  
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**AGENDA ITEM: 10**

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**SUBJECT:** Discuss and/or act on the replacement or reappointment of EDC Board members with expired term

**SUMMARY STATEMENT**

Discuss and/or act on the replacement or reappointment of EDC Board members with expired term:

- i. Kevin Caddell

**BOARD ACTION**

Motion by Board Member Ann-Claire Gustin to reappoint Kevin Caddell for another term and forward the recommendation to the City Council. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion passed unanimously.

VOTING:                      "AYE" 6                      "NAY" 0                      "ABSTAIN" 0

**AGENDA ITEM: 11**

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**SUBJECT:** Discuss and/or act on the replacement or reappointment of EDC Board members with expired term

**SUMMARY STATEMENT**

Discuss and/or act on the replacement or reappointment of EDC Board members with expired term:

- i. Alfonso Venegas

**BOARD ACTION**

Motion by Board Member Ann-Claire Gustin to reappoint Alfonso Venegas for another term and forward the recommendation to the City Council. Motion seconded by Board Member Gary Messer and upon being put to a vote the motion passed unanimously.

VOTING:                      "AYE" 6                      "NAY" 0                      "ABSTAIN" 0

**Dalhart Economic Development Corporation (DEDC) Board of Directors  
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**AGENDA ITEM: 12**

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**SUBJECT:** Discuss and/or take action on the proposal submitted by Parkhill for master planning, civil engineering, and Phase I design services for the residential tract located at FM 281 and Spirit Trail, in the amount of \$124,000.

**SUMMARY STATEMENT**

Discuss and/or take action on the proposal submitted by Parkhill for master planning, civil engineering, and Phase I design services for the residential tract located at FM 281 and Spirit Trail, in the amount of \$124,000. This procurement is in accordance with Local Government Code Sections 252.021 and 252.022(4), utilizing professional services as defined under Government Code Section 2254.002(2)(vii)

**BOARD ACTION**

Motion by Board Member **Kevin Caddell** to **table this item to a future EDC board meeting**. Motion seconded by Board Member **John Porter** and upon being put to a vote the motion **passed unanimously**..

VOTING:                      "AYE" **6**                      "NAY" **0**                      "ABSTAIN" **0**

**AGENDA ITEM: 13**

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**SUBJECT:** Discuss and/or act on approving the 2025-2030 Strategic Plan draft and moving to the next step of gathering stakeholder input before finalizing for City Council approval for adoption

**SUMMARY STATEMENT**

Discuss and/or act on approving the 2025-2030 Strategic Plan draft and moving to the next step of gathering stakeholder input before finalizing for City Council approval for adoption

**BOARD ACTION**

Motion by Board Member **Alfonso Venegas** to approve the 2025-2030 Strategic Plan Draft moving being presented to stakeholders for final input and finalization. Motion seconded by Board Member **John Porter** and upon being put to a vote the motion **passed unanimously**..

VOTING:                      "AYE" **6**                      "NAY" **0**                      "ABSTAIN" **0**

**Dalhart Economic Development Corporation (DEDC) Board of Directors  
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**AGENDA ITEM: 14**

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**SUBJECT:** Executive Session  
**AUTHORITY:** Texas Open Meetings Act (SECTION 551.087 & 551.072), City Ordinance, DEDC Bylaws.

**SUMMARY STATEMENT**

Convene into closed Executive Session for the following purpose(s):  
Government Code 551.074 – Personnel Matters  
i. EDC Director, Sean Overeynder

**BOARD ACTION**

Motion by Board Member **Alfonso Venegas** to **enter into Executive Session**. Motion seconded by Board Member **Gary Messer** and upon being put to a vote the motion **passed unanimously**.

VOTING: "AYE" 6 "NAY" 0 "ABSTAIN" 0

Time Into Executive Session: **7:01pm**

**AGENDA ITEM: 15**

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**SUBJECT:** Executive Session  
**AUTHORITY:** Texas Open Meetings Act (SECTION 551.087 & 551.072), City Ordinance, DEDC Bylaws.

**SUMMARY STATEMENT**

Reconvene out of Executive Session

Motion by Board Member **Alfonso Venegas** to **reconvene out of Executive Session**. Motion seconded by Board Member **Gary Messer** and upon being put to a vote the motion **passed unanimously**.

VOTING: "AYE" 6 "NAY" 0 "ABSTAIN" 0

Time Out of Executive Session: **7:33pm**

**Development Corporation (DEDC) Board of Directors Agenda Minutes,  
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**AGENDA ITEM: 17**

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**SUBJECT:** Action as a result of the above listed Executive Session  
**AUTHORITY:** Texas Open Meetings Act (SECTION 551.087 & 551.072), City Ordinance, DEDC Bylaws.

**SUMMARY STATEMENT**

Action as a result of the above listed Executive Session: Government Code 551.074  
– Personnel Matters

**BOARD ACTION**

Motion by Board Member Kevin Caddell to approve the \$5,000 salary increase based upon successfully receiving a favorable 90-day board evaluation (10/6/2025-01/04/2025). Motion seconded by Board Member Gary Messer and upon being put to a vote the motion passed unanimously.

VOTING: "AYE" 6 "NAY" 0 "ABSTAIN" 0

**AGENDA ITEM: 18**

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**ADJOURN: *Announcement by the DEDC President (or Proxy)*** – “The next regularly scheduled meeting of the DEDC Board of Directors will be held **February 3, 2026**, at 6:00pm at 205 Rock Island Avenue, Dalhart, Texas, 79022.

There being no other business, is there a motion to adjourn?”

**BOARD ACTION**

Motion by Board Member Gary Messer to adjourn. Motion seconded by Board Member Alfonso Venegas and upon being put to a vote the motion passed unanimously.

VOTING: "AYE" 6 "NAY" 0 "ABSTAIN" 0

**Time Adjourned: 7:34p.m.**