

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

AGENDA ITEM: 1

DATE OF MEETING: November 18, 2025

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 7 members of the DEDC Board of Directors, the meeting is hereby called to order.”

The following DEDC members are present:

SHERRI HASCHKE	BOARD MEMBER
CAMILLA GREEN	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
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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:

Lisa Hanbury

Kelly Fratis

Members of the press present at the meeting:

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AGENDA ITEM: 2

SUBJECT: Comments from the public (Government Code 551.007 (a-e))

SUMMARY STATEMENT

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

(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

AGENDA ITEM: 3

SUBJECT: Approve minutes for 10-7-2025 Regularly Scheduled Meeting

SUMMARY STATEMENT

Approve minutes for 10-7-2025 Regularly Scheduled Meeting

BOARD ACTION

Motion by Board Member **Gary Messer** to **Approve the October 7, 2025 Regularly Scheduled Meeting Minutes as presented**. Motion seconded by Board Member **Alfonso Venegas** and upon being put to a vote the motion **Passed Unanimously**.

VOTING: "AYE" **7**

"NAY" **0**

"ABSTAIN" **0**

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

SUBJECT: Approve the October 2025 Financial Report

SUMMARY STATEMENT

Approve the October 2025 Financial Report

BOARD ACTION

Motion by Board Member **Alfonso Venegas** to **Approve the November 2025 Financial Report as presented.**

Motion seconded by Board Member **Kevin Caddell** and upon being put to a vote the motion **Passed Unanimously.**

VOTING: "AYE" **7**

"NAY" **0**

"ABSTAIN" **0**

**Dalhart Economic Development Corporation (DEDC) Board of Directors
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AGENDA ITEM: 5

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

SUMMARY STATEMENT

Convene into closed Executive Session for the following purpose(s):
Government Code 551.087 – Deliberation Regarding Economic Development Negotiations

BOARD ACTION

Motion by Board Member **Gary Messer** to **Convene into Closed Executive Session**. Motion seconded by Board Member **John Porter** and upon being put to a vote the motion **Passed Unanimously**.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

Time Into Executive Session: 6:05 PM

AGENDA ITEM: 6

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 **Kevin Caddell** to **Reconvene out of Executive Session**. Motion seconded by Board Member **Camilla Green** and upon being put to a vote the motion **Passed Unanimously**.

VOTING: "AYE" 7 "NAY" 0 "ABSTAIN" 0

Time Out of Executive Session: 6:32 PM

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AGENDA ITEM: 7

SUBJECT: Action as a result of Executive Session

SUMMARY STATEMENT

Action as a result of the above listed Executive Session: Board approved a \$2,000 Mural Grant (Green Space, Outdoor Lighting, and Community Art Incentive Program) for the XIT Museum to place a Mural on the side of their building. Total project cost for the mural: \$10,373.50 (does not include construction necessary for preparation of the mural)

BOARD ACTION

Motion by Board Member Alfonso Venegas to Approve a \$2,000 Mural Grant (Green Space, Outdoor Lighting, and Community Art Incentive Program) for the XIT Museum to place a Mural on the side of their building.

Motion seconded by Board Member Gary Messer and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7

"NAY" 0

"ABSTAIN" 0

AGENDA ITEM: 8

SUBJECT: Information from the DEDC Director

- a. 712 Developers update and need for Housing Market Feasibility Report to ensure proper buildout of residential homes (Single Family, Multi-Family)
- b. Activities and status of Firehouse, LLC agreement
- c. 2025-2026 EDC Planning & Prioritizing for program of work

SUMMARY STATEMENT

Information from the DEDC Director:

- d. 712 Developers update and need for Housing Market Feasibility Report to ensure proper buildout of residential homes (Single Family, Multi-Family). Spoke with Kent Meyer from 7:12 and explained that we will have to conduct a 60 day Public Hearing Notice, hold 2 Public Hearings and the Council will have to conduct 2 readings of a resolution prior to signing the Performance Agreement. Director also followed up with the Borger EDC regarding 7:12's performance as they are building homes in Borger, TX as well. Borger reported that they are adhering to the Performance Agreement and are in the process of completing their second home and are ready to receive two more lots for development from the City of Borger/Borger EDC.
- e. Activities and status of Firehouse, LLC agreement. According to Morgan Henderson, Firehouse, LLC has completed the scope of work and all deliverables have been supplied in accordance with the agreement.

- Sherry Haschke had questions regarding the merchandise store and access for vendors to be able to purchase Dalhart merchandise. The director is still attempting
- f. 2025-2026 EDC Planning & Prioritizing for program of work

BOARD ACTION

NO ACTION TAKEN – INFORMATION ONLY

AGENDA ITEM: 9

SUBJECT: Discuss and/or act upon partnering with ZacTax for a total not to exceed \$7,500 per year for Sales Tax and Accuracy Compliance reporting and collection, and authorize the EDC Director to sign all associated documents.

SUMMARY STATEMENT

Discuss and/or act upon partnering with ZacTax for a total not to exceed \$7,500 per year for Sales Tax and Accuracy Compliance reporting and collection, and authorize the EDC Director to sign all associated documents.

Information provided by the DEDC Director

BOARD ACTION

Motion by Board Member Kevin Caddell to Partner with ZacTax for a total not to exceed \$7,500 per year for Sales Tax and Accuracy Compliance reporting and collection, and authorize the EDC Director to sign all associated documents. Motion seconded by Board Member John Porter and upon being put to a vote the motion Passed Unanimously.

VOTING: "AYE" 7

"NAY" 0

"ABSTAIN" 0

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

ADJOURN: *Announcement by the DEDC President (or Proxy)* – “The next regularly scheduled meeting of the DEDC Board of Directors will be held **December 2, 2025**, 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 **Alfonso Venegas** to **Adjourn the meeting.** Motion seconded by Board Member **Gary Messer** and upon being put to a vote the motion **Passed Unanimously.**

VOTING: "AYE" 7

"NAY" 0

"ABSTAIN" 0

Time Adjourned: 7:12 PM