City of Coffee City
Economic Development Corporation

CITY OF COFFEE CITY

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NOTICE IS HEREBY GIVEN OF A REGULAR MONTHLY MEETING OF THE COFFEE CITY ECONOMIC DEVELOPMENT CORPORATION; THAT WAS HELD ON **MONDAY, AUGUST 25, 2025, AT 5:00 PM**, AT THE CITY OF COFFEE CITY LOCATED AT THE ABOVE ADDRESS. THE BOARD RESERVES THE RIGHT TO MEET IN A CLOSED SESSION ON ANY AGENDA ITEM SHOULD THE NEED ARISE AND APPLICABLE PURSUANT TO AUTHORIZATION BY TITLE 5, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. THE ITEMS LISTED BELOW WERE PLACED ON THE AGENDA FOR DISCUSSION AND/OR ACTION.

MINUTES

1. Call Meeting to Order/Announce Recording.
   Vicki Castleberry called the meeting to order at 5:00 pm and announced recording of minutes.

2. Roll Call/Announce if quorum is present.
   Roll was called. Candice Lyon, present; Vicki Castleberry, present; Felicia Allen, present; Ollie Harmon, present; Walter Kern, present. Quorum is present.

3. Approve Meeting Minutes for July 2025:
   Walter Kern made a motion to approve minutes as presented. Candice Lyon seconded. All in favor, none opposed. Motion carried.

4. Approve the Treasurer's Report for July 2025:
   Ollie Harmon made a motion to approve the treasurer's report as presented. Felicia Allen seconded. All in favor, non opposed. Motion carried.

5. Open Forum

6. Discuss and approve donating $8,000.00 to the City of Coffee City for Community Center improvements. i.e. (Air Conditioner System)
   Vicki Castleberry explained the need for air conditioning at the community center and the cost of replacing both units. A motion was made by Felicia Allen to approve the donation of $8000.00 to the city for the community center's air conditioning. The motion was approved by Candace Lyons.

7. Revisit and Discuss Tenant Grant Program Application requesting $5000.00 to start a new business in the name of Ven-o's Volume of Ventures – Custom T'zz & More.
   The applicant retracted her application due to lack of documentation.

8. Revisit possible uses and cost for equipment for EDC property at Highsaw & CR 3506.
   Vicki Castleberry discussed the potential used for the EDC property on Highsaw and CR 3506, including picnic tables and food trucks. Discussion was made on the high cost of picnic tables and umbrellas and the need to find cost-effective solutions. Walter Kern made a motion to set a budget of $50,000 for purchasing tables, grills and other equipment for the EDC property and a plan to bring back three price options for the next meeting. Ollie Harmon seconded. All in favor, none opposed. Motion carried.

9. Discuss possible purchase of three lots located on the front of Highway 3506 and inside of the Highsaw addition from David Busch.
   The lots are valued at $104,058 but the seller is asking $320,000 for the three lots and structures on them. The city is only interested in the land, not the structures. Members expressed interest in using the land for various purposes, including a Police department and other community improvements. The city will inform the seller of the interest in the land only.

10. Discuss Agenda Items for the next meeting.
    Revisit possible uses and cost for equipment for EDC property.
    Discuss possible purchase of three lots form David Busch

11. Next meeting date: August 25, 2025.
    September 22.

12. Adjourn
    Felicia Allen made a motion to adjourn the meeting at 5:34pm. Seconded by Walter Kern.

I certify that this is the official copy of the minutes of the Coffee City EDC meeting held **Monday, August 25, at 5:00 PM** and was posted at the City Hall Public Notice Board and the Coffee City EDC Website.

August 22, at 5:00 PM

Vicki Castleberry
Vicki Castleberry/ President

9-22-25
Date Approved

Candice Lyon/Secretary