

JOE RUSSELL
RANDALL BUCK
RITA BISHOP
JIRA SANSOM



JAMES BURGESS
GERONIMO HERNANDEZ
VACANT

Special called Venus Community Service Development Corporation

Monday, June 13, 2022, 6:00 PM

Venus Civic Center
210 South Walnut Street
Venus, Texas 76084

Page

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance

2. Public Comment Period

Citizens may sign up before the meeting begins and will be allowed up to 5 minutes to address the Board. No personal attacks on any appointed official or city employee will be allowed.

3. Consent Agenda

- 3.1. Approval of meeting minutes of the Venus Community Service Development Corporation for May 9, 2022. 3 - 5

[Venus Community Service Development Corporation - May 09 2022 - Minutes - Pdf](#)

I make a motion to approve/deny the consent agenda as presented.

4. Discussion & Action Items:

- 4.1. Discuss and consider purchase of mulch for Fielder and Shanna Parks. 6 - 8

[1A Mulch.pdf](#) [1b Mulch.pdf](#) [1c Mulch.pdf](#)

I make a motion to approve/deny_____.

- 4.2. Discuss and consider the purchase of tables for park use. 9 - 12

[2a Tables.pdf](#)  [2b Tables.pdf](#)  [2c Tables.pdf](#)  [Item 1 and 2- Mulch and Tables Excel 2.pdf](#) 

I make a motion to approve/deny _____.

- 4.3. Discuss and consider the purchase of playground equipment at Fielder and Shanna parks. 13

[Playground Equipment.pdf](#) 

I make a motion to approve/deny _____.

- 4.4. Discuss and consider amending the Venus Community Service Development Corporation bylaws. 14 - 21

[2017 bylaws.pdf](#) 

I make a motion to approve/deny amending Venus Community Service Development Corporation bylaws.

5. Adjourn

In accordance with Texas Government Code, Section 551.001, et seq. the Venus Community Development Corporation may recess into Executive Session (closed meeting) at any time during this meeting to discuss matters listed on the agenda or if any of the following matters should arise during the course of the meeting §551.072 Consultations with Attorney; §551.072 Deliberations regarding Real Property, §551.074 Personnel Matters, §551.076 Deliberations regarding Security Devices, §551.087 Deliberations regarding Economic Development Negotiations.

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board of City Hall, 700 W Hwy 67, Venus TX, at a place readily accessible to the general public at all times, and to the City's website, **www.cityofvenus.org**, not less than 72 hours prior to the meeting.

Callie Green,
City Secretary

If you plan to attend the public meeting and have a disability requiring accommodation, please make your request at least 48 hours in advance of the meeting, if possible. To make arrangements call (972) 366-3348 and leave a message if it is after hours. Thank you.



Venus Community Service Development Corporation - May 9, 2022 Minutes

Monday, May 9, 2022 at 6:00 PM

Venus Civic Center

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance:

Joe Russell called the meeting to order at 6:05 pm, gave the invocation and James Burgess lead the Pledge of Allegiance.

Members present: Joe Russell, Randall Buck, Rita Bishop, Jira Sansom, James Burgess and Phyllis Lewis.

Members absent: Geronimo Hernandez.

Staff present: Tonya Roberts, Callie Green, Stacey Wyman, Andrew Simmons and Cheryl Estes.

2. Public Comment Period:

No public comments.

3. Consent Agenda:

- 3.1. Approval of meeting minutes for Venus Community Service Development Corporation on February 14, 2022.

[Venus Community Service Development Corporation - Feb 14 2022 - Minutes - Pdf](#)

[Venus Community Service Development Corporation - Feb 14 2022 - Minutes - Pdf](#)

I make a motion to approve the consent agenda.

Moved by: Randall Buck

Seconded by: Phyllis Lewis

For: Unanimous. Motion carried 6-0-0.

4. Presentation:

- 4.1. Presentation of FY 21-22 budget & actual report as of March 2022.
Finance Director, Cheryl Estes presented.

5. Consideration & Action Items:

- 5.1. Discuss and consider upgrades to existing parks.
[1a benches.pdf](#)  [1b boader.pdf](#)  [1c rubber.pdf](#) 
[1d Equipment upgrades.pdf](#)  [1d wood.pdf](#)  [1e banners.pdf](#) 
I make a motion to approve benches, border, banners at four (4) events per year and swings at Fielder and Shanna Parks as presented.

Moved by: Randall Buck

Seconded by: Rita Bishop

For: Unanimous. Motion carried 6-0-0.

- 5.2. Discuss and consider possible uses for newly acquired park area.
Discussion on asking for community input. No action taken.
- 5.3. Discuss and consider future park locations and use.
[3a Venus Sports Complex Mockup.pdf](#) 
Discussion only. No action taken.
- 5.4. Discuss and consider grant opportunities for parks.
Discussion only. No action taken.
- 5.5. Discuss and consider adjusting work schedule of the Economic Development Director.
I make a motion to approve adjusting the work schedule for the Economic Development Director as presented.

Moved by: Randall Buck

Seconded by: Jira Sansom

For: Unanimous. Motion carried 6-0-0.

- 5.6. Receive direction from Economic Development Board for future projects.

Randall Buck - Have City event that sets us aside from other towns and gets our name out there that people want to keep coming to year after year.

James Burgess - Have events like ladies night out, steak cook-offs, etc.

Jira Sansom - Spoke of events also.

Alicia Rosales - 1101 Cr 213- Spoke about having a food truck event.

6. Adjourn

Joe Russell adjourned the meeting at 8:01 pm.

Chair

City Secretary

SHOPPING CART

PRODUCTS



Playsafer Rubber Mulch | Painted Black
Size: 2000 LBS. (50 X 1.55 CU. FT. BAGS) 77 CU. FT.
Price per item: \$769.00
Quantity:
Item total: \$769.00
[Remove](#)

SUBTOTAL

\$769.00
Excluding tax & shipping

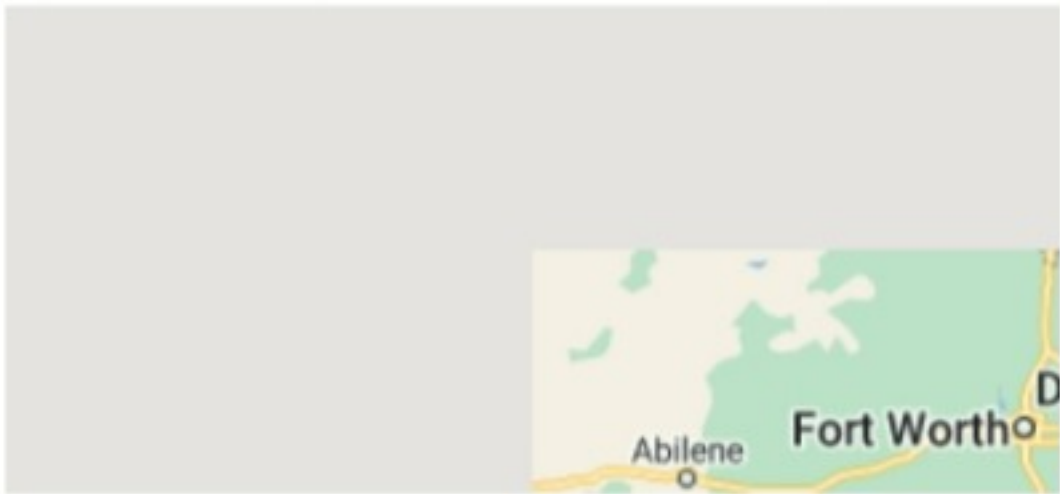
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 Welcome to RubberMulch Chat!



SHIPPING RATES FOR TEXAS, UNITED STATES



● FREE SHIPPING 5-10 BUSINESS DAYS • \$0.00

Subtotal	\$769.00
Shipping	\$0.00
Total	\$769.00

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- Playground Rubber Mulch
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Florida Playground Black Rubber Mulch

\$589

QTY: 1 pallet - 77 cu ft. [Free Shipping.](#)

[Mulch Calculator](#)

PALLETS*

1 Pallet (2,000 lbs - 77 cu ft)

PACKAGING*

Regular

[Learn more.](#)

ADD TO CART

This ships to: **Florida** | [Change to my state](#)

OTHER COLORS



Brown



Red



Green



Blue



Uncoated

APPLICATIONS

Backyard, Climbing Walls, Obstacle and Ropes Course, Playground, School

VOLUME PRICING

Price per pallet (including delivery)

1 pallet \$589	2 pallets \$584	3 pallets \$576	4 pallets \$574	5 pallets \$571
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Need more pallets than listed above?

For bulk rates, call us: (561) 800-2114 or fill out our quick quote form [here](#).

SHIPPING

Shipping is FREE within the continental United States. No additional shipping costs will be added to your order of the rubber mulch product.

[View below](#) for more info on shipping.

MULCH CALCULATOR

How much rubber mulch do I need?

In the calculator below, enter the length and width of the area you want to cover. Then select the desired depth of rubber mulch. Our calculator is for a rectangular shaped area.

Call (561) 800-2114 or email us if you need help calculating your order amount, especially for more complex shapes.

In what size increments can I buy your rubber mulch?

Because we are a bulk seller and provide the most competitive prices, we only sell in 1/2 and 1 pallet increments.

What if the calculator calculates a number that is not a 1/2 or 1 pallet increment?

We prefer to be transparent with our customers so our calculator does not round up to the next pallet. If for example, it calculates 1.6 pallets, then you can decide whether to order 1.5 or 2 pallets. Our calculations are a suggestion based on our experience so there is an acceptable variance.

How much area does 1 pallet of rubber mulch cover?

That depends on how high you want to fill your area. Our calculator above provides recommendations on what depth to use for different applications. Below you can find how much 1 pallet (2,000 lbs.) of rubber mulch covers at some different sample depths:

Depth	Sq Ft
1.5"	620
2"	470
3"	310
4"	230
6"	150

SAMPLES

To verify colors prior to purchase, you can [order sample packs here](#).

PRODUCT OVERVIEW

Rubber mulch is an environment-friendly safety surface, manufactured from recycled passenger vehicle tires. Rubber mulch provides one of the safest and best surfaces for a wide variety of applications from children's playground surfacing to rock wall and obstacle course impact surfacing. When properly installed, the rubber mulch we sell meets the guidelines set forth by the Consumer Product Safety Commission (CPSC), the American Standard for Testing Materials (ASTM), ADA and the International Playground Equipment Manufacturers Association (IPEMA).

Environmentally Friendly

- 100% recycled shredded rubber
- 99.9% free of steel content
- Organic, non-hazardous and non-toxic
- Reduces landfill waste

Features

- Provides maximum fall height protection and accessibility (see Safety section below)
- Provides superior drainage and minimizes dust and dirt
- Does not retain moisture or slipperiness
- Ready to walk on almost immediately after it rains
- Reduces bug and rodent infestation
- Does not attract ants
- Will not blow or wash away in storms
- Will not decompose or compress
- Weather-friendly, never freezes

Physical Attributes

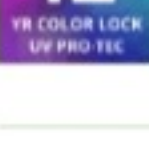
- Available in uncoated black or color coated
- Colored only with the highest rated premium coatings
- Dura-color designed to withstand exterior elements for a vibrant, long-lasting, durable finish
- Custom colors available upon request
- Loose-fill mixture of primarily 3/8" to 3/4" rubber nuggets

General Maintenance

- Leaves and twigs? Simple, just use a rake or leaf blower to remove.

Warranty

- Manufacturer limited warranty



SAFETY

Safety Features

- Almost twice the fall height rating as other surfacing products such as wood chips and more than twice the fall height rating of products like playground sand
- The mulch we sell is tested to have a fall height rating of at least 12' for 6" of mulch depth
- ASTM F1292-18 (Section 4.2) and/or ASTM F3351-19 has been met or exceeded
- ASTM F3012 validated - safe for use as playground surface
- Non-flammable, in accordance with the Federal Hazardous Substance Act, 16 CFR 1500.44
- ADA Compliant - Installed at a non-compacted depth of 6" / 14 pounds per sq ft, it is handicap accessible per ASTM F1951-08

Maintaining for Safety

- Rubber mulch is extremely low-maintenance. There are a few things to consider though to get the most out of your mulch:
- Immediately after installation and inspection, mark the level of the mulch against the playground equipment, using a permanent marker.
- Rubber mulch requires periodic raking to restore the material to its safe and proper depth, especially in high traffic areas.
- Note: Failure to maintain appropriate depth, as determined according to the highest potential fall height, may void manufacturer warranty and cause permanent injury or harm.

IPEMA CERTIFIED

Impact Testing

Playground surface impact testing - this certification validates that the impact attenuating performance criterion specified by ASTM F1292-18 (Section 4.2) and/or ASTM F3351-19 has been met or exceeded.

Playground Safe

Standard specification for loose-fill rubber - this certification validates the rubber mulch is safe for use as a playground safety surface under and around playground equipment.

PACKAGING

Regular

50 bags per pallet.

Supersack

1 supersack per pallet.

You have options - which is a good thing! Rubber mulch can be delivered in regular garden bags or supersacks, depending on your preference. The choice is yours and all packaging options are the same price. We can help provide guidance to you on what makes the most sense. Just choose your packaging option above when adding rubber mulch to your shopping cart.

Regular

Regular garden bags are recommended for residential use. They are the most common and versatile. There are 25 bags per half pallet and 50 bags per pallet. Each bag contains approximately 1.5 to 1.55 cu ft. Garden bags are perfect for typical residential applications such as spreading rubber mulch over different areas of your yard. This packaging option is also convenient for when you need to save extra bags for use later.

Supersack

Supersacks are recommended for commercial use or larger residential applications. Supersacks make it easier to apply larger volumes of rubber mulch to areas. This method works great when you can move the supersack directly to the application site via forklift or a Bobcat like machine. Once the supersack is in place, it is lifted via the machine and cut open from the bottom to release the rubber mulch in place.

*Due to the nature of this being sold in bulk, the weight and volume for a full pallet is an average weight and volume and may vary up or down slightly due to factors such as the package type and the varying density and shape of each piece of rubber mulch. Please don't hesitate to contact us with any questions.

DELIVERY SERVICE OVERVIEW

We make delivery of rubber mulch an easy and user friendly experience for you. However, we recommend that you read through our [shipping page](#) for the best delivery experience possible. Below is an overview of our delivery service:

1. Mulch Shipped
2. Local Hub Receives And
3. Schedules Final Delivery
4. Out For Delivery
5. Final Destination
6. Driver Unloads Curbside
7. You Verify & Sign

What do I need to do?

You need to be present for your scheduled delivery appointment, inspect the delivery, and sign. Please see our [shipping page](#) for full details.

Florida Playground Black Rubber Mulch SKUs

RM-FL-BK-SMS-1P

RM-FL-BK-SMS-2P

RM-FL-BK-SMS-3P

RM-FL-BK-SMS-4P

RM-FL-BK-SMS-5P

RM-FL-BK-SUS-1P

RM-FL-BK-SUS-2P

RM-FL-BK-SUS-3P

RM-FL-BK-SUS-4P

RM-FL-BK-SUS-5P

What Customers Are Saying

We are very happy with Rubber Mulch Warehouse. The delivery was fast and the carrier used also brought the pallet of mulch with a liftgate and put it inside my garage until I was ready to start my project.

Mark & Jackie H.

Customer Photos

[View all customer photos in Testimonial Gallery](#)

Rubber Mulch Warehouse

Open 7 days a week 7am-11pm ET
Rubber mulch made w in the USA

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RubberMulchWarehouse
Outdoor Affinity, LLC

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COMPANY

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Secure encrypted checkout.



YOUR CART

PRODUCT	QUANTITY	PRICE	SUBTOTAL
 Rubber Playground Mulch Standard Size: 1 Pallet – covers 150 Sq Ft (17 Ft Fall Height) Color: Black	 1  delete	\$995.00 \$799.00	\$799.00



You qualify for **FREE SHIPPING!**

SUBTOTAL: **\$799.00**

CHECKOUT NOW >

WE ALSO RECOMMEND



Lysol® Disinfecting Wipes, Lemon and Lime Blossom

As low as \$8.66



PURELL® Surface Sanitizer

As low as \$49.25



PURELL® Advanced Hand Sanitizer Gel 2oz Bottle

As low as \$81.75



PURELL® Advanced Hand S 8oz Bottle

As low as \$94.55



Leave a message



My Shopping Cart

Item	Price	QTY	Total
 46-inch Expanded Metal Square Picnic Table Estimated Ship Date: Aug 31, 2022 Item: CF-076-KF3XA Hide details Table Top Color: Green Seat Color: Green Mount: In-Ground	\$923.28	4	\$3,693.12
Continue Shopping Update Cart			
Enter a Coupon or Gift Card Apply			

Secure Checkout

or checkout using

PayPal

amazon pay

USE YOUR AMAZON ACCOUNT

Cart Totals

Subtotal

\$3,693.12

Taxes (estimated)

\$362.03

Shipping

\$695.10

Total

\$4,750.25

Estimate Shipping

Postal Code: 76084

Edit

Part or all of this order will be delivered via LTL truck.

Sales Tax may be added to your order, depending on your location. These costs may be recalculated during checkout. Estimated shipping costs are based on the zip code you provide. These costs will be recalculated during the checkout process and may be higher or lower based on your actual shipping address. It is the sole responsibility of the customer to verify that the items in their cart are the correct items to be purchased. In addition, please review and verify the product options and related quantities. Any questions or concerns should be addressed before proceeding through the checkout process.

Review Shopping Cart

“

Everyone is very impressed with this product and hopes it lasts for years.

John M. | Prospect Heights, IL

“

Very satisfied with this bench. Just what we wanted. CSF stood by their product and it showed. I had an issue which was my fault. I ordered the wrong legs for my bench however Bess corrected my problem.

Henry S. | Edison, NJ

“

The picnic tables are beautiful and exactly as expected.

Debra W. | Mechanicsburg, PA

“

Everything ordered was delivered completely without any defects. The quality is as advertised and assembly of components was without problems. The addition of extra hardware was convenient due to some snapping from power tool over-torquing.

Juan R. | Titusville, FL

Customer Reviews

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Page 9 of 21



Shopping Cart

SuperSaver™ Commercial Square Picnic Table

SKU# 1WG5685-GN | Ships in 3 to 5 Days

Subtotal: **\$3,955.40**

Save 12% (~~\$1,127.00~~)

-

4

+

Price Per Unit: \$988.85

Buy 6 & Save \$20.00 Each



Select Color: Green



EDIT



REMOVE

Continue Shopping

SUMMARY

1 Item

Subtotal \$3,955.40

Shipping (ABFS-Standard) \$595.03

Order Total \$4,550.43

ESTIMATE SHIPPING & TAX

Enter your destination to get a shipping estimate.

State/Province

Please select a region, state

City

Zip/Postal Code

76084

☒ ABFS-Standard **\$595.03**

PROMOTION CODE

PROCEED TO CHECKOUT

Save as Quote | Continue Shopping



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- Picnic Tables
- Trash Containers
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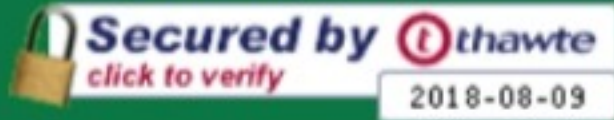
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Global Industrial™ 46" Square Picnic Table, Expanded Metal, Green
T9F277151GN

\$1,045.00

4



Add-ons

Shipping: Ships in One Business Day

Delete Keep for Later

Subtotal (4 Items)
\$4,180.00

Calculate shipping

Have a promo code?

Promo Code

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Shipping charges are based upon weight, dimensions, distance traveled and type of shipping service you specify (ground, next day, second day).

All shipments are F.O.B. shipping point. Shipping method is determined by size and weight of each item. Items of differing size and weight may ship independently, by different methods, even if ordered together. Items that are too large or too heavy for UPS will be shipped motor freight. Someone must be present to accept truck deliveries. Standard truck delivery is to a facility with a dock designed to receive freight. Twenty-four hour notification, residential deliveries, lift gate, or inside deliveries are available each with an additional charge.

To view shipping charges, use the Shipping Calculator featured in the Shopping Cart. Unless otherwise stated, freight and shipping fees will be charged for shipments to anywhere in the contiguous United States, using a carrier of our choice. Other terms apply to Alaska, Hawaii, Puerto Rico, and export orders. Any extra charges incurred for additional services, such as customer's carrier or special handling by the carrier, must be paid by the consignee. Items backordered from an order qualifying for prepaid shipping charges will be shipped prepaid. Title and risk of loss pass to the customer upon tender of shipment to the carrier. Certain restrictions apply to Free Shipping promotions. These include use of our choice of carriers and shipping methods as well as other limitations.

Collect Shipments - We will gladly ship via your specified carrier however; we will not ship with certain carriers due to poor experience.

TRANSIT TIME: *

- UPS Ground: 3 - 8 Business Days
- UPS Second Day: 2 Business Days
- UPS Next Day Air: 1 Business Day
- Truck: 3-8 Business Days

Recently Viewed



Global Industrial™ 46" Square Picnic Table, Expanded Metal, Green

\$1,100.00

ADD TO CART



Global Industrial™ 8' Picnic Table, ADA Compliant, Expanded Metal, Black

\$1,100.00

ADD TO CART

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Subject Matter Experts
Territory Sales Manager
Accessibility Options

More Ways to Shop

Inventory Clearance
Free Shipping
New Arrivals
Knowledge Center
Industrial How-Tos

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Email Us
1.888.978.7759



Park	Area	Source	Price for Area	Cubic Yard Needed	Quantity (pallets)	Quoted
Shanna Park	New Canopy Area	Picture				
		A	Rubber Mulch :: Fast & Free Shipping :: Quality Since 1997	\$9,228	35	12
		B	Rubber mulch for landscape, playground, and other applications Rubber Mulch Warehouse	\$7,068	35	12
	Exisiting Playground Area	C	https://www.americanfloormats.com/rubber-playground-mulch/	\$8,796	35	12
		A	Rubber Mulch :: Fast & Free Shipping :: Quality Since 1997	\$8,459	31	11
		B	Rubber mulch for landscape, playground, and other applications Rubber Mulch Warehouse	\$6,479	31	11
Fielder Park	Existing Area	C	https://www.americanfloormats.com/rubber-playground-mulch/	\$8,063	31	11
		A	Rubber Mulch :: Fast & Free Shipping :: Quality Since 1997	\$31,529	116	41
		B	Rubber mulch for landscape, playground, and other applications Rubber Mulch Warehouse	\$21,149	116	41
	Canopy Area	C	https://www.americanfloormats.com/rubber-playground-mulch/	\$29,356	116	41
		A	Rubber Mulch :: Fast & Free Shipping :: Quality Since 1997	\$9,997	36	13
		B	Rubber mulch for landscape, playground, and other applications Rubber Mulch Warehouse	\$7,657	36	13
	C	https://www.americanfloormats.com/rubber-playground-mulch/	\$9,529	36	13	
	These numbers do not include extending the Southwest side of the playground of Fielder Park.					
	Tables	Square	A	46-inch Expanded Metal Square Picnic Table Commercial Site Furnishings	\$4,750	
B			Shopping Cart - Picnic Tables by TreeTop Products	\$4,550		4
C			Shopping Cart - GlobalIndustrial.com	\$4,780		4
Hardwood mulch Prvious Quote		Price was 130 Cubic Yards needed to top off all pre-existing spaces and new additions		\$5,200	130	

Conversions
1 cubic yd = 27 cubic FT

Equipment	Price	Site	Comments
Hex Climb Around	\$3,642	Hex Climb Around - Playground Boss Commercial Playground Equipment	Instock, 2-3 week delivery, free shipping
	3,578	Hex Climb Around - Playground Climber - Actively Play	
	\$3,600	Hex Climb Around Commercial Playground Equipment - (rectoday.net)	5-8 week delivery
Swing Belt Set	\$147	Belt Seat Swing Bundle - Playground Boss Commercial Playground Equipment	Instock, 2-3 week delivery, free shipping
	\$94	Belt Seat and Galvanized Chain Set - Playground Swings - Actively Play	
	\$83	Basic Commercial Belt Swing Seat with 8'6" Chain - SwingSetMall.com	1 week shipping, free shipping over \$149
Swing with arm for ADA (3 total)	\$1,296	5" Single Post Swing with Arm - Playground Boss Commercial Playground Equipment	Instock, 2-3 week delivery, free shipping
Swing (2 total)	\$2,239	Single 5" Post Frames - SwingsetMall.com	12-14 weeks out
Swing (2 total)	\$1,586	Single Post Swing Set WillyGoat Playgrounds	10 weeks out
Swing (2 total)	\$912	5" Single Post Swing Frame 8ft- 1 Bay - Playground Boss Commercial Playground Equipme	Instock, 2-3 week delivery, free shipping
ADA Inclusive Swing	\$1,19	Inclusive Swing Seat - SwingsetMall.com	14-16 weeks out, free shipping
JennSwing ADA Swing Seat	\$634	JennSwing ADA Swing Seat WillyGoat Playgrounds	10 weeks
	\$569	Buy JennSwing® ADA Swing Seat, Green at S&S Worldwide (ssww.com)	8 weeks
	\$669	Swing Seat with Pommel - Swing Seat w/ Leg Separator - Full Body Swing (autism-product	3 weeks

**BY-LAWS
OF
VENUS COMMUNITY SERVICE
DEVELOPMENT CORPORATION**

(Amended by Order of the Venus City Council Monday, March 13, 2017)

**Article I.
(Offices)**

The principal offices of the corporation shall be in the City of Venus, County of Johnson, State of Texas.

**Article II.
(Members)**

The corporation has no members and is a nonstock corporation.

**Article III.
(Board of Directors)**

Section 1. (Number and Term of Office) The business and property of the corporation shall be managed and controlled by a board of seven (7) directors. Four (4) members of the Board of Directors shall include the Mayor plus three members of the City Council of Venus, Texas, appointed by the Venus City Council. The remaining three (3) members shall be residents of the City of Venus, also appointed by the City Council of the City of Venus, Texas. Each member of the Board of Directors shall serve at the pleasure of the City Council for a term of two years. Each member of the Board of Directors shall be entitled to one vote upon the business of the Corporation.

Section 2. (Vacancies) In case of any vacancy in the Board of Directors through death, resignation, disqualification, failure to continue to hold office as member of the City Council, failure to maintain residency in the City, or other cause, a successor director shall be appointed by the City Council of the City of Venus, Texas to serve the vacating director's unexpired term.

Section 3. (Place of Meeting) Regular meetings of the Board of Directors shall be held at the City Council Chambers, 103 West 3rd, Venus, Texas, unless otherwise determined by resolution of the Board of Directors. A regular meeting of the Board of Directors for the election of officers and the transaction of such other business as may come before the meeting shall be held annually on a date determined by the Board at their proceeding meeting, unless changed by resolution of the Board of Directors. All meetings, regular or special, shall be called and held in accordance with the

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provisions of the Texas Open Meetings Act, Article 6252-17 Vernon's Texas Civil Statutes, as amended.

Section 4. (Special Meetings) Special meetings of the Board of Directors shall be held whenever called by direction of the president, or by one-third of the directors then in office.

Section 5. (Notice of Meetings) The Secretary shall cause notice of the time and place of holding each meeting of the Board of Directors to be given to each director. Such notice may be in writing, in person, or by telephone. Notice of each meeting shall be given to the public in accordance with the provisions of the Texas Open Meetings Act, Article 6252-17, Vernon's Texas Civil Statutes, as amended.

Section 6. (Quorum) A majority of the Board of Directors shall constitute a quorum for the transaction of business.

Section 7. (Order of Business) At meetings of the Board of Directors business shall be transacted in such order as the Board may determine. At all meetings of the Board of Directors, the president, or in his or her absence the vice-president, or in the absence of both of these officers, a member of the board selected by the members present, shall preside. The secretary of the corporation shall sit as secretary at all meetings of the board, and in case of his or her absence the chairman of the meeting may designate any person to act as secretary.

Section 8. (Contracts) No contract or other transaction between this corporation and any other corporation, person or entity shall be executed unless the majority of the Board who are present and approve by an affirmative vote such contract are persons with no interest in such other person or entity. Provided, that membership in the City Council shall not constitute an interest which shall disqualify directors from voting on contracts between this corporation and the City of Venus.

Section 9. (Additional Powers) In addition to the powers and authorities by these by-laws expressly conferred upon them, the Board of Directors may exercise all such powers of the corporation and do all lawful acts and things as are not by statute or by the charter or by these by-laws prohibited. Without prejudice to such general powers and other powers conferred by statute, by the charter and by these by-laws, it is hereby expressly declared the Board of Directors shall have the following powers:

- (1) To provide land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the board of directors to be required or suitable for the development, retention, or expansion of:
 - (a) manufacturing and industrial facilities;
 - (b) research and development facilities;

- (c) military facilities;
 - (d) transportation facilities, including railports, rail switching facilities, maintenance and repair facilities, cargo facilities, related infrastructure located on or adjacent to a railport facility, mass commuting facilities, and parking facilities;
 - (e) sewage or solid waste disposal facilities;
 - (f) recycling facilities;
 - (g) air or water pollution control facilities;
 - (h) distribution centers;
 - (i) small warehouse facilities capable of serving as decentralized storage and distribution centers;
 - (j) primary job training facilities for use by institutions of higher education; and
 - (k) regional or national corporate headquarters facilities.
- (2) To provide land, buildings, equipment, facilities, and improvements found by the board of directors to promote or develop new or expanded business enterprises that create or retain primary jobs, including a project to provide:
- (a) public safety facilities;
 - (b) streets and roads;
 - (c) drainage and related improvements;
 - (d) demolition of existing structures;
 - (e) general municipally owned improvements;
 - (f) any improvements or facilities that are related to a project described by this subsection; and any other project that the board of directors in its discretion determines promotes or develops new or expanded business enterprises that create or retain primary jobs.
- (3) To purchase, or otherwise acquire for the corporation, any property, rights, or privileges which the corporation is authorized to acquire, at such price or consideration and generally on such terms and conditions as they think fit; and at their discretion to pay therefor either wholly or partly in money, notes, bonds, debentures, or other securities or contracts of the corporation as may be lawful.
- (4) To create, make and issue notes, mortgages, bonds, deeds of trust, trust agreements and negotiable or transferable instruments and securities, secured by mortgage or deed of trust on any real property of the corporation or otherwise, and to do every other act or thing necessary to affect the same.

- (5) To sell or lease the real or personal property of the corporation on such terms as the board may see fit and to execute all deeds, leases and other conveyances or contracts that may be necessary for carrying out the purpose of this corporation.

Article IV. (Officers)

Section 1. (Compensation of Directors and Officers) Directors and officers, as such, shall not receive any salary for their services but by resolution of the Board, expense incurred in the corporation's business may be reimbursed.

Section 2. (Executive Officers) The executive officers of the corporation shall be a president and a vice-president, all of whom shall be elected by and subject to the control of the Board of Directors. The Board of Directors, at each annual meeting of the Board, shall elect by a ballot a president and vice-president. One person may hold more than one office. The persons holding the office of secretary and the office of treasurer shall be non-voting ex-officio members of the Board of Directors. The office of Treasurer shall be held by the Venus City Secretary. The City Administrator shall serve as Executive Director of the corporation to provide administrative support services for the corporation. The Executive Director shall be a non-voting ex-officio member of the board.

Section 3. (President) The president shall have such powers and perform such duties as may be delegated to him or her by the Board of Directors.

Section 4. (Vice-President) The vice-president shall have such powers and perform such duties as may be delegated to him or her by the Board of Directors. In the absence or disability of the president, the vice-president may perform the duties and exercise the powers of the president.

Section 5. (Power and Duties of the Secretary) The secretary shall keep the minutes of all meetings of the Board of Directors in books provided for that purpose; he or she shall attend to the giving and service of all notices, he or she may sign with the president, or a vice-president, in the name of the corporation, all contracts and instruments of conveyance authorized by the Board of Directors, he or she shall have charge of such other books and papers as the Board of Directors or the Executive Committee may direct, all of which shall, at all reasonable times, be open to the examination of any director, upon application at the office of the City Secretary during business hours: and he or she shall in general perform all the duties incident to the office of secretary, subject to the control of the Board of Directors with such written records to be maintained and filed in the office of the City Secretary of the City. He or she shall submit such reports to the Board of Directors as may be requested by them.

Section 6. (Treasurer) the treasurer shall have custody of all funds and securities of the corporation which come into his or her hands; when necessary or proper he or she shall endorse on behalf of the corporation for collection, checks, notes and other obligations and shall deposit the same to the credit of the corporation in such bank or depository as the Board of Directors may designate. Whenever required by the Board of Directors he or she shall render a statement of the corporation's cash account; he or she shall enter regularly in the books of the corporation, to be kept by him or her for that purpose, a full and accurate account of the corporation; he or she shall at all reasonable times exhibit the corporation's books and accounts to any director of the corporation or any officer of the City of Venus upon application at the office of the City Secretary during business hours; he or she shall perform all acts incident to the position of treasurer, subject to the control of the Board of Directors. Such written statement and accounts to be maintained and filed in the City Hall, City of Venus. He or she shall give a bond for the faithful discharge of his or her duties in such sum, if any, as the Board of Directors may require.

**Article V.
(Corporation Seal)**

No corporate seal shall be required.

**Article VI.
(Fiscal Year)**

The fiscal year of the corporation shall begin on the first day of October and terminate on the 30th day of September in each year.

**Article VII.
(Miscellaneous)**

Section 1. (Notice and Waivers Thereof) Whenever under the provisions of these by-laws notice is required to be given to any director or officer, unless otherwise provided such notice may be given personally, or it may be in writing by depositing the same in the post office or letter box in a postage paid envelope or postal card addressed to such director or officer, at such address as appears on the books of the corporation, and such notice shall be deemed to be given at the time when the same shall be thus mailed. Whenever any notice whatever is required to be given by law, or by these by-laws, a waiver thereof in writing signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent thereto.

Section 2. (Negotiable Instruments) All checks, drafts, notes or other obligations of the corporation shall be signed by such of the officers of the corporation or by such person or persons as may be thereunto authorized by the Board of Directors. All checks shall require the signature of two persons.

Section 3. (Resignations) Any director or officer may at any time resign. Such resignation shall be made orally or in writing, and shall take effect at the time stated or specified therein, or if no time be specified, at the time of its receipt by the president or the secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the written resignation.

Section 4. (Approval of the City Council) To the extent these by-laws refer to any approval or other action to be taken by the City, such approval or action shall be evidenced by a certified copy of a resolution, ordinance or motion duly adopted by the City Council.

Section 5. (Organizational Control) Other than as stated herein, the City, at its sole discretion, and at any time, may alter or change the structure, organization or activities of the corporation (including the termination of the corporation), subject to any limitation on the impairment of contracts entered into by such corporation. The foregoing interest on which is exempt from federal income taxation, remains outstanding, will maintain a beneficial interest in the corporation.

Section 6. (Purpose) The corporation is organized under the authority provided in the Texas Development Corporation Act of 1979 ("Act"), other applicable laws, and the ordinances and resolutions pertaining to the corporation of the City of Venus. The corporation's purpose is to promote and fund projects prescribed by the Act such as parks, park facilities, municipal buildings, the maintenance and operating costs of such facilities, for the promotion and expansion of manufacturing and industrial facilities and other economic development purposes; with the overall purpose to promote or support the expansion of business enterprises within the City.

Article VIII. (Provisions Regarding By-Laws)

These by-laws shall become effective only upon the occurrence of the following events:

- (1) The approval of these bylaws by the City Council of the City, which approval may be granted prior to the creation of the corporation; and
- (2) The adoption of these bylaws by the Board of Directors.
- (3) These bylaws may be amended at any time and from time to time either by majority vote of the directors then in office with approval of the City or by the City itself, at the sole discretion of the City Council.
- (4) These bylaws shall be liberally construed to effectuate the purpose set forth herein. If any work, phrase, clause, sentence, paragraph, section or other part of these bylaws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these bylaws

and the application of such work, phrase, clause, sentence, paragraph, section or other part of these bylaws to any other person or circumstance shall not be affected thereby.

**Article IX.
(Dissolution of Corporation)**

It shall not be the purpose of this corporation to engage in carrying on propaganda or otherwise attempting to influence legislation. Upon the dissolution of the corporation after payment of all obligations of the corporation, all remaining assets of the corporation shall be transferred to the City of Venus, Texas.

(Approved by the Venus City Council on Monday, March 13, 2017).

