



## Venus Community Service Development Corporation

Tuesday, September 30, 2025 - 6:00 PM

Special called  
210 S. Walnut Street  
Venus, Texas 76084

### AGENDA

- 1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:**
- 2. Citizen Public Comment Period:**
- 3. Consent Agenda:**
  - 3.1. Approval of meeting minutes for September 2, 2025.
- 4. Discussion and Consideration Items:**
  - 4.1. Discuss and consider approval of an amendment to the FY2024-2025 Annual Budget.
  - 4.2. Discuss and consider revising the VCSDC regular meeting schedule.
  - 4.3. Discuss and consider approval of an Economic Development Incentive Agreement with Venus Drugs, LLC.
  - 4.4. Discuss and consider approval of a Building Improvement Grant application from Venus Drugs, LLC.
- 5. Adjournment:**

The Venus Community Service Development Corporation reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security). This is to certify that a copy of this Notice of Meeting was posted on the bulletin board at City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the public at all times and on the City's website, [www.cityofvenus.org](http://www.cityofvenus.org), on Tuesday, September 23, 2025, on or before 5:30 pm.

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Callie Green, TRMC  
City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements,

please call 972-366-3348.

Removed: \_\_\_\_\_

Time: \_\_\_\_\_

# VENUS COMMUNITY SERVICE DEVELOPMENT CORPORATION

## MEETING MINUTES

Regular Venus Community Service Development Corporation

SEPTEMBER 2, 2025

### 1. **Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:**

Chair Joe Russell called the meeting to order at 06:00 PM. Russell gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag. Boardmembers present: Joe Russell, Jeannie Prazak, Raymond Jackman, Katie Drambareanu, Michelle Crane, Elisabeth Livingstone.

Boardmembers absent: Jira Sansom

Staff present: Josh Jones, Callie Green and Melissa Westen.

### 2. **Citizen Public Comment Period:**

No public comments.

### 3. **Consent Agenda:**

3.1. Approval of meeting minutes from June 3, 2025.

I make a motion to approve minutes from June 3, 2025, as presented.

Moved by: Jeannie Prazak

Seconded by: Katie Drambareanu

**For: Unanimous. Motion carried 5-0-0.**

Boardmember Dr. Livingstone arrived at 6:07pm.

### 4. **Discussion and Consideration Items:**

4.1. Discuss and review the VCSDC FY2023-2024 annual audit.

Discussion only.

4.2. Discuss current ongoing and future economic development projects.

Discussion only.

4.3. Discuss and consider specific "park improvements" projects for FY 2025-2026.

Joe Russell would like input and insight from sports organizations about what they need or want. Mentioned the land on LaRue and that talks were possible pocket parks.

Raymond Jackman asked for the location of the property on LaRue. Would like to see increased parking at Fielder Park.

Katie Drambareanu mentioned that a trail system from one area of town to the other would be beneficial.

Jeannie Prazak said that discussions about the property on LaRue included a

dog park and a community garden. Asked about the picnic tables around the square and all the ideas that have been previously discussed.

4.4. Discuss and consider approval of an amendment to the FY2024-2025 Annual Budget.

No action taken. Staff will look into the debt service transfer and report back to the Board.

**5. Adjournment:**

Chair Joe Russell adjourned the meeting at 07:06 PM.



**Venus Community Services Development Corp.**

**AMENDED ANNUAL BUDGET**

**For the Fiscal Year  
Beginning October 1, 2024  
Ending September 30, 2025**

**VENUS COMMUNITY SERVICES DEVELOPMENT CORP.**

FY 2024-2025

AMENDED ANNUAL BUDGET

**VCSDC BOARD**

JEANNIE PRAZAK ..... BOARD MEMBER, PLACE 1  
KATIE DRAMBAREANU ..... BOARD MEMBER, PLACE 2  
MICHELLE CRANE .....;..... BOARD MEMBER, PLACE 3  
ELISABETH LIVINGSTONE..... BOARD MEMBER, PLACE 4  
JIRA SANSOM ..... BOARD MEMBER, PLACE 5  
JOE RUSSELL (CHAIRPERSON) ..... BOARD MEMBER, PLACE 6  
RAY JACKMAN ..... BOARD MEMBER, PLACE 7

**APPOINTED OFFICIALS**

JOSHUA JONES..... EDC DIRECTOR

**BUDGET DOCUMENT PREPARATION**

JOSHUA JONES ..... EDC DIRECTOR



**VENUS COMMUNITY SERVICES DEVELOPMENT CORPORATION (VCSDC) FUND SUMMARY  
STATEMENT OF REVENUES & EXPENDITURES**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2025 Amended Budget	FYE 2025 Adopted/2025 Amended Change
<b>BEGINNING FUND BALANCE</b>	<b>\$ 398,516</b>	<b>440,396</b>	<b>573,357</b>	<b>771,076</b>	<b>835,233</b>	<b>8%</b>
<b>REVENUES &amp; OTHER SOURCES</b>						
<b>REVENUES</b>						
Sales Taxes	330,851	362,660	440,846	405,810	<b>718,550</b>	77%
Special Events	5,920	33	851	-	-	0%
Investment Earnings	790	8,304	10,424	10,070	<b>10,300</b>	2%
<b>TOTAL REVENUES</b>	<b>337,561</b>	<b>370,997</b>	<b>452,121</b>	<b>415,880</b>	<b>728,850</b>	<b>75%</b>
<b>EXPENDITURES</b>						
Personnel	56,161	102,675	96,445	154,365	<b>154,365</b>	0%
Training & Travel	-	-	75	2,050	<b>2,050</b>	0%
Supplies	2,245	4,445	1,589	3,050	<b>3,050</b>	0%
Utilities	-	-	13,454	12,600	<b>12,600</b>	0%
Small Equipment	-	-	2,843	2,500	<b>2,500</b>	0%
Repairs & Maintenance	8,900	3,974	2,030	2,950	<b>2,950</b>	0%
Contracted Services	73,052	27,663	15,500	18,235	<b>18,235</b>	0%
Departmental	82,524	43,498	56,037	88,000	<b>88,000</b>	0%
Capital Outlay	72,799	55,781	2,272	180,000	<b>180,000</b>	0%
<b>TOTAL EXPENDITURES</b>	<b>295,681</b>	<b>238,036</b>	<b>190,245</b>	<b>463,750</b>	<b>463,750</b>	<b>0%</b>
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers (To) From Debt Service Fund	-	-	-	-	<b>(50,000)</b>	100%
<b>ENDING FUND BALANCE</b>	<b>440,396</b>	<b>573,357</b>	<b>835,233</b>	<b>723,206</b>	<b>1,050,333</b>	<b>45%</b>



**RESOLUTION NO. 20-2018-08**

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PROJECT FUNDING AGREEMENT WITH THE CITY OF VENUS; APPROVING THE EXPENDITURE OF FUNDS BY THE CORPORATION IN CONNECTION THEREWITH; AND CONTAINING OTHER PROVISIONS RELATED THERETO**

WHEREAS, the Venus Community Service Development Corporation (the "VCSDC") has been approved, authorized and incorporated, and exists and operates as a duly constituted authority and instrumentality of the City of Venus, Texas (the "City"), in accordance with The Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes, as amended, and now operating under the provisions of Title 12, Subtitle C1, Texas Local Government Code (the "Act");

WHEREAS, the City Council of the City has determined to undertake projects to (i) construct, reconstruct and improve streets, roads, sidewalks and alleys, including bridges and intersections, street overlay, landscaping, lighting, signalization, traffic safety and operational improvements, culverts and related storm drainage and utility relocation; (ii) acquire, construct, and equip additions, improvements, extensions, and equipment for the City's waterworks and sewer system, including a sewer treatment plant, backup generator, and water lines; (iii) acquire, construct, improve, renovate and equip existing municipal buildings, including City Hall, police department, and fire department; and (iv) pay legal, fiscal, architectural and engineering fees in connection with these projects, with any surplus proceeds to be used for (v) improvements at Venus Town Square, including repairing or replacing the gazebo (collectively, the "2018 CO Projects");

WHEREAS, on June 13, 2018, the City delivered its Combination Tax and Revenue Certificates of Obligation, Series 2018 (the "Certificates") secured in part from the City's ad valorem tax taxing authority;

WHEREAS, after due consideration of the available means to finance the costs of the 2018 CO Projects, the benefit to the City, the Corporation, and the citizens of the City of providing the 2018 CO Projects, and the purposes for which the Corporation was created and its sales and use tax was authorized, the City and Corporation have determined that the Corporation will provide certain funds to timely make principal and interest payments for the Certificates as they come due; and

WHEREAS, there has been presented to this Board of Directors a Project Funding Agreement (the "Project Funding Agreement"), between the Corporation and the City, pursuant to which the Corporation has agreed to provide \$50,000 annually to timely make a portion of the principal and interest payments for the Certificates attributable to the 2018 CO Projects numbered (i), (ii) and (v) above;

WHEREAS, this Board of Directors finds and determines that it is appropriate and in the best interest of the VCSDC to enter into the Project Funding Agreement in order to provide funds for said 2018 CO Projects for the City and its citizens;

WHEREAS, the purposes for which the Project Funding Agreement is to be executed and delivered by the VCSDC are within the purposes for which the VCSDC was incorporated, as provided in its articles of incorporation and the Act; and

WHEREAS, this Board of Directors finds and determines that it is necessary and appropriate to approve the execution and delivery of the Project Funding Agreement for the purposes hereinabove provided, as a program of the VCSDC; Now, Therefore

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VENUS COMMUNITY SERVICE DEVELOPMENT CORPORATION:

Section 1. The statements contained in the preamble of this Resolution are true and correct and are adopted as findings of fact and operative provisions hereof.

Section 2. The Project Funding Agreement in substantially the form and content presented at this meeting is hereby approved and the President of the Board of Directors is hereby authorized and directed to execute and deliver the Project Funding Agreement which shall be attested by the Secretary of the Board of Directors.

Section 3. The execution and delivery by the VCSDC of the Project Funding Agreement and the VCSDC's expenditure of funds to pay costs as set forth in the Project Funding Agreement will be approved by the City Council as a program of the VCSDC, pursuant to Texas Local Government Code, Section 501.073.

PASSED, APPROVED and EFFECTIVE this August 13, 2018.

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:  
  
\_\_\_\_\_  
Secretary, Board of Directors

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**PROJECT FUNDING AGREEMENT  
RELATING TO  
CITY OF VENUS, TEXAS  
COMBINATION TAX AND REVENUE CERTIFICATES OF  
OBLIGATION, SERIES 2018**

By and between

**CITY OF VENUS, TEXAS**

and

**VENUS COMMUNITY SERVICE DEVELOPMENT CORPORATION**

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**PROJECT FUNDING AGREEMENT  
RELATING TO  
CITY OF VENUS, TEXAS  
COMBINATION TAX AND REVENUE  
CERTIFICATES OF OBLIGATION, SERIES 2018**

**THIS PROJECT FUNDING AGREEMENT RELATING TO CITY OF VENUS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2018** (this "*Agreement*"), is executed by and between the **CITY OF VENUS, TEXAS** (the "*City*") and the **VENUS COMMUNITY SERVICE DEVELOPMENT CORPORATION ("VCSDC")**:

**RECITALS**

**WHEREAS**, the City, located in Johnson and Ellis Counties, Texas, is a political subdivision of the State of Texas operating as a Type A general law municipality pursuant to the Constitution and laws of the State of Texas and its home rule charter; and

**WHEREAS**, the City has published a notice of intention to issue certificates of obligation in an amount not to exceed \$5,000,000 for paying all or a portion of the City's contractual obligations incurred in connection with (i) constructing, reconstructing and improving streets, roads, sidewalks and alleys, including bridges and intersections, street overlay, landscaping, lighting, signalization, traffic safety and operational improvements, culverts and related storm drainage and utility relocation; (ii) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system, including a sewer treatment plant, backup generator, and water lines; (iii) acquiring, constructing, improving, renovating and equipping existing municipal buildings, including City Hall, police department, and fire department; and (iv) paying legal, fiscal, architectural and engineering fees in connection with these projects, with any surplus proceeds to be used for (v) improvements at Venus Town Square, including repairing or replacing the gazebo (collectively, the "**2018 CO Projects**"); and

**WHEREAS**, the City intends to finance said 2018 CO Projects with proceeds received from the sale of "*City of Venus, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018*" issued by the City pursuant to the provisions of the *Certificate of Obligation Act of 1971* (i.e., Subchapter C of Chapter 271, Texas Local Government Code), which will be secured primarily with ad valorem taxes levied annually by the City Council of the City on all taxable property in the City (the "**Certificates of Obligation**"); and

**WHEREAS**, pursuant to the provisions of the *Development Corporation Act of 1979*, as amended (which was originally enacted as Article 5190.6, V.A.T.C.S., and was subsequently codified and now appears in Chapters 501 - 505 of the Texas Local Government Code - collectively, the "**Act**"), the City created VCSDC in 1994, which operates as a "Type B" corporation pursuant to the provisions of Chapters 501, 502 and 505 of the Act; and

**WHEREAS**, at an election held within the City on May 7, 1994 (the "**Election**"), a majority of the citizens of the City voting at said election authorized "*The adoption of a sales and use tax within the City of Venus at the rate of one-half of one percent for the benefit of an industrial*

*development corporation to be used for projects and improvements in the manner as provided by law for the purpose of building a new Community Center and providing for the operation and maintenance thereof; and improvements to the City Park and operation and maintenance thereof; and other costs as permitted by Section 4B of Article 5190.6, V.A.T.C.S., as amended" (the "VCSDC Sales Tax"); and*

**WHEREAS**, the City Council of the City has imposed the VCSDC Sales Tax for the benefit of VCSDC, and such tax began to be collected in the City on October 1, 1994; and

**WHEREAS**, in accordance with the provisions of Section 505.301 of the Act, the City is required to timely transfer to VCSDC the proceeds of the VCSDC Sales Tax (the "**VCSDC Sales Tax Revenues**"); and

**WHEREAS**, Section 505.152 of the Act provides that the term "project" as used in Chapter 505, Texas Local Government Code, "*includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section*"; and

**WHEREAS**, Section 501.103 of the Act provides that "*'project' includes expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements*"; and

**WHEREAS**, Section 505.151 of the Act provides that "*'project' means land, buildings, equipment, facilities, expenditures, and improvements included in the definition of 'project' under Chapter 501*"; and

**WHEREAS**, Section 505.158 of the Act provides that, "*[f]or a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, 'project' also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development*"; and

**WHEREAS**, the City's 2010 Census population was 2,960, and therefor the provisions of Section 505.158 of the Act are applicable to the VCSDC; and

**WHEREAS**, Section 505.158 of the Act provides that a Type B corporation may not undertake a project authorized by such section that requires an expenditure of more than \$10,000

until the City Council adopts a resolution authorizing the project after giving the resolution at least two separate readings (the "**City Council Resolution**"); and

**WHEREAS**, the Board of Directors of VCSDC hereby finds and determines that the 2018 CO Projects numbered (i), (ii) and (v) include the following: (a) land, buildings, equipment, facilities, and improvements required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this clause (a); (b) expenditures required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; and (c) the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that promote new or expanded business development (such portions referred to herein as the "**VCSDC Projects**"); and

**WHEREAS**, the City and VCSDC expressly acknowledge and recognize that any VCSDC Sales Tax revenues may only be utilized to pay such portions of the 2018 CO Projects that constitute VCSDC Projects, or which constitute the "*costs*" or "*project*" within the meaning of the Act, subject to the limitations contained in the Act and the Election; and

**WHEREAS**, the Board of Directors of VCSDC has determined to undertake providing annually to the City an amount of up to \$50,000 to pay a portion of the debt service requirements on the City's Certificates of Obligation issued to finance the VCSDC Projects and any bonds issued in the future to refund such Certificates of Obligation (collectively, the "**City Debt Obligations**"), pursuant to the terms as set forth this Agreement, in accordance with the authority granted under the Act; and

**WHEREAS**, Section 505.160 of the Act provides that "*[a] Type B corporation may undertake a project under this chapter unless, not later than the 60th day after the date notice of the specific project or general type of project is first published, the governing body of the authorizing municipality receives a petition from more than 10 percent of the registered voters of the municipality requesting that an election be held before the specific project or general type of project is undertaken*"; and

**WHEREAS**, the City and the VCSDC hereby confirm that the notice, reading and public hearing requirements of the Act have been complied with in regard to the VCSDC Projects; and

**WHEREAS**, Section 505.104 of the Development Corporation Act authorizes VCSDC to use proceeds of the VCSDC Sales Tax revenues to pay the principal of, interest on, bonds and other obligations issued by VCSDC pursuant to the Act; and

**WHEREAS**, any debt obligations which may be issued in the future by VCSDC that are primarily secured by VCSDC Sales Tax revenues are referred to collectively herein as the "**VCSDC Sales Tax Revenue Bonds**"; and

**WHEREAS**, all VCSDC Sales Tax revenues which are not needed or used to pay debt service on VCSDC Sales Tax Revenue Bonds outstanding from time to time are referred to herein as the "**Net Available VCSDC Sales Tax Revenues**"; and

**WHEREAS**, the Board of Directors of VCSDC deems it an appropriate use of the Net Available VCSDC Sales Tax Revenues to assist the City with financing the VCSDC Projects by providing to the City, pursuant to the terms of this Agreement (but only after satisfying its financial obligations to pay debt service on any VCSDC Sales Tax Revenue Bonds issued in the future by VCSDC on a first lien basis), the lesser of (i) \$50,000, or (ii) all of its Net Available VCSDC Sales Tax Revenues during each fiscal year (commencing with fiscal year 2018/2019) through the earlier of (a) September 30, 2043, or (b) the final maturity of the City Debt Obligations issued to finance or refinance the VCSDC Projects, all as more fully set forth in Section 2 of this Agreement; and

**WHEREAS**, this Project Funding Agreement shall constitute an interlocal cooperative agreement as authorized pursuant to the provisions of Chapter 791, as amended, Texas Government Code; and

**WHEREAS**, the adoption of this Project Funding Agreement is hereby found and determined to be in the best interest of the citizens of the City and the VCSDC;

**NOW THEREFORE**, in consideration of the covenants and agreements herein made, and subject to the conditions herein set forth, the City and VCSDC contract and agree as follows:

**SECTION 1. DEFINITIONS AND INCORPORATION OF RECITALS.** The terms and expressions used in this Agreement, unless the context shows clearly otherwise, shall have the meanings set forth herein, including terms defined in the Recitals hereto, which Recitals are incorporated in and made a part hereof for all purposes.

**SECTION 2. ANNUAL TRANSFER OF PORTION OF NET AVAILABLE VCSDC SALES TAX REVENUES TO CITY.** VCSDC agrees that, as long as any City Debt Obligations remain outstanding (but subject to Section 6 hereof), on or before the last business day in January in each year (commencing January 31, 2019) it shall transfer to the City, from Net Available VCSDC Sales Tax Revenues, an amount equal to the lesser of (i) \$50,000, or (ii) all of its Net Available VCSDC Sales Tax Revenues during each fiscal year (commencing with fiscal year 2018/2019) for use by the City solely to pay the portion of the debt service on the City Debt Obligations used to finance the VCSDC Projects.

**SECTION 3. ANNUAL VCSDC BUDGET TO INCLUDE AMOUNT SUFFICIENT TO PAY FUNDS TO CITY.** In order to provide assurance to the City that VCSDC will have Net Available VCSDC Sales Tax Revenues available in an amount sufficient to satisfy its payment obligation under Section

2 of this Agreement, VCSDC hereby expressly stipulates and agrees, while any of the City Debt Obligations are outstanding (but subject to Section 6 hereof), that it will include in each annual budget (commencing with fiscal year 2018/2019), *after providing, first, for the payment of debt service on all any future VCSDC Sales Tax Revenue Bonds during the fiscal year covered by such budget*, an amount equal to \$50,000 to pay VCSDC's annual obligation to the City in accordance with this Agreement.

**SECTION 4. CONSTRUCTION OF PROJECT BY CITY.** The City hereby agrees that the net proceeds of the City Debt Obligations shall be used exclusively to pay those portions of costs to construct the VCSDC Projects which are authorized by the Act, including, without limitation, all legal, fiscal, engineering and other professional fees related thereto. The City further agrees that upon receipt of the net proceeds of the City Debt Obligations it will proceed with due diligence to construct the VCSDC Projects. The City does not anticipate delays in the construction of the VCSDC Projects, and VCSDC shall not be liable for any damages caused by any delays in the construction of the VCSDC Projects or any additional costs in reference to the construction of the VCSDC Projects.

**SECTION 5. OWNERSHIP AND OPERATION OF THE PROJECT.** The City shall own and maintain the VCSDC Projects and shall be solely responsible for the construction and maintenance thereof, and VCSDC shall have no liability with respect to the construction or maintenance of the VCSDC Projects.

**SECTION 6. TERM OF AGREEMENT.** The term of this Agreement shall become effective from the date on which the City Council adopts the City Council Resolution and shall terminate on the earlier of (i) September 30, 2043, and (ii) the date on which all City Debt Obligations are no longer outstanding.

**SECTION 7. COUNTERPARTS.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

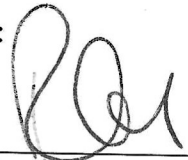
**SECTION 8. SEVERABILITY.** In case any provision herein shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

[The remainder of this page intentionally left blank]

***IN WITNESS WHEREOF***, the City and VCSDC, acting under authority of their respective governing bodies, have caused this Agreement to be duly executed and effective as of this the 13<sup>th</sup> day of August, 2018.

**CITY OF VENUS, TEXAS**

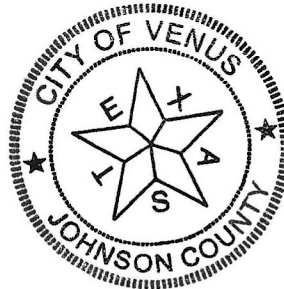
By:   
Mayor

Attest:   
City Secretary

**VENUS COMMUNITY SERVICE  
DEVELOPMENT CORPORATION**

By:   
President, Board of Directors

Attest:   
Secretary, Board of Directors



Signature Page to  
Project Funding Agreement Relating to City of Venus, Texas  
Combination Tax and Revenue Certificates of Obligation, Series 2018



## ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This **Economic Development Incentive Agreement** (the “Agreement”) is made and entered into by and between the **City of Venus, Texas** (the “City”), a Texas municipal corporation acting under the authority of Chapter 380 of the Texas Local Government Code, the Venus Community Services Development Corporation (the “EDC”) and **Venus Drugs, LLC**, a Texas limited liability company (the “Company”).

### RECITALS

**WHEREAS**, the City Council of the City has determined that making loans and grants of public money to promote local economic development and stimulate business and commercial activity is a public purpose authorized by Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code;

**WHEREAS**, the City desires to encourage the establishment of a full-service **pharmacy** within the City to expand access to healthcare, promote job creation, and strengthen the local economy;

**WHEREAS**, the Company proposes to establish, operate, and maintain a pharmacy within the City and employ a minimum of **four (4) full-time employees**;

**WHEREAS**, the City finds that the Agreement will promote economic development and that the expected benefits to the City under this Agreement are equivalent to or exceed the value of the incentive provided.

**NOW, THEREFORE, the City and the Company agree as follows:**

### Section 1. LOAN TERMS

#### 1.1 Loan Amount & Source

The City shall provide the Company with a **no-interest loan** in the amount of **Two Hundred Thousand Dollars (\$200,000)** (the “Loan”). The loan shall be funded solely by operating revenues of the EDC.

#### 1.2 Disbursement.

The Loan shall be disbursed to the Company upon:

- a) Execution of this Agreement;

- b) Ratification of the Agreement by the City Council;
- c) Proof of a secured site within the City for the pharmacy; and
- d) Evidence of all required state licenses, permits, and approvals.

### 1.3 Repayment Period.

The Loan shall be amortized over a term of **three (3) years**. Payments shall be made to the Venus Community Services Development Corporation on a quarterly basis and shall begin six (6) months following the date of loan disbursement.

## 2. PERFORMANCE OBLIGATIONS

### 2.1 Establishment of Pharmacy.

The Company shall open and continuously operate a full-service pharmacy within the City no later than **December 31, 2025**, after execution of this Agreement.

### 2.2 Job Creation.

The Company shall create and maintain a minimum of **four (4) full-time equivalent jobs** located at the pharmacy within **twelve (12) months of opening**. Each full-time job shall be defined as not less than **35 hours per week** with wages and benefits consistent with industry standards.

### 2.3 Annual Reporting.

The Company shall provide the City, no later than January 31<sup>st</sup> of each year during the term of this Agreement, with documentation verifying:

- a) the number of full-time employees;
- b) proof of business operation and sales tax remittances;
- c) payroll records confirming employment.

## 3. CLAW-BACK AND DEFAULT PROVISIONS

### 3.1 Repayment Obligation.

If the Company fails to comply with the performance obligations under Section 2, the City may declare the Loan immediately due and payable.

### 3.2 Closure of Pharmacy.

If the pharmacy ceases operation for more than **90 consecutive days** during the term, the outstanding balance of the Loan shall become immediately due and payable.

### 3.3 Security Interest / Personal Guarantee. As security for repayment, the Company shall provide the City with:

- a) a personal guaranty of repayment by the Company's managing member(s), and/or
- b) a lien against business assets, equipment, or property improvements funded by the Loan.

### 3.4 Interest on Default. In the event of default, the outstanding balance shall accrue interest at the rate of **6% per annum** from the date of default until paid.

#### 4. GENERAL PROVISIONS

##### 4.1 Term.

This Agreement shall remain in effect until the earlier of (a) full performance and forgiveness of the Loan, or (b) repayment of all amounts owed to the City.

##### 4.2 Annual Review.

The City shall review compliance annually. The City Council reserves the right to modify or terminate the Agreement if the Company is in default.

##### 4.3 Governing Law.

This Agreement shall be governed by the laws of the State of Texas, with venue in Johnson County, Texas.

##### 4.4 Entire Agreement.

This Agreement constitutes the entire agreement between the parties and may not be amended except in writing and approved by the City Council.

##### 4.5 Non-Assignment.

The Company shall not assign this Agreement or its obligations without the prior written consent of the City.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the undersigned duly authorized representatives of the City and the Company.

#### Venus Community Services Development Corporation

By: \_\_\_\_\_

Name: Joe Russell

Title: Chairperson

#### Venus Drugs, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Managing Member

Loan Amortization Schedule - No Interest					
Payment #	Payment Date	Total Payment	Principal Payment	Interest Payment	Remaining Balance
1	2026-05-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 183,333.33
2	2026-08-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 166,666.67
3	2026-11-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 150,000.00
4	2027-02-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 133,333.33
5	2027-05-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 116,666.67
6	2027-08-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 100,000.00
7	2027-11-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 83,333.33
8	2028-02-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 66,666.67
9	2028-05-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 50,000.00
10	2028-08-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 33,333.33
11	2028-11-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ 16,666.67
12	2029-02-01	\$ 16,666.67	\$ 16,666.67	\$ -	\$ -

Loan Amortization Schedule - Interest Rate of 2%					
Payment #	Payment Date	Total Payment	Principal Payment	Interest Payment	Remaining Balance
1	2026-05-01	\$ 17,213.29	\$ 16,213.29	\$ 1,000.00	\$ 183,786.71
2	2026-08-01	\$ 17,213.29	\$ 16,294.35	\$ 918.93	\$ 167,492.36
3	2026-11-01	\$ 17,213.29	\$ 16,375.82	\$ 837.46	\$ 151,116.54
4	2027-02-01	\$ 17,213.29	\$ 16,457.70	\$ 755.58	\$ 134,658.83
5	2027-05-01	\$ 17,213.29	\$ 16,539.99	\$ 673.29	\$ 118,118.84
6	2027-08-01	\$ 17,213.29	\$ 16,622.69	\$ 590.59	\$ 101,496.15
7	2027-11-01	\$ 17,213.29	\$ 16,705.81	\$ 507.48	\$ 84,790.35
8	2028-02-01	\$ 17,213.29	\$ 16,789.33	\$ 423.95	\$ 68,001.01
9	2028-05-01	\$ 17,213.29	\$ 16,873.28	\$ 340.01	\$ 51,127.73
10	2028-08-01	\$ 17,213.29	\$ 16,957.65	\$ 255.64	\$ 34,170.08
11	2028-11-01	\$ 17,213.29	\$ 17,042.44	\$ 170.85	\$ 17,127.65
12	2029-02-01	\$ 17,213.29	\$ 17,127.65	\$ 85.64	\$ -

Loan Amortization Schedule - Interest Rate of 3%					
Payment #	Payment Date	Total Payment	Principal Payment	Interest Payment	Remaining Balance
1	2026-05-01	\$ 17,490.32	\$ 15,990.32	\$ 1,500.00	\$ 183,786.71
2	2026-08-01	\$ 17,490.32	\$ 16,110.25	\$ 1,380.77	\$ 167,492.36
3	2026-11-01	\$ 17,490.32	\$ 16,231.07	\$ 1,259.25	\$ 151,116.54
4	2027-02-01	\$ 17,490.32	\$ 16,352.81	\$ 1,137.51	\$ 134,658.83
5	2027-05-01	\$ 17,490.32	\$ 16,475.45	\$ 1,017.87	\$ 118,118.84
6	2027-08-01	\$ 17,490.32	\$ 16,599.02	\$ 891.30	\$ 101,496.15
7	2027-11-01	\$ 17,490.32	\$ 16,723.51	\$ 766.81	\$ 84,790.35
8	2028-02-01	\$ 17,490.32	\$ 16,848.94	\$ 641.38	\$ 68,001.01
9	2028-05-01	\$ 17,490.32	\$ 16,975.31	\$ 515.01	\$ 51,127.73
10	2028-08-01	\$ 17,490.32	\$ 1,702.62	\$ 387.70	\$ 34,170.08
11	2028-11-01	\$ 17,490.32	\$ 17,230.89	\$ 259.43	\$ 17,127.65
12	2029-02-01	\$ 17,490.31	\$ 17,490.31	\$ 130.20	\$ -



## Development Services

700 W HWY 67 | Venus, TX, 76084

(972) 366-3348 ext. 206 | [www.cityofvenus.org/planning-zoning](http://www.cityofvenus.org/planning-zoning)

# Building Improvement Grant ("BIG") Application

### SECTION 1: PROJECT INFORMATION

Applicant's Name: Murali Krishna Narra

Complete Address (Subject Property): 102 S Main St, Ste B, Venus, TX, 76084

Company/Business Name: Venus Drugs LLC

Complete Mailing Address: 1456 Silver Sage Dr, Haslet, TX, 76052

Contact Person: Murali Krishna Narra Phone: 603 306 2034

Email: venusdrugslc@gmail.com

Applicant is the (check one): Building Owner  Tenant

### Building Owner Information (\*if different from applicant)

Owner's Name: Shamsher Shrestha Binod Thapa

Complete Mailing Address: 4732 Bluffview Dr, Fort Worth, TX, 76137

Contact Person: Bindo Thapa Phone: 817 247 4963

Email: venussmokeshop@gmail.com

Signature of building owner indicating consent for improvements: \_\_\_\_\_

Project Start Date: 06/20/2025 Anticipated Completion Date: 10/10/2025

Please provide a general description of the overall project:

We're building out a retail pharmacy insing a pre-constructed shell building, transforming the empty empty space to functional pharmacy which includes Mechanical, Electrical, Plumbing & Shelving equipments.

**SECTION 2: ELIGIBILITY of PROPERTY**

YES	NO	ITEM	NOTES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within City Limits?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commercially zoned?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Paying entity?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	City taxes in good standing?	
<input type="checkbox"/>	<input type="checkbox"/>	Any existing City liens?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of ownership and insurance provided?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outstanding code violations?	
<input type="checkbox"/>	<input type="checkbox"/>	Frequency of Grants OK?	

**SECTION 3: ELIGIBILITY of BUSINESS**

YES	NO	ITEM
<input type="checkbox"/>	<input type="checkbox"/>	Business in “good standing”?
<input type="checkbox"/>	<input type="checkbox"/>	If not owner, has authorization provided?

**SECTION 4: ENHANCEMENTS**

ENHANCEMENT	TOTAL COST	POLICY MAX %	POLICY MAX \$	AMOUNT REQUESTED	AMOUNT APPROVED (Staff Only)
Façade	\$ 46463	50%	\$25,000	\$ 23231	\$
Landscaping	\$	50%	\$25,000	\$	\$
Lighting	\$ 3240	50%	\$25,000	\$ 1620	\$
Parking / Driveways	\$ 10003	50%	\$25,000	\$ 5002.5	\$
Pedestrian Amenities	\$	50%	\$25,000	\$	\$
Signage	\$ 6440.86	50%	\$25,000	\$ 3220.43	\$
Demolition	\$	50%	\$25,000	\$	\$
Public Art	\$	50%	\$25,000	\$	\$
<b>TOTAL AMOUNT REQUESTED (not to exceed \$25,000)</b>				<b>\$ 25000</b>	

**SECTION 5: GRANT PRIORITIES**

YES	NO	PREFERRED AREA?	NOTES
<input type="radio"/>	<input type="radio"/>	Downtown (City Square)	
<input type="radio"/>	<input type="radio"/>	TIRZ	
YES	NO	PREFERRED BUSINESS?	NOTES
<input type="radio"/>	<input type="radio"/>	Retail	
<input type="radio"/>	<input type="radio"/>	Restaurant	
<input type="radio"/>	<input type="radio"/>	Professional Office	
<input type="radio"/>	<input type="radio"/>	Industrial & Manufacturing	
<input checked="" type="radio"/>	<input type="radio"/>	Any sales tax-generating business	

**SECTION 6: ATTACHMENTS / EXHIBITS**

YES	NO	ITEM
<input type="radio"/>	<input type="radio"/>	Ownership documentation
<input checked="" type="radio"/>	<input type="radio"/>	Photos of existing conditions
<input checked="" type="radio"/>	<input type="radio"/>	Drawing, renderings, plans of the proposed enhancements
<input type="radio"/>	<input type="radio"/>	Written description of the enhancements including building materials and color schemes
<input checked="" type="radio"/>	<input type="radio"/>	Construction cost estimate
<input checked="" type="radio"/>	<input type="radio"/>	Copy of signed lease agreement <i>(*If Applicant is not property owner)</i>
<input type="radio"/>	<input type="radio"/>	Written support of the grant application from the owner <i>(*If Applicant is not property owner)</i>

**SECTION 6: CONTRACTOR INFORMATION**

<b>A</b>	<b>Contractor for:</b>	Sign Board, Shelving, Improvements		
	<b>Company Name</b>	NuVision Design LLC		
	<b>Contact Person:</b>	Terry Frey	<b>Title:</b>	Owner
	<b>Address:</b>	2013 Drover Dr, Rowlett, TX, 75088		
	<b>Work Phone:</b>	469-865-4889	<b>Cell:</b>	<b>Fax:</b>
	<b>Email:</b>	terryfrey@verizon.net	<b>Website:</b>	
	<b>B</b>	<b>Contractor for:</b>		
<b>Company Name</b>				
<b>Contact Person:</b>			<b>Title:</b>	
<b>Address:</b>				
<b>Work Phone:</b>			<b>Cell:</b>	<b>Fax:</b>
<b>Email:</b>			<b>Website:</b>	

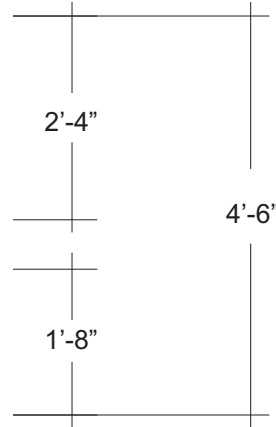


<b>NuVision Design</b>  STORE DESIGNERS  STORE FIXTURE BROKERS	ADDRESS: <b>2013 DOVER DR.          ROWLETT, TX 75088</b>	SPECIAL NOTES:	JOB: VENUS PHARMACY VENUS, TX	DATE: 5-20-25
	PHONE: (469) 865-4889		DRAWING #	REVISED:
	E-MAIL: TERRYFREY@VERIZON.NET		EXTERIOR SIGN	SCALE: 1/8" = 1' 0"

# VENUS

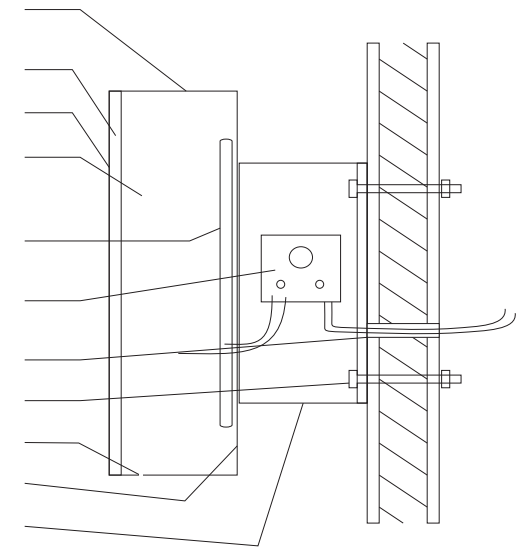
# DRUGS

11'-6 1/2"



### RACEWAY MOUNT SECTION DETAIL NO SCALE

- .063 X 5" BRONZE ALUMINUM RETURNS
- BRONZE TRIM CAP
- PLEX FACE
- INSIDE OF LETTERS PAINTED WHITE TO REFLECT LIGHT
- 2.7 WATT WHITE LED
- POWER SUPPLY (MOUNTED IN RACEWAY)
- INSULATED GTO CABLE WITH BOOT
- NON CORROSIVE ANCHOR BOLTS
- 1/4" DRAIN HOLES IN BOTTOM OF LETTER
- .063 ALUMINUM BACKS
- CUSTOM RACEWAY (PAINTED TO MATCH FASCIA)



<b>NuVision Design</b>  STORE DESIGNERS  STORE FIXTURE BROKERS	ADDRESS: <b>2013 DOVER DR. ROWLETT, TX 75088</b>	<b>SPECIAL NOTES:</b>	JOB: VENUS PHARMACY VENUS, TX	DATE: 5-20-25
	PHONE: (469) 865-4889		DRAWING # EXTERIOR SIGN	REVISED:
	E-MAIL: TERRYFREY@VERIZON.NET		SCALE: NO SCALE	

**NuVision Design LLC**

2013 Dover Dr.  
Rowlett, TX 75088

**QUOTATION**

Quote Number: 440  
Quote Date: May 29, 2025  
Page: 1

Voice: 469-865-4889  
Fax:

Quoted To:
102 South Main Street Suite 200 Venus, TX

Customer ID	Good Thru	Payment Terms	Sales Rep
Venus Drug	6/28/25	50% down, balance upon completion.	TF

Quantity	Item	Description	Unit Price	Amount
1.00	MWG-S-48412	48" wide wall starter section 84" tall w/ 12" base shelf. (White)	358.77	358.77
3.00	MWG-A-48412	48" wide wall add-on section 84" tall w/ 12" base shelf. (White)	228.80	686.40
20.00	SUS-412	48" x 12" Adjustable shelf, White.	37.50	750.00
1.00	MWG-S-45412	48" wide wall Starter section 54" tall w/ 12" base shelf. (White)	317.80	317.80
3.00	MWG-A-45412	48" wide wall Add-on section 54" tall w/ 12" base shelf. (White)	204.80	614.40
12.00	SUS-412	48" x 12" Adjustable shelf, White.	37.50	450.00
8.00	SUS-410	48" x 10" Adjustable shelf, White.	36.00	288.00
4.00	SUS-408	48" x 8" Adjustable shelf, White.	34.50	138.00
1.00	MWG-S-45412	48" wide wall Starter section 54" tall w/ 12" base shelf. (White)	317.80	317.80
1.00	MWG-A-45412	48" wide wall Add-on section 54" tall w/ 12" base shelf. (White)	204.80	204.80
8.00	TRXWCB - 48	6" x 48" x 1/4" White hang rod for Prescription bags.	29.93	239.40
12.00	TRXUG - 84	16" x 84" Double Upright, White.	133.50	1,602.00
18.00	TRXSTB-48	48" Bay Stretcher.	28.43	511.65
162.00	TRXSF4808	8" x 48" White Pharmacy Bay shelf.	28.49	4,614.57
17.00	TRXBS4808 Base Shelf	48" x 8" white shelf.	49.49	841.25
2.00	TRXUW - 84	8" x 84" Wall Upright, White.	127.50	255.00
8.00	TRXEF8416 End Frame	84" x 16" End Frame.	134.99	1,079.88
40.00	TRXSF 1608 Shelf	16" x 8" Shelf.	14.90	596.00
3.00	TRXSTA3054	Aisle Stretcher	67.95	203.85
			Subtotal	Continued
			Sales Tax	Continued
			<b>TOTAL</b>	<b>Continued</b>

# NuVision Design LLC

2013 Dover Dr.  
Rowlett, TX 75088

# QUOTATION

Quote Number: 440  
Quote Date: May 29, 2025  
Page: 2

Voice: 469-865-4889  
Fax:

Quoted To:
102 South Main Street Suite 200 Venus, TX

Customer ID	Good Thru	Payment Terms	Sales Rep
Venus Drug	6/28/25	50% down, balance upon completion.	TF

Quantity	Item	Description	Unit Price	Amount
1.00	Cornice	8" x 194" U-shaped cornice with laminate on face and bottom.	575.00	575.00
2.00	Cornice Return	8 1/2" x 21" x 3/4" panel with laminate on all sides.	90.00	180.00
1.00	Drop Off 3084	30" x 84 1/4" x 36" Pick up Counter w/ 3-open shelving w/ Pencil Drawer & 1 adjustable shelf.	2,500.00	2,500.00
1.00	Pick up 3084	30" x 84" x 34" Pick up Counter w/ 3 Pencil Drawer & 3 adjustable shelf.	2,500.00	2,500.00
2.00	EP - 4857	3/4" x 48" x 57" laminated all sides.	430.00	860.00
1.00	Lift Gate Panel Fill	3" x 24" x 36" w/ wall cleats.	320.00	320.00
1.00	Swing Gate	3/4" x 30" x 36" panel laminated all sides, styles, hardware & secret latch.	320.00	320.00
2.00	B2339-24 Printer	23"D x 39 1/4" x 24" Open Cabinet w/ pull out shelves.	656.00	1,312.00
2.00	B2339-24 Trash	23"D x 39 1/4" x 24" open cabinet w/ partial door.	494.00	988.00
2.00	B2339-24 B&V	23"D x 39 1/4" x 24" Cabinet w/ 2 Bottle & Vial Drawers.	897.00	1,794.00
2.00	B2339-24 Open	23"D x 39 1/4" x 24" Open Cabinet w/ 2 adjustable shelves.	441.00	882.00
1.00	Countertop - 30194	30" x 16' - 2" laminate countertop to match customer specs.	1,485.00	1,485.00
1.00	Service Ledge	16" x 16' - 2" , laminated top and face.	1,088.00	1,088.00
1.00	B2339-24 4 drawer	23"D x 39 1/4" x 24" Cabinet w/ 4 Drawers.	816.00	816.00
1.00	B2339-30 Open	23"D x 39 1/4" x 30" Open Cabinet w/ 2	550.00	550.00
			Subtotal	Continued
			Sales Tax	Continued
			<b>TOTAL</b>	<b>Continued</b>

**NuVision Design LLC**

2013 Dover Dr.  
Rowlett, TX 75088

**QUOTATION**

Quote Number: 440  
Quote Date: May 29, 2025  
Page: 3

Voice: 469-865-4889  
Fax:

Quoted To:
102 South Main Street Suite 200 Venus, TX

Customer ID	Good Thru	Payment Terms	Sales Rep
Venus Drug	6/28/25	50% down, balance upon completion.	TF

Quantity	Item	Description	Unit Price	Amount
1.00	B2339-36 Sink	adjustable shelves. 23"D x 39 1/4" x 36" Sink Cabinet w/ 2 doors.	824.60	824.60
1.00	B2339-18 Open	23"D x 39 1/4" x 18" Open Cabinet w/ 2 adjustable shelves.	340.00	340.00
1.00	Countertop - 30109	30" x 9' - 1" laminated countertop to match customer specs.	597.50	597.50
3.00	U1230-36 Door	12"D x 30" x 36" Open cabinet w/2 adjustable shelves & 2 doors.	540.00	1,620.00
1.00	Countertop - 2598	25" x 8' - 2" laminate countertop.	680.00	680.00
1.00	B2339-41 Open/Drawer	23"D x 39 1/4" x 41" Open Cabinet w/ 3 drawers & 3/ doors & adjustable shelves.	861.00	861.00
1.00	countertop - 2542	25" x 3'-6" laminate countertop, residential style.	300.00	300.00
1.00	Delivery	Deliver all components to the jobsite.	1,500.00	1,500.00
1.00	Install	Install above cabinets & shelving as per design.	4,000.00	4,000.00
1.00	Service	Add bracing & decking on top of restroom for storage.	500.00	500.00
1.00	Service	Add pipes for new sink in pharmacy from restroom.	2,500.00	2,500.00
1.00	Service	Add electrical outlets per plan	3,240.00	3,240.00
1.00	Service	take existing shelving apart at Argyle location and install at Venus location. Take rest of shelving to storage in Waxahachie.	4,000.00	4,000.00
1.00	Service	Add remote controlled security roll down	3,953.00	3,953.00
			Subtotal	Continued
			Sales Tax	Continued
			<b>TOTAL</b>	<b>Continued</b>

**NuVision Design LLC**

2013 Dover Dr.  
Rowlett, TX 75088

# QUOTATION

Quote Number: 440  
Quote Date: May 29, 2025  
Page: 4

Voice: 469-865-4889  
Fax:

Quoted To:
102 South Main Street Suite 200 Venus, TX

Customer ID	Good Thru	Payment Terms	Sales Rep
Venus Drug	6/28/25	50% down, balance upon completion.	TF

Quantity	Item	Description	Unit Price	Amount
1.00	Tax	gate to drive thru window.	4,550.34	4,550.34
			Subtotal	59,706.01
			Sales Tax	
			<b>TOTAL</b>	<b>59,706.01</b>

**NuVision Sign, LLC**

2013 Dover Dr.  
 Rowlett, TX 75088  
 USA

Voice: 469-865-4889  
 Fax:

**QUOTATION**

Quote Number: 375  
 Quote Date: May 20, 2025  
 Page: 1

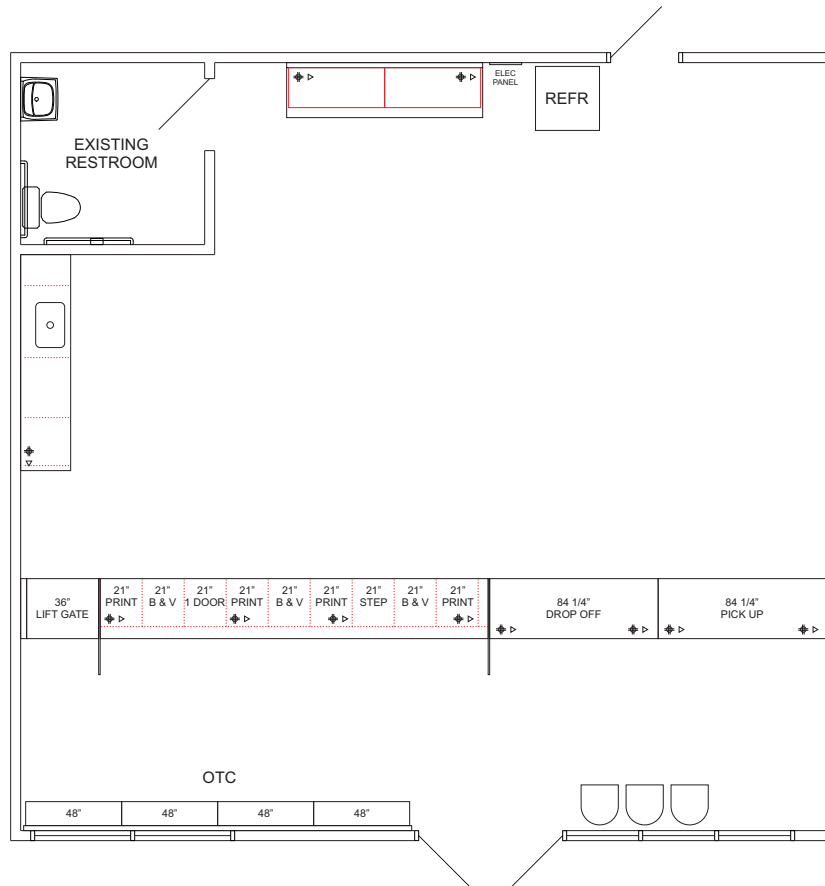
Quoted To:
102 South Main Street Suite 200 Venus, TX

Customer ID	Good Thru	Payment Terms	Sales Rep
Venus Drug	6/19/25	Prepaid	

Quantity	Item	Description	Unit Price	Amount
1.00	Channel Letters	28" Venus & 20" Drug channel letters on raceway. Red & Blue.	4,200.00	4,200.00
1.00	Install	Install above sign as directed.	1,300.00	1,300.00
1.00	Permit	Venus permit & filing fee.	450.00	450.00
1.00	Tax		490.88	490.88
			Subtotal	6,440.88
			Sales Tax	
			<b>TOTAL</b>	<b>6,440.88</b>







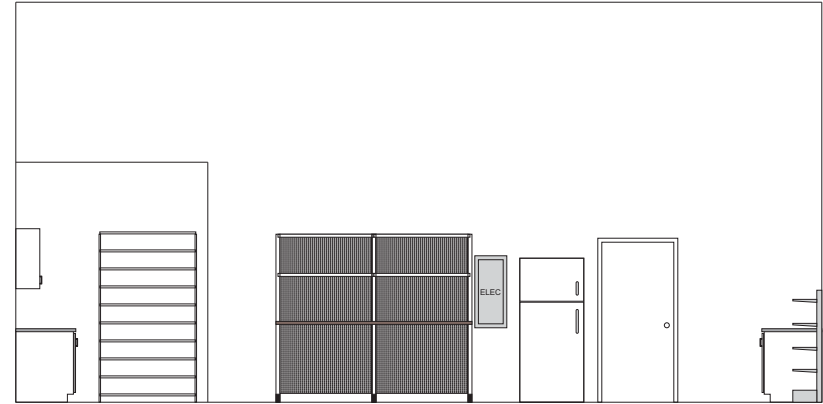
- ⊞ QUAD ELECTRICAL OUTLET
- ▽ CAT 6 DATA
- ▼ PHONE
- ⊕ DUPLEX
- POWER STRIP - 48" AFF (COMPOUNDING ROOM)

<b>NuVision Design</b>  STORE DESIGNERS  STORE FIXTURE BROKERS	ADDRESS: <b>2013 DOVER DR.          ROWLETT, TX 75088</b>	<b>SPECIAL NOTES:</b>	JOB: VENUS PHARMACY VENUS, TX	DATE: 5-14-25
	PHONE: (469) 865-4889		DRAWING # ELECTRICAL PLAN	REVISED: 5-28-25
	E-MAIL: TERRYFREY@VERIZON.NET			SCALE: 1/8" = 1' 0"

SOUTH ELEVATION



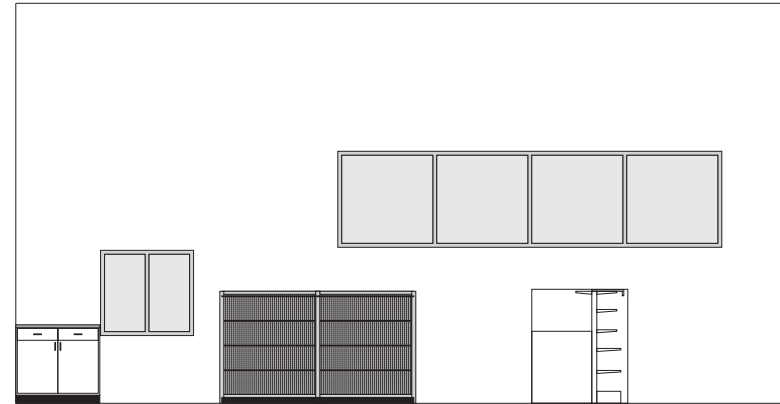
NORTH ELEVATION



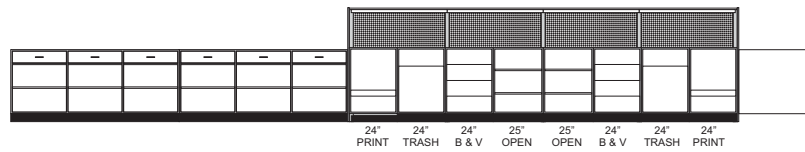
WEST ELEVATION



EAST ELEVATION



FRONT WORK COUNTER



<b>NuVision Design</b>  STORE DESIGNERS  STORE FIXTURE BROKERS	ADDRESS: <b>2013 DOVER DR.                  ROWLETT, TX 75088</b>	SPECIAL NOTES:	JOB: VENUS PHARMACY VENUS, TX	DATE: 5-14-25
	PHONE: (469) 865-4889		DRAWING #	REVISED: 5-28-25
	E-MAIL: TERRYFREY@VERIZON.NET		ELEVATIONS	SCALE: 1/8" = 1' 0"



Office Use Only	
Account #:	_____ . _____ . _____
Sequence#:	_____   _____
Reading:	_____

## APPLICATION FOR WATER, SEWER AND TRASH SERVICE

Date: \_\_\_\_\_

Applicants Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_ Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Spouse's Name: \_\_\_\_\_ Phone Number \_\_\_\_\_

Service Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 (If Different than service address)

Email Address \_\_\_\_\_

**Start Date for Service:** \_\_\_\_\_

**Check one:** Renting/Leasing: \_\_\_\_\_ Owner: \_\_\_\_\_

**Employer:** \_\_\_\_\_ Work Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### MUST HAVE COMPLETE LANDLORD INFORMATION

**Landlord** (If Renting/Leasing): \_\_\_\_\_

Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**DEPOSIT**

Homeowner: \$100.00 \_\_\_\_\_  
 Renter \$150.00 \_\_\_\_\_  
 Commercial: \$200.00 \_\_\_\_\_

Signature \_\_\_\_\_

**EMAIL: [utilitybilling@cityofvenus.org](mailto:utilitybilling@cityofvenus.org)**



## Customer Request for Confidentiality

The Utility Department is a city-owned and operated utility; therefore, your water/sewer bill account information is considered public record under the Texas Public Information Act. However, a state law allows residential water/sewer customers to request that personal information and any information relating to water usage, billing amounts and payment records be kept confidential. Personal information includes your address, telephone number and social security number.

The request for confidentiality must be submitted in writing using this form or by submitting a separate letter. Once the request is received and processed, the Utility Department will not release confidential information for that customer except for:

1. Government Officials
2. Consumer Reporting Agencies
3. Contractors or Sub-Contractors who need information to do their jobs.
4. Utility representative, or
5. Individuals for whom the customer, who in writing, has waived confidentiality.

(People in this category will be required to show identification before the information will be released.)

Please check the appropriate box below. If you have questions, please call (972) 366-3348, ext. 201 or ext. 203. Information will not be kept confidential until this completed and signed form is received and processed by the City of Venus Utility Department.

I hereby request that all personal information and any information relating to water usage, billing amounts or payment records be kept confidential.

I **do not** wish to have my personal information kept confidential at this time.

**The following person(s) may have access to information on my account:**

\_\_\_\_\_  
NAME

\_\_\_\_\_  
RELATIONSHIP

\_\_\_\_\_  
PHONE #

\_\_\_\_\_  
NAME

\_\_\_\_\_  
RELATIONSHIP

\_\_\_\_\_  
PHONE #

City of Venus  
PO Box 380  
Venus, TX 76084



**WATER SERVICE AGREEMENT**

I. **PURPOSE** - The City of Venus is responsible for protecting its drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the City of Venus will begin service. In addition, when service to an existing connection has been suspended or terminated, the water system will not re-establish service unless it has a signed copy of this agreement.

- II. **RESTRICTIONS** – The following unacceptable practices are prohibited by State regulations:
  - A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.
  - B. No cross connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure backflow prevention device.
  - C. No connection which allows water to be returned to the public drinking water supply is permitted.
  - D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.
  - E. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.

- III. **SERVICE AGREEMENT** - The following are the terms of the service agreement between the City of Venus and the Customer.
  - A. The City of Venus will maintain a copy of this agreement as long as the Customer and/or the premises is connected to the City's Water System.
  - B. The Customer shall allow their property to be inspected for possible cross connections and other potential contamination hazards. These inspections shall be conducted by the City of Venus or its designated agent prior to initiating new water service; when there is reason to believe that cross connections or other potential contamination hazards exist; or after any major changes to the private water distribution facilities. The inspections shall be conducted during the City of Venus normal business hours.
  - C. The City of Venus shall notify the Customer in writing of any cross connection or other potential contamination hazard which has been identified during the initial inspection or the periodic reinspection.
  - D. The Customer shall immediately remove or adequately isolate any potential cross connections or other potential contamination hazards on their premises.
  - E. The Customer shall, at their expense, properly install, test upon installation, and maintain any backflow prevention device required by the City of Venus. Copies of all testing maintenance records shall be provided to the City of Venus. After initial installation and testing of a new backflow prevention device, **Residential ONLY testing of backflow devices on irrigation systems will be provided by the City** in accordance with City policies and procedures.

IV. **ENFORCEMENT** - If the Customer fails to comply with the terms of this Service Agreement, the City of Venus shall, at its option, terminate service and/or properly install and test an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this Agreement shall be billed to and borne by the Customer.

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Name (please print)	Signature	Date
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Address	City	State	Zip
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Tel: 972-366-3348

[www.CityofVenus.org](http://www.CityofVenus.org)



3110 S. Great Southwest Pkwy.  
Grand Prairie, Texas 75052  
Members Services Office  
(877) 339-2273  
Fax: 972-660-8821



## Caring - Heart Membership Program



**PERSONS COVERED:** This Agreement covers the household family members listed on the application on the reverse side provided to CareFlite, so long as they remain full-time residents (including college students) of my household. New residence family members may be added, others deleted, or the household location changed by written notice to CareFlite at the address shown above. Added members will be effective as of the date the information is received by CareFlite. Medicaid recipients may not enroll by law.

**EFFECTIVE DATE:** The program will be effective on 10/01/2014 and will abide by contracted terms between CareFlite and City of Venus Water.

**BENEFITS:** Payment of the membership fee and compliance with the terms of this program/agreement entitles the member to the following benefits:

1. Emergency helicopter air ambulance services originating within 150 miles of DFW Airport for medically necessary advanced or basic life support emergency transport services from CareFlite as a result of an emergency medical condition shall pay nothing out of pocket, unless otherwise specified herein.
2. Emergency fixed wing air ambulance services for patients needing a higher level of care originating within 500 miles of DFW Airport and within the United States shall pay nothing out of pocket. For non-medically necessary fixed wing transports, CareFlite will make its best efforts to obtain an insurance pre-authorization. For fixed wing air ambulance service that are not medically necessary and/or operated for patient or family convenience, CareFlite will give members a 50% discount from its standard rates.
3. CareFlite's ground ambulance and 911/EMS service will be available with its service areas. These benefits will follow the rules of this Air Ambulance membership program.
4. If CareFlite has any agreements for the reciprocal honoring of a membership benefit with other air/ground EMS providers, all Members of CareFlite shall be covered by such agreement. A list of any such agreements can be found at [www.careflite.org](http://www.careflite.org).

**PAYMENT FOR SERVICES:** I understand that I am responsible for payment for any services provided to me by CareFlite, but that my membership will assist me by discharging that part of my financial liability that is not covered by insurance for those CareFlite services specified in this Agreement. This benefit is subject to certain limitations specified in this agreement. As a condition of receiving this benefit, I hereby assign (hand over) to CareFlite all rights and benefits that I or the other family members of my residence have under any and all medical, health, supplemental, worker's compensation, liability, auto or homeowner's insurance policies or plans, or from other third party payers or sources which provide coverage or would otherwise pay for ambulance services. Such payment sources are collectively referred to in this agreement as "insurance". I authorize the payment of all insurance benefits or payments to CareFlite. I understand that CareFlite will, whenever it deems it feasible, file claims for and directly collect the benefits payable from insurance up to the amount of CareFlite's charges for its services. When requested by CareFlite, I agree to complete any forms and take any other reasonable action that may be necessary to collect such amounts. If I or anyone on my behalf receives any insurance or other third-party payments for services provided by CareFlite, I will promptly forward those payments to CareFlite at the address shown at the top of this form.

**LIMITATIONS and CONDITIONS:** Membership benefits extend to CareFlite's critical care, advanced or basic life support helicopter and fixed wing air ambulance services staffed with nurses, paramedics and pilots, Specialty Care Transport (a ground transport staffed similarly to CareFlite's air ambulance services) as well as ground ambulances staffed with quality trained paramedics and EMTs. Member benefits are not applicable to services rendered by any other provider. As a condition of receiving the benefits of membership with respect to any air or ground ambulance transport, members with insurance agree to and must comply with all coverage conditions of their applicable insurance program for such transport. Some insurance programs require the insured person to obtain prior authorization of payment for non-emergency, yet medically necessary air ambulance services. (This requirement typically applies to fixed wing air ambulance and inter-facility ground ambulance only but not to helicopter or 911/EMS emergency services.) Non-insured household family members will automatically receive a 50% membership discount on CareFlite's standard charges for the services rendered. Some plans require certain documentation from the insured within a specified time limit or the plan(s) deny or reduce coverage for ambulance services. In the event the member with insurance forfeits coverage by failing to comply with these types of requirements for a transport that would otherwise be covered by insurance, the member will then forfeit membership benefit for failing to so comply and their membership can be revoked at CareFlite's discretion. Membership is available for sale only in those counties or jurisdictions shown on CareFlite's website [www.careflite.org](http://www.careflite.org). Ground ambulance benefits are available to all members but only in CareFlite's ground ambulance service areas. The member must hold a membership that is in good standing at the time of service and the transport must originate in CareFlite's deemed service area with CareFlite as the transporting agency. CareFlite reserves the right to deny or revoke any membership for reasonable cause. If membership is revoked then all balances are due in full. CareFlite may terminate the membership program at any time upon notice to the members. If CareFlite terminates the program, members will have any unused, prorated portion of their membership fee returned. To protect member fees, CareFlite maintains a bond with an A rated insurance company. CareFlite's Membership benefits are honored by certain other medical transport programs. Visit [www.careflite.org](http://www.careflite.org) for complete details.

CareFlite is a 501(c)3 Not For Profit Air and Ground Ambulance Service Sponsored by:



[WWW.CAREFLITE.ORG](http://WWW.CAREFLITE.ORG) MEMBERSHIP (877) DFW CARE



3110 S. Great Southwest Pkwy.  
 Grand Prairie, Texas 75052  
 (877) 339-2273 Membership  
 Fax: 972-660-8821



## Caring – Heart Membership Application



The City of Venus Water and CareFlite have partnered together to allow all customers of the water system to become members of CareFlite for \$1 per month. This includes all permanent family members of your household at no additional cost as listed below.

First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone # (\_\_\_\_) \_\_\_\_\_

Date of Birth: \_\_\_\_\_  Male  Female Email: \_\_\_\_\_

Do you have health insurance?  Yes  No If you answered Yes to this question, please list your primary health insurance company:

\_\_\_\_\_

**Other Family Members of Your Household:**

First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_  Male  Female

First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_  Male  Female

First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_  Male  Female

First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_  Male  Female

First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_  Male  Female

*(For additional household family members, please copy this page and attach to this application)*

By submitting this application, I agree (on my behalf and on behalf of my family) in consideration of the benefits provided to abide by the terms of the Caring-Heart Membership Program, which are shown on the back of this application. I request payment of authorized Medicare or other insurance benefits to me, or on my behalf, to be paid to CareFlite for any emergency services and supplies furnished to me or my household family members by CareFlite. I authorize any holder of any of my medical information or that of my household family members to release that information to CMS, its agents or carriers, or CareFlite in order to determine benefits payable on my behalf or on behalf of my family members, now and in the future. This agreement and authorization is executed on my own behalf and on behalf of the other members of my household, if they are minors or otherwise unable to sign. I understand that under Texas rule 157.11 if I or a household member is a Medicaid recipient, then I am not allowed to have them on this application. Therefore, I am stating that I have not listed on this application anyone that is a Medicaid recipient. If a household family member subsequently becomes a recipient of Medicaid, I will notify CareFlite in writing of this change immediately. I warrant that all of the information on this application is true and correct. CareFlite reserves the right to request documentation to verify the accuracy of any such information. I acknowledge that membership in CareFlite's Caring-Heart Membership Program is an EMS membership in a program sponsored by CareFlite and is not a membership in CareFlite's non-profit entity as the term "membership" is contemplated under the Texas Non-Profit Corporation Act.

\_\_\_\_\_  
 Signature

For CareFlite Office Use Only	
Date Received _____	Membership # Assigned _____



City of Venus, Texas

Opt Out form

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Utility Account # \_\_\_\_\_

The undersigned hereby notifies the City that he/she is the authorized account holder of the above account and that he/she exercises the right to opt out of the \$1 per month fee for the Caring-Heart Membership. The undersigned acknowledges that the fee will be removed at the conclusion of the next billing cycle except for those forms filed with the City on or before Oct. 1, 2014. Forms filed on or before that date will not participate in the program from its start of Oct. 1, 2014. As a result of opting-out, I acknowledge that no one in my household will receive the benefits of the Caring-Heart Membership Program which protects families against out-of-pocket costs for CareFlight's aid and ground ambulance services.

\_\_\_\_\_  
Signature Date Signed

\_\_\_\_\_  
Person Witnessing Signature Above Date Signed

For City Use Only:

\$1 CareFlight Membership fee removed from account shown above on \_\_\_\_\_  
by \_\_\_\_\_.

## **Payment Options:**

- **Drop Boxes**

The city has two drop boxes, one drop box is located near the front door of the Venus City Hall, 700 W. US Hwy. 67, Venus, TX 76084. The other drop box is located at the Development Services Building, 103 W. 3<sup>rd</sup> Street, Venus, TX 76084. Please include the bill stub with your check or money order in an envelope. Payments deposited in the Drop Box are picked up daily Monday through Thursday. Please do not leave cash in the drop box.

- **Online Payments – [cityofvenus.org](http://cityofvenus.org)**

Two payment options are available on the website, you may opt to utilize the Quick Pay option, this option does not require a login; or complete the registration process to create an account, this will allow you to view details and manage your account and enroll in automatic payments using a credit or debit card. Please note that this is a third-party entity, and the City of Venus is not able to make any changes to options, payments and/or stored credit or debit cards. There is a 3.5% processing fee when you use a credit or debit card.

- **Recurring Automatic Draft**

Payments will automatically be drawn from your checking or savings account, there is no charge for this service. You may find the authorization form in the application packet, on the website or at city hall.

- **In Person**

Cash, check, money order or credit cards are accepted at the Utility Billing Office inside the Venus City Hall, during business hours, Monday through Thursday, 7:30 a.m. to 5:30 p.m.

- **Mail**

Payment may also be sent by mail, City of Venus, PO Box 380, Venus, TX 76084-0380



## YOU CAN NOW PAY YOUR BILL USING AUTO-DRAFT

If interested, please complete the form below and return to City Hall. You may email this form to [utilitybilling@cityofvenus.org](mailto:utilitybilling@cityofvenus.org), mail to 700 W US HWY 67, Venus, TX 76084, or return with your payment.

### Authorization Form for Bank Drafting Your Monthly Utility Bills:

I authorize the City of Venus to debit my bank account each month for the amount of services billed on my utility account for water/sewer/garbage/recycle. I also authorize my financial institution, below, to debit same amounts from my account.

You are responsible for contacting your financial institution prior to signing the authorization form below:

- To ensure your institution's participation and
- Determine bank fees applicable for this service.

**Please check the appropriate box:**       Checking Account       Savings Account

Bank Name: \_\_\_\_\_ Bank City: \_\_\_\_\_ State: \_\_\_\_\_

Bank Routing Number: \_\_\_\_\_ Bank Account Number: \_\_\_\_\_

Name(s) on Bank Account: \_\_\_\_\_

This authorization is to remain in full force and effect until THE CITY has received **written notification** from me (or either of us) of its termination in such time and in such manner as to afford THE CITY and DEPOSITORY a reasonable opportunity to act on it.

Customer Names(s): \_\_\_\_\_

Customer Utility Account Number (as printed on bill): \_\_\_\_\_ Phone Number: \_\_\_\_\_

Account Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(if different from physical address)

Email Address: \_\_\_\_\_

**\*If you would like your monthly bill to be emailed to the email address above, check here:**   
**(If you check this box, you will NOT receive a paper bill)**

When initiated, your utility bill will say "AUTO-DRAFT-DO NOT PAY." Until then please continue to pay your bill. Your bank account will be drafted on the 15<sup>th</sup> of each month or the next business day. A fee of \$25.00 for each "insufficient funds" will be assessed by the City. Please call your financial institution regarding questions about fees they may charge separately. The city will remove your account from bank draft for two "insufficient funds" withing a 12-month period. You will then be ineligible to participate in AUTO-DRAFT for the next 6 months. To remove your account from the AUTO-DRAFT, written authorization must be received at least 30 days prior to the effective bill date.

Date: \_\_\_\_\_ Signature(s): \_\_\_\_\_