



Venus Community Service Development Corporation

Tuesday, August 4, 2026 - 6:30 PM

Regular VCSDC Meeting
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 regular meeting on April 7, 2026.

4. WORK SESSION:

4.1. Budget work session for the VCSDC fiscal year 2026-2027 annual budget.

5. Discussion and Consideration Items:

The VCSDC 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).

5.1. Discuss and consider projected income for the 2026-2027 fiscal year.

5.2. Discuss and consider whether or not to use fund balance to balance the budget.

5.3. Discuss and consider the Pinnacle savings account and the TexPool balance.

5.4. Discuss and consider an amount to donate to the Venus Independent School District for the library.

5.5. Discuss and consider approval of fiscal year 2026-2027 Annual Budget.

6. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE VENUS COMMUNITY SERVICE DEVELOPMENT CORPORATION WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: 551.072-Deliberation regarding real property

6.1. Discuss the potential purchase of real property generally located in downtown Venus and inside the City limits of the City of Venus.

6.2. Discuss the potential purchase of real property generally located along FM 1807 in the City

limits of the City of Venus.

- 6.3. Discuss the potential purchase of real property generally located along CR 110 in the City limits of the City of Venus.
- 6.4. Discuss the potential purchase of real property generally located in the La Chaussee Subdivision in the City limits of the City of Venus.
- 6.5. Any action to be taken on Executive Session.

7. Adjournment:

The VCSDC 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). 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 to the City's website www.cityofvenus.org, on Tuesday, July 28, 2026.

Callie Driggars, 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 VCSDC Meeting
APRIL 7, 2026

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

Chair, Joe Russell, called the meeting to order at 06:30 PM, 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, and Michelle Crane.

Boardmember absent: Elisabeth Livingstone.

Staff present: Callie Driggers, Becky Wilkins, Oscar Ortiz, Officer Yates, Garrett Spurlock, and Scott Williams.

2. **Citizen Public Comment Period:**

No public speakers.

3. **Consent Agenda:**

3.1. Approval of meeting minutes from the special meeting called on March 10, 2026.

I make a motion to approve meeting minutes from the special meeting called on March 10, 2026.

Moved by: Raymond Jackman

Seconded by: Jeannie Prazak

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

4. **Discussion and Consideration Items:**

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).

4.1. Discuss and consider VCSDC funding and expenditures and ratifying the monthly report for February 2026.

I make a motion to approve VCSDC funding and expenditures and ratifying the monthly report for February 2026.

Moved by: Jeannie Prazak

Seconded by: Raymond Jackman

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

- 4.2. Discuss and consider consolidating the Pinnacle Bank account into the TexPool account.

I make a motion to consolidate the Pinnacle Bank account into the TexPool account.

Moved by: Raymond Jackman

Seconded by: Katie Drambareanu

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

- 4.3. Discuss and consider the content for the Venus Community Service Development Corporation website.

Oscar Ortiz presented. Discussion only.

- 4.4. Discuss and consider adoption of a logo for the Venus Community Service Development Corporation.

Oscar Ortiz presented. The Board members liked number 1 and number 6, and gave direction for both on needing some adjustments that were recommended. Will come back at the next meeting to vote.

- 4.5. Discuss and consider a Mission Statement for Venus Community Service Development Corporation.

Oscar Ortiz presented. The Board members gave direction for number 4 with some wording changes. Will come back to the next meeting for a vote.

- 4.6. Discuss and consider a strategic plan for Venus Community Service Development Corporation.

Oscar Ortiz presented. Discussion only.

5. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE VENUS COMMUNITY SERVICE DEVELOPMENT CORPORATION WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: 551.072-Deliberation regarding real property Recessed into closed Executive Session at 7:26pm Reconvened into Open Session at 8:01pm.

- 5.1. Discuss the potential purchase of real property generally located in downtown Venus and inside the City limits of the City of Venus.

- 5.2. Discuss the potential purchase of real property generally located along FM 1807 in the City limits of the City of Venus.

5.3. Discuss the potential purchase of real property generally located along CR 110 in the City limits of the City of Venus.

5.4. Discuss the potential purchase of real property generally located in the La Chaussee Subdivision in the City limits of the City of Venus.

5.5. Any action to be taken on Executive Session.

No action was taken on above listed Executive Session.

6. Adjournment:

Chair, Joe Russell adjourned the meeting at 08:02 PM.

Work Session

This is meant for open discussion, strategy, and deliberation without formal voting of several areas.

1. Business Attraction & Recruitment Projects

- Active prospects & project inquiries or ongoing negotiations with prospective business keeping confidentiality.
- Site Selection & Site development for potential business placement.
- Marketing Strategy or attending regional business recruitment events, paying for advertisements on magazines.

2. Incentives & Grant Performance

- Reviewing guidelines for future 380 Agreements (property tax abatements, sales tax rebates, infrastructure offsets) or direct cash grants tied to capital expenditure and job creation.

3. Business Retention & Expansion

- Local Businesses identification of needs and opportunities.
- Building Improvement Grant (BIG)

4. Infrastructure & Quality-of-Life Projects

- Public parks, sport complex, ADA compliant ramps in downtown, beautification of the square, signage, public library, focus on attracting tourism, etc.
- Level of the infield and outfield of Fielder Park
- Replace the sand on the infield
- Install a sprinkler system on the outfield
- Buy appliances for the concessions building
- Install air conditioning unit in the concessions building
- Upgrading playground equipment
- Adding a covered pavilion, dog park, and inclusive play structures
- Adding public art or mural on the north wall of the Civic Center
- Install decorative lighting

5. Sales Tax and Strategic Planning

- Track sale tax collection
- Align EDC goals with the City Council's plans, etc.

Shanna Park needs

Playground area

- Mulch

Fencing

- Perimeter fence West Side
- Flower beds

Fielder Park needs

Playground:

- Certified playground wood fill or rubber mulch
- Playground equipment sails over kids area

Parking Lots

- Repaving 2 parking areas, on E 5th St. and E 7th St.
- Pipe rail vehicle stops are damaged from vehicles

Fencing

- Park perimeter that abuts residential property
- Wooden bollards need repair or replacement

Picnic tables

- Picnic tables on south side of park need replacement

Bleachers

- Adult field bleachers need to be repaired or replaced

Concession building

- Needs A/C and a vent system
- Need a storage building for supplies/gear

Basketball Court

- Lighting and repainted

Baseball fields

- Both need restoration
- Score Board
- Outfield Fencing is in disrepair on both fields

Drainage

- Drainage throughout the park must be addressed

Pavilion

- Small pavilion railing is in disrepair
- Pavilion structures need to be repainted and repaired

Irrigation

- The entire irrigation system needs to be addressed

Electrical

- The electrical panel needs to be upgraded, and all conduits need to be reconnected

Downtown Square

- Sidewalk repairs
- ADA complaint ramps
- Irrigation replaced
- Gazebo needs foundation work, gazebo needs to be repainted, and inside repair too
- Add 4 picnic tables
- Memorial base is sinking
- Electrical needs to be updated
- City needs its own meter for lights on awnings

30 - VCSDC	2026 Current	2027 Working	% Change
Revenue Summary			
Interest	10,070.00	12,500.00	24.13%
Licenses & Permits	498,655.00	465,000.00	-6.75%
Revenue Totals	508,725.00	477,500.00	-6.14%
Expense Summary			
Capital Outlay	180,000.00	185,000.00	2.78%
Contracted Services	20,450.00	20,450.00	0.00%
Departmental	53,000.00	166,000.00	213.21%
Maintenance & Repairs	55,000.00	60,000.00	9.09%
Small Equipment	2,500.00	2,500.00	0.00%
Supplies	3,000.00	4,565.00	52.17%
Transfers	223,730.00	225,000.00	0.57%
Travel & Training	10,500.00	12,000.00	14.29%
Utilities	12,600.00	12,600.00	0.00%
Expense Totals	560,780.00	688,115.00	22.71%

30 - VCSDC	2026 Current	2027 Working	% Change	Notes
Interest				
30-40360 Interest Earnings	10,070.00	12,500.00	19.44%	
Interest Totals	10,070.00	12,500.00	19.44%	
Licenses & Permits				
30-40365 Sales Tax Revenues	498,655.00	465,000.00	-7.24%	
Licenses & Permits Totals	498,655.00	465,000.00	-7.24%	
Revenue Totals	508,725.00	477,500.00	-6.54%	

Fund Balance Use

Fund Balance: VCSDC's savings account or rainy-day fund. It is the accumulation of money left over from previous years.

Balance Budget: It means that estimated revenues equal planned spending.

What does it mean? It means not dipping into savings to cover a shortfall between your expected revenue and your planned expenses.

What happened in the past? To balance the budget, the difference was made up by using savings without asking for the approval of the VCSDC board.

Bottom line: Using fund balance to balance a budget is like using your personal savings account to pay your bills. It is fine, when you are making a one-time purchase, but if you are using it every month to just cover salaries, and expenses, it is a sign that your budget is out of alignment.

Relying on fund balance to balance an annual operating budget creates a structural deficit using one-time cash reserves to cover recurring ongoing expenses. To eliminate this reliance, the VCSDC board needs to be more careful with expenditures.

Recommendations

1. Develop a conservative sales tax projection for revenue
2. Use existing fund balance only for specific non-recurring expenses (grants or capital investments) but never to cover recurring administrative costs.



Account History

Generated: 06/25/2026 05:17 PM ET

Participant ID: 77847

Participant Name: City of Venus

Account Number: 01260600001

Account Name: CITY OF VENUS | VENUS COMMUNITY CENTER

Pool Number: All

Pool Name: All

From Trade Date: 05/01/2026

To Trade Date: 06/24/2026

Settlement Date	Trade Date	Pool Name	Pool Number	Account Name	Account Number	Trade Type	Description	Status	Amount	Shares	NAV	Confirmation Number	Account Balance As of Trade Date
06/01/2026	06/01/2026	TexPool	449	CITY OF VENUS VENUS COMMUNITY CENTER	01260600001	Deposit	TRANSFER DEPOSIT	Confirmed	\$100,000.00	100,000.000	\$1.00000	0904904493510205002112	\$400,194.37
05/29/2026	05/29/2026	TexPool	449	CITY OF VENUS VENUS COMMUNITY CENTER	01260600001	Deposit	TRANSFER DEPOSIT	Cancelled	\$100,000.00	-	-	0904907679143945731520	\$300,194.37
-	05/29/2026	TexPool	449	CITY OF VENUS VENUS COMMUNITY CENTER	01260600001	Dividend Reinvest	MONTHLY POSTING	Confirmed	\$365.08	365.080	\$1.00000	0904906561681581005248	\$300,194.37
05/28/2026	05/28/2026	TexPool	449	CITY OF VENUS VENUS COMMUNITY CENTER	01260600001	Deposit	TRANSFER DEPOSIT	Confirmed	\$208,284.33	208,284.330	\$1.00000	0904907734052191680640	\$299,829.29

This report is for trading and account management purposes only and is not for distribution to the public. It does not replace or supersede your official account statement. In the case of any conflict between this and your official statement, the information in your account statement shall control. We do not represent that this information is complete or accurate and it should not be relied upon as such.

An investment in the Pool is not a deposit of a bank and is neither insured nor guaranteed by any state or other government agency. It is possible to lose money by investing in the Pool.

Venus Community Services Development Cor... xxxxxx4828

Last Updated: June 25, 2026 2:54 PM

\$0.00

Current Balance

\$0.00

Available Balance

[Transactions](#)
[Details & Settings](#)


Search transactions

Date	Description	Amount	
MAY 28 2026	Account Closed	\$0.00 \$0.00	⋮
MAY 27 2026	Funds Transfer via Online Transfer To xxx4695	(\$308,284.33) \$0.00	⋮
APR 30 2026	Interest	\$316.41 \$308,284.33	⋮
MAR 31 2026	Interest	\$337.13 \$307,967.92	⋮
FEB 27 2026	Interest	\$294.71 \$307,630.79	⋮
JAN 30 2026	Interest	\$315.43 \$307,336.08	⋮

DEC 31 2025	Interest	\$346.58 \$307,020.65	⋮
NOV 28 2025	Interest	\$293.79 \$306,674.07	⋮
OCT 31 2025	Interest	\$324.92 \$306,380.28	⋮
SEP 30 2025	Interest	\$335.04 \$306,055.36	⋮
AUG 29 2025	Interest	\$303.33 \$305,720.32	⋮
JUL 31 2025	Interest	\$323.90 \$305,416.99	⋮
JUN 30 2025	Interest	\$323.56 \$305,093.09	⋮
MAY 30 2025	Interest	\$312.80 \$304,769.53	⋮
APR 30 2025	Interest	\$312.48 \$304,456.73	⋮
MAR 31 2025	Interest	\$322.55 \$304,144.25	⋮
FEB 28 2025	Interest	\$291.06 \$303,821.70	⋮
JAN 31 2025	Interest	\$321.90 \$303,530.64	⋮
DEC 31 2024	Interest	\$373.36 \$303,208.74	⋮
NOV 29 2024	Interest	\$383.24 \$302,835.38	⋮
OCT 31 2024	Interest	\$448.87 \$302,452.14	⋮

SEP 30 2024	Interest	\$489.44 \$302,003.27	⋮
AUG 30 2024	Interest	\$494.83 \$301,513.83	⋮
JUL 31 2024	Interest	\$543.33 \$301,019.00	⋮
JUN 28 2024	Interest	\$460.30 \$300,475.67	⋮
Page totals: Credits: [23] \$8,268.96 Debits: [2] (\$308,284.33)			

1 - 25 of 25 transactions < >



Joe A Hall High School & Community Library

Since 1995

Hello there!



I'm Kathryn , and these are some of the community librarians. I can't wait to introduce you to them and all the great things they are doing for our community.

Joe A Hall High School & Community Library

Founded in 1995

- The high school librarian, Barbara Hall, and Superintendent Joe Hall saw a need.
- Put a plan into place to open the new high school library to the public with a budget of \$6,000.

That was then...

- Community members could come in during the school day to utilize the library.
- Extended hours benefited both the students and the community.
- Worked to meet the minimum standards determined by the state to become an accredited library.

This is now!

- With changing times we are no longer open during the day.
- Growing population means growing need.
- And increase in state standards

Quantitative Standards (Requirements) based on population of 13,469

Local expenditures must equal
\$4.51 per capita (\$60,745)

At least one item per capita,
or expend 15% of budget on
library materials

At least 1% of total collection
published in the last five years

Open for service at least 30 hours per
week (\$50,400 in wages)

Library Director employed for at
least 30 hours per week

Current Statistics

Total library collection value	\$372,230
Adult collection	\$63,071
Children's collection	\$108,676





The Collection

We have books for readers of all ages beginning with our picture book collection, moving to middle grades, Young Adult, and New York Times Best Sellers. If we don't have what you want to read we can get it! Additionally, we also have an entire library of ebooks and audiobooks available via Libby.

Summer Reading

- Family Fun Programs Tues @ 5
- 4 different Day Camps
- Weekly Swaps
- Incentives for reading
- Interactive Parties
- Take & Make Talent Shows including the 1st annual Potato Grand Prix

Programs

- Adult GED & ESL classes
- Movie Matinee
- Crochet Club

Provide Meeting Space

- PTO meetings
- Girl Scouts
- Clubs & Committees

Equipment available for use

- Cricut & Heat Press
- 3D Printer
- Poster Printer
- Copier
- Computers/WiFi
- DVDs

Challenges

- Availability during the day
- No RR in library

2025 Statistics

- 232 Programs
- 3,714 Patrons attending
- 2,707 Books Circulated



So much to CELEBRATE!



Fun for all



**It is exciting as this
partnership plans for
meeting the needs of our
growing community!**



JOE A HALL COMMUNITY LIBRARY

2026 Library Funding Request Information

VISD Superintendent Gatewood requested \$35,000 as that is about ½ out of pocket cost that the district has been funding. This pays for things like wages, books, supplies, and programming.

Wages: \$50,400

The library is open 30 hours a week. Two librarians work at a time at the rate of \$20/hour. We are open around 42 weeks a year, however; it sounds like we may be open more in the future. (30hours x 2 workers x \$20 x 42 weeks = \$50,400)

Books & Supplies: \$31,387

In 2025-26 the ISD gave \$20,949 to the VHS library to purchase things for the high school part of the library. It funds the circulation system, books, copyright protection, supplies, the copier lease, and librarian travel. (Many of these things we use for both VHS & the Community Library.)

In 2025-26 the ISD put \$10,438 in the community library budget for:

Contracted Services: \$1,753

This pays for our summer programs. (ex. Creature Teacher, Ramblin' Rita)

Library Books & Media: \$1,222

This pays for our adult book lease from McNaughton and any new DVDs.

Reading Materials: \$4,189

This pays for all other adult and children's books.

General Supplies: \$2,742

This is everything from pencils to book covers and all programming supplies.

Misc Operating Costs: \$532

All of these funds are usually spent on snacks & drinks.

Projected cost if we stay open the additional 6 weeks in the summer:

Wages: \$7,200 (6 weeks x 2 employees x \$20/hr x 30 hrs)

Programming: \$2,500

30 - VCSDC	2026	2027	% Change	Notes
Special Rev Dept/Vcsdc	Current	Working		
30-00-50416 Training	10,500.00	5,000.00	-110.00%	
30-00-50418 Dues & Memberships	0.00	2,000.00	100.00%	
30-00-50420 Uniforms	500.00	500.00	0.00%	
30-00-50421 Office Supplies	500.00	500.00	0.00%	
30-00-50425 Vcsdc Special Project	0.00	5,000.00	100.00%	
30-00-50429 Department Supplies	2,000.00	3,565.00	43.90%	
30-00-50430 Cell Phone & Mifi	600.00	600.00	0.00%	
30-00-50432 Utilities	12,000.00	12,000.00	0.00%	
30-00-50433 Small Equipment	2,500.00	2,500.00	0.00%	
30-00-50442 Building R&M	5,000.00	10,000.00	50.00%	
30-00-50444 Economic Dev. Incenti	50,000.00	50,000.00	0.00%	
30-00-50459 Audit Services	5,000.00	5,000.00	0.00%	
30-00-50462 Legal Expenses	3,600.00	3,600.00	0.00%	
30-00-50466 City Contr-Admin Cos	10,275.00	10,275.00	0.00%	
30-00-50469 Liability & Property In	1,575.00	1,575.00	0.00%	
30-00-50471 VCSDC Bond Indebte	0.00	50,000.00	100.00%	
30-00-50485 Marketing & Promotio	2,500.00	5,000.00	50.00%	
30-00-50491 City Contr-Special Ev	50,000.00	35,000.00	-42.86%	
30-00-50492 City Contr-Land Purc	0.00	75,000.00	100.00%	
30-00-50493 Miscellaneous	500.00	1,000.00	50.00%	
30-00-50660 Special Projects	0.00	5,000.00	100.00%	
30-00-50677 Park Improvements	180,000.00	180,000.00	0.00%	
30-00-50720 Transfer (In) Out - Dsf	223,730.00	225,000.00	0.56%	
Special Rev Dept/Vcsdc Totals	560,780.00	688,115.00	18.50%	
Expense Totals	560,780.00	688,115.00	18.50%	