



Venus Community Service Development Corporation

Tuesday, August 18, 2026 - 6:30 PM

Special Called Venus Community Service Development Corporation 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 from the regular meeting on August 4, 2026.

4. WORK SESSION:

4.1. Conduct a budget workshop for the upcoming Fiscal year 2026-2027.

5. Discussion and Consideration Items:

The City Council 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).

6. 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, August 11, 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 AUGUST 4, 2026

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

Chair, Joe Russell, called the meeting to order at 06:35 PM and gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag. Councilmembers present: Joe Russell, Jeannie Prazak, Katie Drambareanu, Michelle Crane, and De'Jour Burton. Staff present: James Hawthorne, Callie Driggars, Oscar Ortiz, and Scott Williams.

2. Citizen Public Comment Period:

1. Alicia Rosales - 1215 CR 213 — Spoke regarding financials and how the money is spent. Lots of questions about the funds.

3. Consent Agenda:

3.1. Approval of meeting minutes for regular meeting on April 7, 2026.

I make a motion to approve the meeting minutes from April 7, 2026.

Moved by: Jeannie Prazak

Seconded by: Katie Drambareanu

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

4. WORK SESSION:

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

Oscar Ortiz presented.

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.

Discussion only. No action.

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

I make a motion that we do work with a balanced budget without using fund balance.

Moved by: Katie Drambareanu

Seconded by: De'Jour Burton

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

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

Update was given on accounts.

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

I make a motion for a 50/50 split of the requested library funds with the city for an amount not to exceed \$22,500.

Amended Motion to add: contribute \$22,500 to the library regardless of a city match.

Moved by: De'Jour Burton

Seconded by: Jeannie Prazak

For: De'Jour Burton, Jeannie Prazak, Katie Drambareanu and Michelle Crane.

Abstain: Joe Russell

Motion carried 4-0-1.

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

No action taken.

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. Adjourned into closed meeting at 8:19pm Reconvened into open session at 8:39pm.

- 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.

No action taken from Executive Session items.

7. Adjournment:

Chair, Joe Russell, adjourned the meeting at 08:40 PM.

City of Venus
Revenue And Expense Report
As of August 31, 2026

8/11/2026 4:06 PM

30 - VCSDC	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
-	0.00	409,782.04	508,725.00	98,942.96	19.45%	427,165.40	464,588.11
Revenue Totals	0.00	409,782.04	508,725.00	98,942.96	19.45%	427,165.40	464,588.11
Expense Summary							
00-Special Rev Dept/Vcsdc	483.66	191,302.59	560,780.00	369,477.41	65.89%	71,856.61	118,501.97
Expense Totals	483.66	191,302.59	560,780.00	369,477.41	65.89%	71,856.61	118,501.97
Revenues Over(Under) Expenditures	(483.66)	218,479.45	(52,055.00)	(270,534.45)	43.80%	355,308.79	346,086.14

City of Venus
Revenue and Expense Report
As of August 31, 2026

8/11/2026 4:06 PM

30 - VCSDC Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
-							
<u>Interest</u>							
-40360 Interest Earnings	0.00	5,430.55	10,070.00	4,639.45	46.07%	7,598.32	8,245.22
Total Interest	0.00	5,430.55	10,070.00	4,639.45	46.07%	7,598.32	8,245.22
<u>Licenses & Permits</u>							
-40365 Sales Tax Revenues	0.00	404,351.49	498,655.00	94,303.51	18.91%	419,567.08	456,342.89
Total Licenses & Permits	0.00	404,351.49	498,655.00	94,303.51	18.91%	419,567.08	456,342.89
Total	0.00	409,782.04	508,725.00	98,942.96	19.45%	427,165.40	464,588.11
Total Revenue	0.00	409,782.04	508,725.00	98,942.96	19.45%	427,165.40	464,588.11

City of Venus
Revenue and Expense Report
As of August 31, 2026

8/11/2026 4:06 PM

30 - VCSDC Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
00-Special Rev Dept/Vcsdc							
<u>Travel & Training</u>							
00-50416 Training	0.00	500.00	10,500.00	10,000.00	95.24%	0.00	0.00
Total Travel & Training	0.00	500.00	10,500.00	10,000.00	95.24%	0.00	0.00
<u>Supplies</u>							
00-50420 Uniforms	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
00-50421 Office Supplies	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
00-50429 Department Supplies	0.00	716.64	2,000.00	1,283.36	64.17%	282.96	282.96
Total Supplies	0.00	716.64	3,000.00	2,283.36	76.11%	282.96	282.96
<u>Utilities</u>							
00-50430 Cell Phone & Mifi	0.00	0.00	600.00	600.00	100.00%	40.75	40.75
00-50432 Utilities	233.66	10,644.48	12,000.00	1,355.52	11.30%	11,475.80	12,640.31
Total Utilities	233.66	10,644.48	12,600.00	1,955.52	15.52%	11,516.55	12,681.06
<u>Small Equipment</u>							
00-50433 Small Equipment	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
Total Small Equipment	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
<u>Maintenance & Repairs</u>							
00-50442 Building R&M	0.00	4,506.77	5,000.00	493.23	9.86%	759.98	3,822.98
00-50444 Economic Dev. Incentives	0.00	0.00	50,000.00	50,000.00	100.00%	0.00	0.00
Total Maintenance & Repairs	0.00	4,506.77	55,000.00	50,493.23	91.81%	759.98	3,822.98
<u>Contracted Services</u>							
00-50459 Audit Services	0.00	5,500.00	5,000.00	(500.00)	(10.00%)	4,000.00	4,000.00
00-50462 Legal Expenses	250.00	2,750.00	3,600.00	850.00	23.61%	2,500.00	2,750.00

City of Venus
Revenue and Expense Report
As of August 31, 2026

8/11/2026 4:06 PM

30 - VCSDC Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
00-50466 City Contr-Admin Costs	0.00	0.00	10,275.00	10,275.00	100.00%	9,060.00	9,060.00
00-50469 Liability & Property Ins	0.00	1,600.00	1,575.00	(25.00)	(1.59%)	1,345.00	1,345.00
Total Contracted Services	250.00	9,850.00	20,450.00	10,600.00	51.83%	16,905.00	17,155.00
<u>Departmental</u>							
00-50485 Marketing & Promotional	0.00	126.96	2,500.00	2,373.04	94.92%	71.99	71.99
00-50491 City Contr-Special Events	0.00	55,688.83	50,000.00	(5,688.83)	(11.38%)	38,196.08	39,782.93
00-50493 Miscellaneous	0.00	225.00	500.00	275.00	55.00%	0.00	0.00
Total Departmental	0.00	56,040.79	53,000.00	(3,040.79)	(5.74%)	38,268.07	39,854.92
<u>Capital Outlay</u>							
00-50677 Park Improvements	0.00	109,043.91	180,000.00	70,956.09	39.42%	4,124.05	44,705.05
Total Capital Outlay	0.00	109,043.91	180,000.00	70,956.09	39.42%	4,124.05	44,705.05
<u>Transfers</u>							
00-50720 Transfer (In) Out - Dsf	0.00	0.00	223,730.00	223,730.00	100.00%	0.00	0.00
Total Transfers	0.00	0.00	223,730.00	223,730.00	100.00%	0.00	0.00
Total Special Rev Dept/Vcsdc	483.66	191,302.59	560,780.00	369,477.41	65.89%	71,856.61	118,501.97
Total Expense	483.66	191,302.59	560,780.00	369,477.41	65.89%	71,856.61	118,501.97

Account #	Account Description	2025-2026 Current	2026-2027 Requested	Notes
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30-40360	Interest Earnings	10070	0	?
30-40365	Sales Tax Revenues	498655	0	?
30-40366	Special Events	0	0	?
30-40375	Cleaning Fees (Pass-Through)	0	0	
30-40378	Audit Adjustments	0	0	?
30-40390	Fund Balance Forward	0	0	
Total		508725	0	

30-00-50400	Salaries & Wages	0	0	
30-00-50401	Social Security	0	0	
30-00-50402	Unemployment Taxes	0	0	
30-00-50403	Medicare	0	0	
30-00-50404	Retirement (TMRS)	0	0	
30-00-50406	Workers Comp	0	0	
30-00-50407	Overtime	0	0	
30-00-50408	City Contr - EDC Personnel	0	0	
30-00-50410	Health Insurance	0	0	
30-00-50411	City Contr-Park Personnel	0	0	
30-00-50412	HRA	0	0	
30-00-50416	Training	10500	5,000	Conference and training EDC members
30-00-50418	Dues & Memberships	0	2,000	IEDC, TEDC dues
30-00-50420	Uniforms	500	500	
30-00-50421	Office Supplies	500	500	
30-00-50425	VCSDC Special Projects	0	5,000	Projects assigned by EDC
30-00-50429	Department Supplies	2000	2000	
30-00-50430	Cell Phone & Mifi	600	600	
30-00-50432	Utilities	12000	14000	
30-00-50433	Small Equipment	2500	1000	
30-00-50438	Legal Notices	0	0	
30-00-50442	Building R&M	5000	10000	Vibration isolation for HVAC Civic Center
30-00-50444	Economic Dev. Incentives	50000	25000	
30-00-50445	Vehicle R&M	0	0	

Account #	Account Description	2025-2026 Current	2026-2027 Requested	Notes
30-00-50446	Equipment R&M	0	0	
30-00-50448	Park Maintenance	0	0	
30-00-50458	Contracted Services	0	0	
30-00-50459	Audit Services	5000	6000	?
30-00-50461	Annual Audit	0	0	
30-00-50462	Legal Expenses	3600	3600	?
30-00-50465	Cleaning Services	0	0	
30-00-50466	City Contr-Admin Costs	10275	10275	?
30-00-50467	VCSDC Capital Outlay	0	0	
30-00-50469	Liability & Property Ins	1575	1650	?
30-00-50471	VCSDC Bond Indebtedness	0	0	
30-00-50480	VCSDC Cash Reserves	0	0	?
30-00-50485	Marketing & Promotional	2500	5,000	Website, and promotional grants
30-00-50486	Miscellaneous	0	0	
30-00-50491	City Contr-Special Events	50000	60000	?
30-00-50492	City Contr-Land Purchase	0	0	land acquisition
30-00-50493	Miscellaneous	500	500	Various
30-00-50495	Park Grant Expenditures	0	0	
30-00-50560	Vehicle Lease Payments	0	0	
30-00-50561	Vehicle Make Ready	0	0	
30-00-50562	Vehicle Maint Plan	0	0	
30-00-50660	Special Projects	0	5000	
30-00-50667	Cap Out-Audio/Visual System	0	0	
30-00-50668	Cap Out-Kitchen Remodel	0	0	
30-00-50669	Fielder Park Security System	0	0	
30-00-50670	Cap Out-Fielder Park Lightin	0	0	
30-00-50671	Cap Out-Shanna Park Lighting	0	0	
30-00-50672	Cap Out-Fielder Park Entranc	0	0	
30-00-50673	Cap Out-Baseball Field Improve	0	0	
30-00-50674	Parks Shade Canopies	0	0	
30-00-50675	Audio System	0	0	
30-00-50676	Land Purchase	0	0	
30-00-50677	Park Improvements	180000	95000	

Account #	Account Description	2025-2026 Current	2026-2027 Requested	Notes
30-00-50720	Transfer (In) Out - Dsf	223730	223730	
30-00-50740	Transfers (In) Out - Grant Fun	0	0	
Total		560780	476,355	