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**HEARNE TYPE B (4B)  
HEARNE COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING**



**306 W THIRD STREET, HEARNE, TEXAS 77859  
CITY OF HEARNE COUNCIL CHAMBERS  
TUESDAY, APRIL 8, 2025  
6:00 P.M.**

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**MEETING CALLED TO ORDER**

**PUBLIC COMMENT**

**PUBLIC COMMENTS: TO ADDRESS THE TYPE B BOARD, PLEASE SIGN IN WITH THE BOARD SECRETARY PRIOR TO THE START OF THE MEETING. NO ACTION MAY BE TAKEN BY THE BOARD MEMBERS.**

**AGENDA ITEMS: PUBLIC COMMENTS ON AGENDA ITEMS WILL BE ASKED BY THE VIEWING AND/OR LISTENING PUBLIC AT THE TIME THE ITEM IS UP FOR DISCUSSION FOLLOWING BOARD MEMBERS COMMENTS AND PRIOR TO ANY VOTE FOR A LENGTH OF TIME NOT TO EXCEED THREE MINUTES PER PERSON.**

**NON-AGENDA ITEMS: PUBLIC COMMENTS ON NON-AGENDA ITEMS WILL BE ASKED BY THE VIEWING AND/OR LISTENING PUBLIC AT THE END OF THE BOARD MEETING FOR A LENGTH OF TIME NOT TO EXCEED THREE MINUTES PER PERSON.**

- 1. APPROVE MINUTES FROM TYPE B BOARD MEETING OF MARCH 11, 2025 AND MARCH 26, 2025**
- 2. DISCUSSION AND/OR ACTION ON BOARD FINANCIAL INFORMATION SHEET, MONTHLY EXPENDITURES, AND BOARD SIGNATURE CARDS FOR BANK ACCOUNTS, BY BOARD PRESIDENT**
- 3. PRESENTATION/DISCUSSION AND/OR ACTION ON LISA BAKER PROJECT**
- 4. PRESENTATION/DISCUSSION AND/OR ACTION ON BRAD ELY (EDWARD JONES) PROJECT**
- 5. PRESENTATION/DISCUSSION AND/OR ACTION ON APPLICATION PACKAGE BY CHARLIE SHEAR & SHARON CORTEMELIA**
- 6. PRESENTATION/DISCUSSION AND/OR ACTION BOARD QUORUM AND EXECUTIVE SESSION BY VIRGIL BLANKENSHIP**
- 7. DISCUSSION AND/OR ACTION ON BOB FARLEY'S CONTRACT**
- 8. DISCUSSION AND/OR ACTION ON NEW WEBSITE BY SHARON CORTEMELIA**
- 9. DISCUSSION AND/OR ACTION ON CITY PROJECTS**
- 10. EXECUTIVE SESSION ITEMS: i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087 ii) DISCUSSION REGARDING DELINQUENT PERFORMANCE AGREEMENTS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087**
- 11. OPEN SESSION ITEMS: i) DISCUSSION ON ECONOMIC DEVELOPMENT NEGOTIATIONS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087 ii) DISCUSSION REGARDING DELINQUENT PERFORMANCE AGREEMENTS SUBJECT TO THE TEXAS GOVERNMENT CODE SECTION 551.087**
- 12. PRESIDENT'S UPDATE - i) FUTURE AGENDA ITEMS/PROJECTS ii) DR. PAVAN iii) BUSINESS PARK**
- 13. PUBLIC COMMENTS - NON-AGENDA ITEMS**

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**Pursuant To Board Rules, Comments Shall Be Limited To Three (3) Minutes. In Accordance With The Open Meetings Act, The Board Is Prohibited From Acting Or Discussing (Other Than Factual Responses To Specific Questions) Any Items Brought, Before Them At This Time**

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Virgil Blankenship, President

Posted \_\_\_\_\_, 2025 @ \_\_\_\_\_

The Type B Board reserves the right to retire into Executive Session concerning any of the items listed on this agenda whenever considered necessary and legally justified under the Open Meeting Act (OMA) (Texas Government Code 551.001 ET Seq.) If you plan to attend the Public Meeting and you have a disability that requires special arrangements at the meeting, please contact the Board President at 979-906-0521 no later than 8 business hours before the scheduled meeting. Reasonable accommodations will be made to assist your needs.

Executive Session held during this meeting will generally take place in the Executive Board Room, at the discretion of the Board.

The Type B Board may retire to Executive Session any time between the meeting's opening and adjournment for the purpose of consultation with discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code.

The Type B Board may retire to Executive Session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the Board's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance By Other Elected Or Appointed Officials:**

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on this agenda, which occur at this meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commissions and/or committee subject to the Texas Open Meetings Act.

Virgil Blankenship, President

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on \_\_\_\_\_, 2025, @ \_\_\_\_\_ pursuant to section 551.041, Government Code.

The City of Hearne is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the Board President at 979-906-0521 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.