



**Rice Community Economic Development Corporation  
RICE, TEXAS**

**Monday, February 26, 2024**

**6:00 PM**

**Rice City Hall  
305 N. Dallas Street  
Rice, TX 75155**

**AGENDA**

1. Roll Call
2. Pledge of Allegiance
3. Invocation
4. Public Forum
5. Agenda Items
  - a. Project Updates
  - b. Discuss and Deliberate Bids for HVAC Electrical
  - c. Discuss and Deliberate Updates to Bylaws
  - d. Discuss and Deliberate an Eclipse Event Downtown
  - e. Discuss and Deliberate 01/22/24 Meeting Minutes
  - f. Discuss and Deliberate 02/03/2024 Meeting Minutes
  - g. Discuss and Deliberate 02/13/2024 Meeting Minutes
  - h. Discuss and Deliberate Financial Statementl
6. Adjourn



Item Title: Project Updates

Summary:

Archa will give an update on the installation of the HVAC in the Community Gym; and discuss any other project updates.

Background:

**ATTACHMENTS:**

Description

Plumbing Estimate

Spray Foam Estimate

Type

Cover Memo

Cover Memo

# ESTIMATE



## Prepared For

City of Rice city Hall  
305 N Dallas  
Rice, TX 75155  
(903) 875-8460

## Cerda Plumbing LLC

PO Box 1855  
Corsicana, TX 75151  
Phone: (903) 467-3350  
Email: andrew@cerdaplumbing.com

Estimate # 242  
Date 02/15/2024

Description	Rate	Quantity	Total
Gas line installation	\$3,100.00	1	\$3,100.00
<p>Installation:</p> <p>Begin by shutting off the gas supply to the area where the new gas line will be installed.</p> <p>Cut and thread the gas pipes to the appropriate lengths, following the planned route for the gas line.</p> <p>Install fittings, valves, and any other necessary components according to the specifications of the HVAC units and local building codes.</p> <p>Secure the gas pipes to the walls, ceilings, or floors using appropriate fasteners and supports.</p> <p>Install shut-off valves and pressure regulators as needed to control the flow and pressure of the gas within the system.</p> <p>Ensure that all connections are properly sealed and leak-free using approved methods and materials.</p> <p>Testing and Inspection:</p> <p>Once the installation is complete, conduct a pressure test on the gas line to check for leaks and ensure that the system can safely hold pressure.</p> <p>Follow the testing procedures outlined in local building codes and regulations.</p> <p>Finalization:</p> <p>Once the installation has been inspected and approved, you can connect the new gas line to the HVAC units and activate the gas supply.</p> <p>Test the HVAC units to ensure that they are operating properly and receiving an adequate supply of gas.</p>			

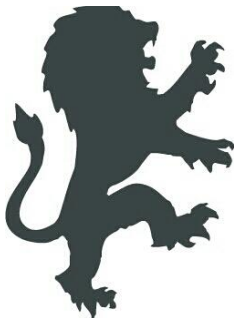
<b>Subtotal</b>	\$3,100.00
<b>Total</b>	<b>\$3,100.00</b>

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Please make checks payable to Cerda Plumbing, all credit card/debit will have an automatic 3% fee. Thank you for your business!  
You can also use Venmo @andrewkev

# ESTIMATE

PO BOX #2  
Wilmer Tx 75172.  
Mobil. 214 862 3215.



*MIG insulation LLC.*

## Estimate

For: City Raice  
edc.cityofrice@gmail.com  
305 N Dallas st Rice, TX 75155,  
(903) 641-3409

Estimate No: 2175  
Date: 02/15/2024

Ship To: 305 N Dallas st Rice, TX 75155,  
Tracking No  
Ship Via  
FOB

Description	Quantity	Rate	Amount
3.5" Nominal open cell at exterior walls.	1	\$1,200.00	\$1,200.00
Subtotal			\$1,200.00
TAX 0%			\$0.00
Shipping			\$0.00
Total			\$1,200.00
Total			\$1,200.00



Item Title: Discuss and Deliberate Bids for HVAC Electrical

**Summary:**

Review and vote on updated electrical bids. The new bids came in over the cap that was previously approved.

Note that even with the electrical bid over the cap, the cost for plumbing is so far under our cap that our overall project cost is still under our approved projections.

**Background:**

**ATTACHMENTS:**

**Description**

Electric Bid 1

Electric Bid 2

**Type**

Cover Memo

Cover Memo

Tarrant Electric, LLC  
P.O. Box 7712  
Fort Worth, TX 76111  
817-428-4404  
admin@tarrantelectric.com



## Estimate

**ADDRESS**

Rice City Hall  
305 N. Dallas St  
Rice, TX 75155

**SHIP TO**

Rice City Hall  
305 N. Dallas St  
Rice, TX 75155

**ESTIMATE #** 1991**DATE** 02/16/2024**EXPIRATION DATE** 03/17/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Work to be performed:			
	Rice City Hall 305 N. Dallas St Rice, TX 75155			
	UNITS: MCA 79 MOP 100			
	- This quote is to run (2) branch circuits from the main distribution panel to the roof of the gymnasium for (2) new RTU units			
	- All roofing penetrations to be sealed by others			
	*Please note: This estimate is for completing the job listed above, based on our assessment. It does not include any price increases or additional labor and materials which may be required should unforeseen issues arise.*			
Labor	Tech and Helper	40	149.00	5,960.00
Service Fee		1	79.00	79.00
Materials	(450') - 1 1/4" EMT (60) - 1 1/4" EMT Compression Couplings (14) - 1 1/4" EMT Compression Connectors (6) - 1 1/4" EMT 90 (4) - 1 1/4" LB Fittings w/ Covers (25) - 6" Roofing Curb Pipe Supports (50) - 1 1/4" EMT Unistrut Straps (20') - 1 1/4" Metallic Sealtight (4) - 1 1/4" Metallic Sealtight Straight Connectors (4) - 1 1/4" Metallic Sealtight 90 Connectors (2) - 1 1/4" Rigid Couplings (10') - Thick Unistrut (1) - Roll of Black Tape (1) - Misc. Hardware + Small Tools (250') - #3 AWG (250') - #3 AWG	1	8,646.61	8,646.61

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	(250') - #3 AWG			
	(250') - #8 AWG Grn			
	(175') - #3 AWG			
	(175') - #3 AWG			
	(175') - #3 AWG			
	(175') - #8 AWG Grn			
	(2) - 240v 100a 30 NEMA 3 Fused Disconnects			
	(2) - 100a Fuses			
	(2) - Square D 100amp 240v Iline Breakers			

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SUBTOTAL	14,685.61
TAX	0.00
TOTAL	<b>\$14,685.61</b>

Accepted By

Accepted Date



Fernando Saucedo-Larez  
10840 nw cr 170  
Ennis, TX 75119  
972-921-5425

ESTIMATE

City of Rice, TX  
305 North Dallas Street  
Rice, TX 75155

Estimate # 0000002

Estimate Date 02/16/2024

Item	Description	Unit Price	Quantity	Amount
Product	1 1/2 EMT conduit	47.80	30.00	1,434.00
	1 1/2 EMT fittings, connectors, straps, screws	315.00	1.00	315.00
	500 feet #2 THHN copper wire	997.70	3.00	2,993.10
	# 6 THHN copper wire	389.00	1.00	389.00
	100 amp 3 Phase AC Disconnects	510.25	2.00	1,020.50
	100 amp 3 pole Breakers	1229.58	2.00	2,459.16
	scissor lift rental per day	410.00	2.00	820.00
Service	labor per hour	135.00	30.00	4,050.00
	indoor metal box	102.89	2.00	205.78
	Fuel, Tools, metal blades, etc.	295.00	1.00	295.00
	100 amp class r5 time delay fuse	50.30	6.00	301.80
	1 1/2 emt 90'	16.87	6.00	101.22
	1 1/2 liquidtight flex & connectors	127.00	1.00	127.00
<p><u>NOTES:</u> Price is dependent on electrician providing time, material &amp; equipment rental.</p> <p>Half of bid amount must be paid to proceed with job.</p> <p>Electrician is only responsible for electrical.</p>				
Subtotal				14,511.56
Total				14,511.56
Amount Paid				0.00
Estimate				\$14,511.56



Item Title: Discuss and Deliberate Updates to Bylaws

Summary:

Update:

**Section 3. Resignations.**

(a) Director resignations shall be made in writing and shall take effect immediately upon its receipt by the President or the Administrative Officer. The acceptance of resignation shall not be necessary to make it effective unless expressly so provided by resignation.

(b) Any Director who files for elected office shall automatically resign from the Board, with the exception of elected officials then serving the Board and seeking reelection to the same office.

Such automatic resignation shall take effect upon the Director filing an application for candidacy.

To: (b) Any Director may file for elected office, and remain on the Board. Any Director who is elected to office will automatically resign upon acceptance of their election.

Background:



Item Title: Discuss and Deliberate an Eclipse Event Downtown

Summary:

The Parks & Rec Department would like to hold an event for people to gather downtown and experience the eclipse. There will be Food Trucks & Street Vendors.

Background:



Item Title: Discuss and Deliberate 01/22/24 Meeting Minutes

Summary:

Background:

**ATTACHMENTS:**

Description

Meeting Minutes 01/22/24

Type

Cover Memo



**MINUTES**  
**Rice Community Economic Development Corporation**  
**Monday, January 22, 2024**  
**6:00 PM**  
**Rice City Hall**  
**305 N. Dallas Street**  
**Rice, TX 75155**

**Item 1: Roll Call**

James Franks: Call Meeting to Order 4:10 pm  
Members Present: James Franks, Rolando Chapa, Garry Teague, Brandi Solomon, Jared Alsup, Tonya Roberts  
Members Absent: Laura McGee submitted her written resignation on or before the date of this meeting  
Non-members Present: Archa Cassel, EDC Executive Coordinator

**Item 2: Pledge of Allegiance Led by All**

**Item 3: Invocation Prayer Led by James Franks**

**Item 4: Public Forum**

**Item 5: Agenda Items**

- a. Archa Upate
  - Archa reviewed bids for A/C and heating in the gym.
  - Scott Robinson will not be doing electrical. He will provide 1 Year maintenance on equipment; natural gas will be used for the heating.
  - Archa will collect bids for all supporting work for A/C installation.
  - We will collect all remaining and any outstanding bids and have a special meeting 4pm Feb 3rd to finalize bids.
  - Check Received from T-Mobile.
- b. Discussed Business Networking Dinner
  - Archa is reaching out and going door to door advertizing our event.
  - Still looking for a CPA to speak.
- c. Discuss and Deliberate Current Financial Statement
  - Garry suggested that we approve an amount for the additional work for A/C project (electrical, plumbing, etc.)
  - Tonya made a motion to approve, Garry Second, voted - all ayes; motion passed.
- d. Discuss and Deliberate Minutes from December 2023 Workshop
  - Tonya made a motion to approve, Brandi second, voted - all ayes; motion passed.
- e. Discuss and Deliberate Minutes from December 2023 Meeting

- Tonya made a Motion to approve. Brandi Second, voted - all ayes; motion passed.

**Item 6: Adjourn**

Tonya made a motion to adjourn, Garry second, Ayes – All.

Nays - None Meeting was adjourned at 4:45 pm.

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Administrator



Item Title: Discuss and Deliberate 02/03/2024 Meeting Minutes

Summary:

Background:

**ATTACHMENTS:**

Description

Meeting Minutes 02/03/24

Type

Cover Memo



**MINUTES**  
**Rice Community Economic Development Corporation**  
**Saturday, February 3, 2024**  
**4:00 PM**  
**Rice City Hall**  
**305 N. Dallas Street**  
**Rice, TX 75155**

**Item 1: Roll Call**

James Franks: Call Meeting to Order 4:10 pm

Members Present: James Franks, Rolando Chapa, Garry Teague, Brandi Solomon, Jared Alsup, Tonya Roberts

Non-members Present: Archa Cassel, EDC Executive Coordinator

**Item 2: Pledge of Allegiance Led by All**

**Item 3: Invocation Prayer Led by James Franks**

**Item 4: Public Forum**

**Item 5: Agenda Items**

- a. Discuss and Deliberate HVAC Installation Bids
  - Tonya pointed out that Hicks quote doesn't include ducting to locker rooms. Garry suggested to use "mini split" smaller A/C to cool the locker room.
  - Jared made a motion to use Hick's bid to cool the locker rooms. No Second.
  - Archa clarified that the Hicks bid does include the "mini splits" to the gym.
  - Garry suggested to get more electrical bids because one bid is using 7 units, and another bid has 2.
  - Garry suggested to get Oncor to put a new meter for the gym to save for running wire.
  - Tonya suggested we have Hicks rebid his bid to match the one with two commercial units.
  - Jared made a motion to table the deliberation until we get supporting bids to compare the A/C bids "apples to apples" Garry seconded, voted – all ayes. Motion Passed. All other agenda items were tabled for discussion after we receive updated bids.
  - Archa is going to get the bids to match and provide the EDC with them.
  - Jared requested to get a maintenance plan on both bids to get an idea on upkeep costs.
- b. Discuss and Deliberate HVAC Electrical Bids
- c. Discuss and Deliberate HVAC Plumbing Bids
- d. Discuss and Deliberate HVAC Project Total Cost
- e. Discuss and Deliberate Budget Adjustment for Remaining



## HVAC Project Balance

### **Item 6: Adjourn**

Tonya made a motion to adjourn, Garry second, Ayes – All.

Nays - None Meeting was adjourned at 4:45 pm.

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Administrator



Item Title: Discuss and Deliberate 02/13/2024 Meeting Minutes

Summary:

Background:

**ATTACHMENTS:**

Description

Meeting Minutes 02/13/24

Type

Cover Memo



**MINUTES**  
**Rice Community Economic Development Corporation**  
**Monday, February 12, 2024**  
**5:00 PM**  
**Rice City Hall**  
**305 N. Dallas Street**  
**Rice, TX 75155**

**Item 1: Roll Call**

James Franks: Call Meeting to Order 5:25 pm

Members Present: James Franks, Rolando Chapa, Garry Teague, Brandi Solomon

Members Absent: Jared Alsup, Tonya Roberts

Non-members Present: Archa Cassel, EDC Executive Coordinator

**Item 2: Pledge of Allegiance Led by All**

**Item 3: Invocation Prayer Led by James Franks**

**Item 4: Public Forum**

**Item 5: Agenda Items**

a. Discuss and Deliberate HVAC Installation Bids

- Concern was addressed by Cold Zone about the lack of insulation behind the bleachers. We plan to spray foam to seal it from the elements.
- Cold Zone has a 3-week lead time on equipment vs Texas Sheet Metal and Air 6 month lead time.
- EDC has a preference of lead time being more important. Cold Zone's bid is also roughly \$500 cheaper.
- Brandi made a motion to accept Cold Zone's HVAC bid. Second – Rolando, Ayes – Garry, James, Rolando, Brandi; Nays – None.
- EDC has chosen to use Cold Zone and will have him order the units.

b. Discuss and Deliberate HVAC Electrical Bids

- Garry made a motion to approve up to \$8,600 for electrical. Brandi second, Ayes – Garry, James, Rolando, Brandi; Nays – None. Motion passed.

c. Discuss and Deliberate HVAC Plumbing Bids

- Brandi made a motion to accept up to \$12,600 for plumbing, Rolando second, Ayes – Garry, James, Rolando, Brandi; Nays – None. Motion Passed.

d. Discuss and Deliberate HVAC Project Total Cost

- 89,700 is current total, we predict final cost would be \$95,000

- Brandi made a motion to make the project cap \$95,000 Garry Second, Ayes – Garry, James, Rolando, Brandi; Nays – None. Motion Passed.
- e. Discuss and Deliberate Budget Adjustment for Remaining HVAC Project Balance
  - Garry made a motion to move up to \$23,000 from the EDC reserve to finish funding the HVAC project. Brandi second, Ayes – Garry, Rolando, James, Brandi; Nays – None. Motion Passed.
- f. Discuss Seeking Alternate Funding for the HVAC/Gym Project
  - James discussed why it would not be in our best interest to ask the City of Rice to provide funding for the project. Brandi suggested taking sponsorships for the project.
- g. Discuss Hunting for Success Event
  - James suggested that we assign roles for future events.
  - Next date for business event will be decided next meeting.

**Item 6: Adjourn**

Garry made a motion to adjourn, Brandi second, Ayes – James, Garry, Brandi, Rolando.  
Nays - None Meeting was adjourned

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Administrator



Item Title: Discuss and Deliberate Financial Statement

Summary:

Background: