



**NOTICE OF
SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
THURSDAY, APRIL 09, 2026, 6:00 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Economic Development Corporation may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Public Comment

This item allows the public an opportunity to address the Economic Development Corporation on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the EDC cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the board. Comments will be limited to three minutes total for any and all items being presented. Public Comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Economic Development Corporation.

1. February 2026 Meeting Minutes
2. February 2026 Financials

3. Consider and act on designating Point Bank as the financial institution for the Economic Development Corporation and for Sugene May, President, and Lynn Clark, Treasurer, to have signature authority.
4. Monthly Performance Data

Regular Agenda

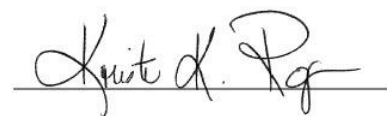
5. Consider and act on electrical bids for 8310 S. Stemmons Freeway, Hickory Creek, Texas.
6. Consider and act on approving an amendment to Section 19, Special Provisions (2) of the Lease Agreement with Eric D. Ruth from five (5) food trucks to six (6).
7. Consider and act on allocating marketing funds for the Lake Cities Chamber Guns & Hoses Pickleball Tournament in October.
8. Consider and act on designating the prior year unspent marketing funds in the amount of \$33,250.00.

Adjournment

The Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Kristi Rogers, Town Secretary, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on April 2, 2026 at 4:30 p.m.

A handwritten signature in cursive script, appearing to read "Kristi D. Rogers", written over a horizontal line.

Kristi Rogers, Town Secretary
Town of Hickory Creek

**SPECIAL MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, FEBRUARY 26, 2026**

MINUTES

Call to Order

Vice President May called the meeting to order at 6:02 p.m.

Roll Call

The following directors were present:

Vice President Sugene May

Secretary Nancy Koket

Director Brett Kulesza

Director Chris Gordon

Director Paul Kenney

The following directors were absent:

Treasurer Lynn Clark

Director Stuart Birdseye

Also in attendance:

John Smith, Executive Director of Economic Development

Pledge of Allegiance to the U.S. And Texas Flags

Vice President May led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Director Chris Gordon gave the invocation.

Items of Community Interest

Lake Chamber of Commerce upcoming events are Restaurant Week, April 17-26, 2026; Discover Lake Cities, July 30, 2026; Rolling into Fall – Annual Bicycle Rally, September 12, 2026 and the Guns & Hoses Pickleball Tournament in October.

Public Comment

There were no speakers for public comment.

Consent Agenda

1. October 2025 Meeting Minutes
2. October 2025 Financials
3. November 2025 Financials
4. December 2025 Financials

Hickory Creek Economic Development Corporation
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5. January 2026 Financials
6. Monthly Performance Data

Motion made by Director Kenney to approve consent agenda items 1-6, Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

Regular Agenda

7. Consideration and action on Lease Agreement with Eric D. Ruth concerning 0.503 acre tract of land consisting of a Part of Lot 5, Block A of the IHOP Addition.

John Smith, Executive Director, and Eric Ruth provided an overview of the lease agreement and the vision for the food truck park and answered questions from the board.

Motion made by Director Gordon to approve a lease agreement with Eric Ruth concerning 0.503 acre tract of land consisting of a Part of Lot 5, Block A of the IHOP Addition and direct the Executive Director to take actions as discussed, Seconded by Director Kulesza.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

8. Consideration and action on Performance Agreement by and between POUM 32 Food Inc. and Hickory Creek Economic Development Corporation.

John Smith, Executive Director, provided an overview of the performance agreement.

Motion made by Director Gordon to execute a performance agreement by and between POUM 32 Food Inc. and Hickory Creek Economic Development Corporation in an amount not to exceed \$20,000.00, Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

9. Consideration and action on Exclusive Listing Agreement with Expansion Realty Partners.

Motion made by Director Gordon to approve an exclusive listing agreement with Expansion Realty Partners, Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

10. Consider and act on election of officers for 2026.

Motion made by Director Kenney to elect Sugene May, President, Brett Kulesza, Vice President, Nancy Koket, Secretary and Lynn Clark, Treasurer. Seconded by Secretary Koket.

Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

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Adjournment

Motion made by Director Kenney to adjourn the meeting, Seconded by Director Gordon.
Voting Yea: Vice President May, Secretary Koket, Director Kulesza, Director Gordon, Director Kenney. Motion passed unanimously.

The meeting did then stand adjourned at 7:20 p.m.

APPROVED:

ATTEST:

Sugene May, Vice President
Hickory Creek Economic Development Corporation

Nancy Koket, Secretary
Hickory Creek Economic Development Corporation

Hickory Creek Economic Development Corporation

Balance Sheet

As of February 28, 2026

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Ciera-Economic Development	7,215.35
Logic Economic Development	3,528,498.97
Total Checking/Savings	<u>3,535,714.32</u>
Total Current Assets	3,535,714.32
Fixed Assets	
1070 Ronald Reagan Avenue	875,000.00
8310 S. Stemmons Freeway	164,641.90
SWC of IH-35E and Ventana Drive	755,323.87
Total Fixed Assets	<u>1,794,965.77</u>
TOTAL ASSETS	<u><u>5,330,680.09</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	5,128,412.41
Net Income	202,267.68
Total Equity	<u>5,330,680.09</u>
TOTAL LIABILITIES & EQUITY	<u><u>5,330,680.09</u></u>

Hickory Creek Economic Development Corporation

Budget vs. Actual

October 2024 through February 2025

	Oct '24 - Feb 25	Budget	% of Bu...
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	150,935.21	333,375.00	45.3%
3004 Logic Interest	60,077.09	31,000.00	193.8%
3006 Reserve Funds	0.00	1,696,975.00	0.0%
3008 Mineral Royalties	10.94	0.00	100.0%
3010 Responsive ED Lease	7,500.00	15,000.00	50.0%
Total Income	218,523.24	2,076,350.00	10.5%
Expense			
Debt Service			
5002 Infrastructure Improvement	0.00	0.00	0.0%
5004 Land Acquisitions	0.00	0.00	0.0%
Total Debt Service	0.00	0.00	0.0%
Expense			
4002 Administrative	0.00	19,200.00	0.0%
4004 Attorney	100.00	7,500.00	1.3%
4006 Audit	2,250.00	2,250.00	100.0%
4008 Bank Service Charges	0.00	100.00	0.0%
4010 Dues & Subscriptions	0.00	500.00	0.0%
4012 Engineering	0.00	0.00	0.0%
4014 Marketing	0.00	34,500.00	0.0%
4018 Park Improvements	0.00	2,000,000.00	0.0%
4022 Professional Service	0.00	4,000.00	0.0%
4024 Public Notices/Advertising	0.00	300.00	0.0%
4028 Training	0.00	1,500.00	0.0%
4030 Travel Expense	0.00	1,500.00	0.0%
4032 Infrastructure Improvement	0.00	0.00	0.0%
4034 Land Holding Cost	0.00	2,000.00	0.0%
4036 Land Acquisitions	0.00	3,000.00	0.0%
4038 Incentives	0.00	0.00	0.0%
Total Expense	2,350.00	2,076,350.00	0.1%
Total Expense	2,350.00	2,076,350.00	0.1%
Net Ordinary Income	216,173.24	0.00	100.0%
Net Income	216,173.24	0.00	100.0%

Budget vs. Actual

October 2025 through February 2026

	<u>Oct 25</u>	<u>Nov 25</u>	<u>Dec 25</u>	<u>Jan 26</u>
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections	28,522.26	34,493.06	30,339.57	29,095.00
3004 Logic Interest	12,572.71	11,331.49	11,470.89	11,353.88
3006 Reserve Funds	0.00	0.00	0.00	0.00
3008 Mineral Royalties	0.00	0.00	0.00	0.00
3010 Responsive ED Lease	1,250.00	1,250.00	1,250.00	1,250.00
Total Income	<u>42,344.97</u>	<u>47,074.55</u>	<u>43,060.46</u>	<u>41,698.88</u>
Expense				
Debt Service				
5002 Infrastructure Improvement	0.00	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense				
4002 Administrative	0.00	0.00	0.00	0.00
4004 Attorney	0.00	0.00	282.00	0.00
4006 Audit	0.00	0.00	0.00	0.00
4008 Bank Service Charges	0.00	0.00	0.00	0.00
4010 Dues & Subscriptions	0.00	0.00	0.00	0.00
4012 Engineering	0.00	0.00	0.00	0.00
4014 Marketing	0.00	0.00	2,977.50	0.00
4018 Park Improvements	0.00	0.00	0.00	0.00
4022 Professional Service	0.00	0.00	0.00	0.00
4024 Public Notices/Advertising	0.00	0.00	0.00	0.00
4028 Training	0.00	0.00	0.00	0.00
4030 Travel Expense	0.00	0.00	0.00	0.00
4032 Infrastructure Improvement	0.00	0.00	0.00	0.00
4034 Land Holding Cost	0.00	0.00	7,000.00	0.00
4036 Land Acquisitions	0.00	0.00	0.00	0.00
4038 Incentives	0.00	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>10,259.50</u>	<u>0.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>10,259.50</u>	<u>0.00</u>
Net Ordinary Income	<u>42,344.97</u>	<u>47,074.55</u>	<u>32,800.96</u>	<u>41,698.88</u>
Net Income	<u><u>42,344.97</u></u>	<u><u>47,074.55</u></u>	<u><u>32,800.96</u></u>	<u><u>41,698.88</u></u>

Budget vs. Actual

October 2025 through February 2026

	TOTAL		
	Feb 26	Oct '25 - Feb 26	Budget
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	37,098.32	159,548.21	341,128.00
3004 Logic Interest	0.00	46,728.97	21,000.00
3006 Reserve Funds	0.00	0.00	1,718,472.00
3008 Mineral Royalties	0.00	0.00	0.00
3010 Responsive ED Lease	1,250.00	6,250.00	15,000.00
Total Income	<u>38,348.32</u>	<u>212,527.18</u>	<u>2,095,600.00</u>
Expense			
Debt Service			
5002 Infrastructure Improvement	0.00	0.00	0.00
5004 Land Acquisitions	0.00	0.00	0.00
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Expense			
4002 Administrative	0.00	0.00	19,200.00
4004 Attorney	0.00	282.00	4,000.00
4006 Audit	0.00	0.00	2,250.00
4008 Bank Service Charges	0.00	0.00	100.00
4010 Dues & Subscriptions	0.00	0.00	500.00
4012 Engineering	0.00	0.00	0.00
4014 Marketing	0.00	2,977.50	54,000.00
4018 Park Improvements	0.00	0.00	2,000,000.00
4022 Professional Service	0.00	0.00	4,000.00
4024 Public Notices/Advertising	0.00	0.00	300.00
4028 Training	0.00	0.00	1,500.00
4030 Travel Expense	0.00	0.00	1,500.00
4032 Infrastructure Improvement	0.00	0.00	0.00
4034 Land Holding Cost	0.00	7,000.00	5,250.00
4036 Land Acquisitions	0.00	0.00	3,000.00
4038 Incentives	0.00	0.00	0.00
Total Expense	<u>0.00</u>	<u>10,259.50</u>	<u>2,095,600.00</u>
Total Expense	<u>0.00</u>	<u>10,259.50</u>	<u>2,095,600.00</u>
Net Ordinary Income	<u>38,348.32</u>	<u>202,267.68</u>	<u>0.00</u>
Net Income	<u><u>38,348.32</u></u>	<u><u>202,267.68</u></u>	<u><u>0.00</u></u>

Hickory Creek Economic Development Corporation

February 2026 Detail

04/02/26

Accrual Basis

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Income				
3002 Sales Tax Collections				
Deposit	02/23/2026		Deposit	37,098.32
Total 3002 Sales Tax Collections				37,098.32
3010 Responsive ED Lease				
Deposit	02/02/2026		Deposit	1,250.00
Total 3010 Responsive ED Lease				1,250.00
Total Income				38,348.32
Net Ordinary Income				38,348.32
Net Income				38,348.32



HICKORY CREEK ECONOMIC DEVELOP CORP
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 0638012001

ACCOUNT NAME: GENERAL FUND

STATEMENT PERIOD: 02/01/2026 - 02/28/2026

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 3.8077%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 45 DAYS AND THE NET ASSET VALUE FOR 2/27/26 WAS 0.999988.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			3,491,400.65
02/25/2026	ACH DEPOSIT	6191109	37,098.32	3,528,498.97
02/27/2026	MONTHLY POSTING	9999888	10,212.18	3,538,711.15
	ENDING BALANCE			3,538,711.15

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	3,491,400.65
TOTAL DEPOSITS	37,098.32
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	10,212.18
ENDING BALANCE	3,538,711.15
AVERAGE BALANCE	3,496,700.41

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
GENERAL FUND	66,193.32	0.00	21,566.06



PO BOX 540
GRAHAM TX 76450

>000177 5032330 0001 92428 10Z

HICKORY CREEK ECONOMIC
4 B SALES TAX
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

Managing Your Accounts

-  Customer Support (940) 549-2040
-  Online www.cierabank.com
-  Mailing Address P.O. Box 540
Graham, TX 76450
-  Voice Banking (855) 482-6897



Summary of Accounts

Account Type	Account Number	Ending Balance
Ciera Small Business	XXXXXXXX3119	\$7,215.35

Ciera Small Business - XXXXXXXX3119

Account Summary

Date	Description	Amount
02/01/2026	Beginning Balance	\$5,965.35
	2 Credit(s) This Period	\$38,348.32
	1 Debit(s) This Period	\$37,098.32
02/28/2026	Ending Balance	\$7,215.35

Ciera Bank Privacy Notice is available on www.cierabank.com

Electronic Credits

Date	Description	Amount
02/02/2026	ACH Deposit RESPONSIVEED2333 AP INV	\$1,250.00
02/23/2026	ACH Deposit TOWN OF HICKORY SENDER	\$37,098.32

Electronic Debits

Date	Description	Amount
02/25/2026	ACH Payment 3880 - LOCAL GOV INVESTMENT 0003880	\$37,098.32

Daily Balances

Date	Amount	Date	Amount
02/01/2026	\$5,965.35	02/23/2026	\$44,313.67
02/02/2026	\$7,215.35	02/25/2026	\$7,215.35

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

10001000 560000 000177 5032330 000177 000355 00010001





4251 FM 2181 #230-505 Corinth, TX 76210
 Email: advancedelectric005@gmail.com Mobile: (214)869-5403

"SERVICE AHEAD OF THE REST"

Estimate

Estimate No.
2232

Name/Address
Town of Hickory Creek 1075 Ronald Reagan Ave Hickory Creek, TX 75065

Terms
SEE INCLUSIONS line 27

Date	Project				
03/18/26	Food Truck Center 8310 I35				
Item	Description	Quantity	Cost	Amount	Total
QUOTE	THANK YOU FOR THE OPPORTUNITY TO PRICE THIS PROJECT AND WE PROPOSE TO PROVIDE MATERIALS AND LABOR TO INSTALL THE ELECTRICAL SYSTEM PER PLANS AND INCLUSIONS		24,900.00	24,900.00	24,900.00
qualifications	*****QUALIFICATIONS***** 28YRS IN BUSINESS! MBE/ HUB/ DBE/ OSHA CERTIFIED PLEASE CONTACT DION WITH ANY QUESTIONS @ 214-869-5403				
INCLUSIONS COM	1. 320/400 amp service meter pedestal and conduit to power pole w pull string leaves room to add. to be located at the corner edge of grass and concrete in the middle of the lot on the south side where the leave out is 2. 5/ rv 50/30/20 amp panels on 4x4 metal posts 1. na/ TEMPORARY POWER WHERE AVAILABLE 2. FINAL TERMINATION TO LINE VOLTAGE APPARATUS ONLY 3. na/ FOR INCOMING PHONE SERVICE 4. 3" conduit with pull string FOR INCOMING ELECTRICAL SERVICE				
It's been a pleasure working with you! TECL# 17789			Total		



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Town of Hickory Creek 1075 Ronald Reagan Ave Hickory Creek, TX 75065

Terms
SEE INCLUSIONS line 27

Date	Project				
03/18/26	Food Truck Center 8310 I35				
Item	Description	Quantity	Cost	Amount	Total
	5. na/ FIRE, DATA, low voltage systems CONDUITS ABOVE TOP PLATE ONLY unless its hard lid we do have continuity included				
	6. na/ NO SOUND, Ems, FIRE ALARM, DATA, SMOKE DETECTORS, CCTV, OR SECURITY SYSTEM WIRING except dimming to light zones				
	7. na/ NO CONCRETE WORK FOR PIERS, TRANSFORMER PADS, OR CUTS ETC.				
	8. HOURS OF OPERATION 8AM-5PM MON- FRI				
	9. It is agreed, ANY BACK CHARGES or change orders MUST BE APPROVED BY DION ISLAS AS A POSSIBLE INSURANCE CLAIM PRIOR TO DEDUCTING FROM ANY DRAW. UNDER NO CIRCUMSTANCES WILL A CHECK BE MADE PAYABLE TO ANY VENDOR OF ADVANCED ELECTRIC by you or the owner, AND ANY SUCH PAYMENT WILL MAKE CONTRACT NULL AND VOID AND COMPLETELY BILLABLE AND OWED IMMEDIATELY.				
	10. na/ ALL WORK TO BE READY IN 4				
It's been a pleasure working with you! TECL# 17789				Total	



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Date	Project				
03/18/26	Food Truck Center 8310 I35				
Item	Description	Quantity	Cost	Amount	Total
	STAGES; temp power/ mobilization/ UNDERGROUND, WALL ROUGH, CEILING ROUGH, AND FINAL AND THAT IS HOW THE INVOICING WILL BE BILLED AND DUE 11. NO UTILITY FEES 12. na/ MATERIALS BY OTHERS ARE TO BE IN PLACE OR THERE WILL BE \$200.00 RETURN TRIP/ SET UP FEE 13. NO PERMIT FEES 14. OPEN BALANCES ARE SUBJECT TO A 10% MONTHLY FINANCE FEE 15. na/ LIGHT PACKAGE AS DESCRIBED IN LEGEND 16. NO BULB WARRANTY 17. 1-2 WEEK LEAD TIME FOR GEAR shall require deposit on 1st draw per payment terms on line #27 18. IF JOB IS HALTED FOR ANY REASON THE RETURN TRIP/ SET UP FEE WILL APPLY AND A NEW SCHEDULE WILL HAVE TO BE ESTABLISHED AND AGREED TO.				
It's been a pleasure working with you! TECL# 17789				Total	



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Terms
SEE INCLUSIONS line 27

Date	Project				
03/18/26	Food Truck Center 8310 I35				
Item	Description	Quantity	Cost	Amount	Total
	<p>NOW IF THERE ARE ANY WEATHER DELAYS THEN THE CONTRACT AMOUNT AND SCHEDULE WILL BE ADJUSTED.</p> <p>19. PRICES FIRM FOR 30 DAYS</p> <p>20. PLANS not DATED WERE USED TO DERIVE THIS PRICE sqft</p> <p>21. A 1 YR WARRANTY WILL BE PROVIDED FROM DATE OF FINAL ELECTRICAL INSPECTION FOR MATERIALS AND WORKMANSHIP</p> <p>22. IF ANY TEMPORARY POWER/ POLE, PERMIT validated or PULLED, OR ANY UNDERGROUND SLAB WORK COMPLETED PRIOR TO CONSUMMATION OF THIS CONTRACT AND JOB IS LET TO OTHERS THEN THE JOB WILL BE AGREED BY BOTH PARTIES TO BE COMPLETELY BILLABLE & OWED FOR WORKING UNDER OUR LICENSE AND THERE WILL BE MONTHLY RENTAL FEES FOR THE TEMPORARY POLE, PERMIT FEES, AND A FEE FOR ANY UNDERGROUND SLAB WORK</p> <p>23. ELECTRICAL SYSTEM INSTALLED TO</p>				
It's been a pleasure working with you! TECL# 17789				Total	



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Date	Project				
03/18/26	Food Truck Center 8310 I35				
Item	Description	Quantity	Cost	Amount	Total
	<p>NEC LATEST ADOPTED CODE</p> <p>24. IT IS AGREED IF THERE ARE ANY UNPAID INVOICES IT WILL RESULT IN RECLAIM OF ELECTRICAL MATERIALS AND WILL BE RELEASED AND RETAINED BY ADVANCED ELECTRIC IMMEDIATELY WITHOUT ANY AUTHORITY INVOLVEMENT.</p> <p>25. IF ROCK OR DEBRIS IS ENCOUNTERED WHILE TRENCHING THEN A \$200 PER HOUR CHARGE WILL APPLY less any dirt needed for back fill</p> <p>26. it is agreed OUR estimate SUPERCEDES ANY OTHER CONTRACT</p> <p>27. PAYMENT TERMS 50% down/ which is Negotiable for mobilization down payment then bill by the 25th and paid by the 10th of the following month starting at the inspection ready status of the wall rough 25% of the contract will be billed for leaving a 25% balance for the final. the discount was applied to move the orders in the front of the production line and avoid tariffs so there won't be any scheduling issues while we manufacture the lights and have a paid for po</p>				
It's been a pleasure working with you! TECL# 17789				Total	



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Date	Project				
03/18/26	Food Truck Center 8310 I35				
Item	Description	Quantity	Cost	Amount	Total
	for lighting, gear, equipment, and rough materials. Final payment is due upon last billing prior to the final CO. A standby electrician can be provided but add \$90.00/hr for doing so otherwise we will be working as per the completed phases that should be 100% ready by others. 28. please allow a 10% contingency for material price increases JOB IS NOT A REPAIR OR REMODEL		0.00%		0.00
It's been a pleasure working with you! TECL# 17789				Total	\$24,900.00



4205 MESA DRIVE
DENTON, TX 76207
(940)387-1312
FAX (940)382-3021

TECL #17768

OK #181265

ELECTRICAL PROPOSAL

DATE: 3/30/26
JOB NAME: Food Truck Pedestals
JOB ADDRESS: Hickory Creek

All electrical work is to be in full accordance with the National and local electrical codes. Quotation includes the necessary labor and material for the following:

TARIFFS: Any material pricing increases before, after or during the project will be done as change orders.

SERVICE: DEI will provide and install a 400A 3 phase 120/208V service without 400A panel. Service to be mounted to Unistrut rack near fence and edge of concrete. Grounding per NEC.

SECONDARY UG: DEI will provide and install 2-3" conduits out to existing pole mounted transformer. Feeder wire to be provided and installed by Oncor. The continuation of the conduit runs up the pole to be by Oncor.

RV PEDESTALS: Will provide and install 6 RV pedestals with 30A and 50A outlets per pedestal. Pedestals to be concreted in the ground. 3 pedestals will need to be saw cut through the side walk and poured back. We will provide the saw cut and the concrete.

POLE LIGHTS: DEI will bore one ¾" conduit from new service rack to first pole light. We are assuming at this time that the pole lights have a conduit that feeds pole to pole. This will not include any lamps or ballast or new fixture heads and there will be additional cost if the pole lights do not light up.

NOTE: Any rock hit while doing any underground will result in a change order to dig through and remove. All concrete work by the GC. Any requested work above what is shown on the plans will be done on a change order basis. If we are expected to be on site by a certain time, please call-in advance to schedule and don't wait till the day before, I will not be able to guarantee a schedule at the last minute. Gear and lighting items are out of our control on when they will ship, manufactures are no longer hot shotting gear or lighting items. Lead times on material are estimated and not guaranteed and are subject to change even at the last minute. Due to the current market, the material is subject to change price even during the project timeline. Any cost increase in material will be billed as a change order.

**ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS (Monday through Friday 7:30 a.m. to 4:00 p.m.)
DUE TO MANUFACTURER PRICE INCREASES THIS BID IS GOOD UNTIL 4/30/26**

PRICE DOES NOT INCLUDE THE FOLLOWING; if required:

1. Warranties on contractor/owner furnished fixtures or appliances
2. Penetration of roof or repairs including flashings
3. Rock removal and haul off of spoils for any underground
4. Permits or utility fee's
6. Fire Alarm system/Data cabling/Telephone systems/Low Voltage control wiring
7. Digging piers or foundations for pole lights including surveying any outdoor lighting or power
8. Concrete pads for transformers or Generators
9. Fire Caulking
10. Compaction
11. Fixing or repairing any damage to any underground utilities such as power or data or any landscape or sprinkler items.
12. Smoke or carbon detectors for HVAC equipment
13. Telephone/Data backboards or cabinets
14. Sales Tax

It is agreed that in arriving at the above prices for labor and materials it is contemplated by the parties that the same will be paid to the order of DENTON ELECTRIC, INC. at its place of business in Denton, Texas, promptly as provided herein, and in the event same is not so paid we agree to pay interest at the highest lawful rate on same amount from its due date and in the event the same is collected through suit or through an Attorney, the Probate Court or Bankruptcy Court, we agree to pay a reasonable attorney's fee thereon.

....

We Propose hereby to furnish Material and Labor - complete in accordance with above specifications, for the sum of:

Sixty-Four Thousand One Hundred Twenty-One Dollars **\$64,121.00**

ADD To Provide Power to 2 Existing Pole Lights **+\$7,989.00**
(Does not include new lamps or ballast)

Payment to be made as follows: NET CASH every 30 days as job progresses; Due 10th proximo..

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications in revolving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Approved by: **Josh Walding**

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

PLEASE SIGN AND RETURN COPY OF PROPOSAL

Date of Acceptance: _____