



Agenda
TIRZ #1 (Reinvestment Zone Number One)
Meeting
801 S. Cleveland St.
Dayton, TX 77535
Thursday, May 7, 2026 at 2:30 PM

I. Call to Order

II. Roll Call

III. Invocation

IV. Pledge of Allegiance and Texas Pledge

V. Minutes

V.A Consider with possible action on the approval of the February 2026 Minutes.

VI. Updates

VI.A Project status for the Gulf Inland Logistic Park.

VII. Adjourn

Executive Session Disclosure Statement: The City Council 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, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

I hereby certify that the above shown notice was posted at Dayton Community Center, 801 S Cleveland Street, and Dayton City Hall 117 Cook Street, Dayton, Texas 77535 by May 1, 2026.

Jennifer Perkins, City Secretary



TO: Felix Skarpa

FROM: Jennifer Perkins

RE: Consider with possible action on the approval of the February 2026 Minutes.

DATE: May 7, 2026

COMMENTS:

Minutes for the February 2026 meeting.

AVAILABLE FUNDING:

N/A

ACTION REQUESTED:

Approve Minutes, as presented.

ATTACHMENTS:

[Feb 17, 2026 TIRZ #1 Minutes.pdf](#)



Minutes
TIRZ #1 (Reinvestment Zone Number One) Meeting
801 S. Cleveland St.
Dayton, TX 77535
Tuesday, February 17, 2026 at 12:00 PM

I. Call to Order

Meeting called to order by Wendell Null at 12:00 pm.

II. Roll Call

Members Present (in person): Eularian Dugat, Bob Edwards, Wendell Null, Andy Conner, Neal Thornton

Members Absent: Felix Skarpa, James "Wesley" Pratka, Alvin Burress, Alexa Townsend

III. Invocation

Neal Thornton led the invocation.

IV. Pledge of Allegiance and Texas Pledge

The pledge was led by Wendell Null.

V. Oath of Office

V.A Swearing in of TIRZ #1 Board Members.

Jennifer Perkins gave the Oath of Office to: Wendell Null, Bob Edwards, Andy Conner, Neal Thornton, and Eularian Dugat.

VI. Action Items

VI.A Consider with possible action on the selection of a Vice Chairman for the TIRZ #1 Board of Directors.

Bob Edwards made a motion to appoint Wendell Null as Vice Chair. Neal Thornton seconded the motion. *Passed.* Ayes: Bob Edwards, Wendell Null, Andy Conner, Neal Thornton, Eularian Dugat; Nays: None.

VI.B Consider with possible action regarding the issuance of Liberty County MUD No.

9 Unlimited Tax Road Bonds, Series 2026.

This item was presented by Daniel Sylvia and Derek Woods.

Neal Thornton made a motion to approve Resolution R2026-27, as presented. Bob Edwards seconded the motion. *Passed.* Ayes: Bob Edwards, Wendell Null, Andy Conner, Neal Thornton, Eularian Dugat; Nays: None.

VII. Minutes

VII.A Consider with possible action on the approval of the 2024 Minutes.

Andy Conner made a motion to approve 2024 minutes, as presented.. Eularian Dugat seconded the motion. *Passed.* Ayes: Bob Edwards, Wendell Null, Andy Conner, Neal Thornton, Eularian Dugat; Nays: None.

VIII. Adjourn

Andy Conner made a motion to adjourn at 12:11 pm. Bob Edwards seconded the motion. *Passed.* Ayes: Bob Edwards, Wendell Null, Andy Conner, Neal Thornton, Eularian Dugat; Nays: None.

Staff Representative, City of Dayton

Board President / Representative



TO: Felix Skarpa

FROM: Jennifer Perkins

RE: Project status for the Gulf Inland Logistic Park.

DATE: May 7, 2026

COMMENTS:

N/A

AVAILABLE FUNDING:

N/A

ACTION REQUESTED:

N/A