

March 7, 2023
Conference Room – 6:00 PM
City Hall

JOINT MEETING OF THE
YOAKUM CITY COUNCIL and
YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT: Carl L. O'Neill Mayor/YEDC Director
Glenn Klander Mayor Pro-Tem
Michael Brandt Councilmember
John Pelech Councilmember
Tanya Wenzel Councilmember/YEDC Director
Layne Brandt YEDC President
Whitney Boone YEDC Vice-President
Linda Schmidt YEDC Director
Michael Trojczak YEDC Director
Kevin M. Coleman City Manager
Theresa A. Bowe City Clerk
Kenneth E. Kvinta City Attorney

ABSENT: None

MAYOR O'Neill called the meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:32 PM and opened the meeting to the public.

MAYOR O'Neill opened a public hearing to receive citizen comments on a proposed allocation of Type B Sales Tax funds associated with improvements to the FM 318 Lift Station to assist wastewater disposal in conjunction with a request from Eddy Packing Company, for its location at 404 Airport Road, Yoakum TX in an amount exceeding \$10,000. Hearing no public comment the public hearing closed.

YEDC President Brandt provided information on the YEDC standing on supporting Yoakum's largest employer. Mayor O'Neill reiterated the same thoughts. Comments were expressed by Councilmembers Brandt and Pelech about the water coming from the plant being sent to the City's system; additional conversation was had; standards have not been met at this point to be able to receive the effluent from the plant; irrigation system reduces some of the effluent YEDC to consider action and recommendations to the City Council related to funding associated with improvements to the FM 318 Lift Station to assist wastewater disposal in conjunction with a request from Eddy Packing Company, for its location at 404 Airport Road, Yoakum TX in an amount exceeding \$10,000. After review and discussion, YEDC Director Schmidt made a motion to recommend funding of the project to the City Council in an amount not to exceed one half of the \$475,000 cost through calendar year 2023. Motion was seconded by YEDC Director Trojczak and carried unanimously.

REVIEW and discussion were held of the Yoakum Industrial Park II (IP2) project preliminary plan, cost estimates, and grant possibilities. The concept was reviewed as presented by CDS Muery Civil Engineers and Surveyors. Grants are being researched that will cover potentially \$1.2 million of the cost associated with the design. Estimated cost to complete the project is roughly \$7 million. The grant consultant is working on the grant application for submission for a federal grant through the

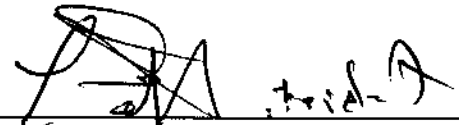
Economic Development Administration. City Manager Coleman requested guidance on whether to move forward with the project. Questions were posed regarding possible annexation of the property. Potential for the site was discussed including job creation, and sales tax revenue for the City. With the location being outside of the City limits and the wholesale tenants that are anticipated, the sales tax revenue will be minimal and there will be no revenue through property tax for the City. Being outside the City limits may be a draw for potential tenants with less expense from additional sales tax and property tax. Discussion was held on annexation process. No opposition of the project was received from among the members.

THE draft YEDC Strategic Plan was presented for review. The City of Yoakum will be included in the Regional Plan. The final plan for the Region is anticipated to be completed by mid-March 2023 and will become a part of the YEDC Strategic Plan.

THE next meeting was tentatively be scheduled for July 2023.


MAYOR O'Neill announced that the Council and Board would enter into Executive Session at 7:07 PM to deliberate the appointment, employment, evaluation, reassignment, duties, etc. of the YEDC Executive Director (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 7:24 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 7:24 PM.



Layne Brandt, President

ATTEST:



Theresa A. Bowe, City Clerk

