

April 15, 2019
Conference Room – 11:30 AM
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth.....YEDC President
Anita R. Rodriguez.....Vice-President
Arthur Hermann.....Secretary
Tommy Barre.....Director
Whitney Boone.....Director
Zenith Stevens.....Director
Kevin M. Coleman.....City Manager
Chuck Dart.....Director of Economic Development
Theresa A. Bowe.....City Clerk

ABSENT: Elorine Sitka.....Director

President Maneth called the meeting to order at 11:32 AM.

Motion by Director Hermann to adopt the minutes of the meeting of March 18, 2019 as presented. Second was made by Director Barre and motion carried unanimously.

Information was presented and questions were posed and addressed on the YEDC Financial Reports by City Manager Coleman. March Report was submitted for review. Amendment was noted that the CD interest earned should be for March instead of December. After review and discussion, Director Rodriguez made a motion to accept the Financial Report as amended. Motion was seconded by Director Stevens and carried unanimously.

The April Sales Tax Comparison Report was presented for review and discussion was held.

President Maneth opened a Public Hearing to receive citizen comments on proposed funding of \$30,000 in conjunction with Yoakum Partners DBA Handy Stop at 425 E. Morris Street, Yoakum, Texas. The property owner was present to provide information and answer questions. The project has not changed since the initial presentation. The proposed changes will increase sales tax revenue and create additional jobs. A variance to the minimum lot coverage was applied for to the Zoning Board of Adjustment and was approved. An engineer or architect will be involved for the overall plan and will be in compliance with Texas Department of Transportation regulations. There being no further comment from the public, the Public Hearing closed.

A presentation was received from the Wayfinding Exploratory Committee for information wayfinding signs for local points of interest. Committee member Carl O'Neill was present to assist in providing information. After reviewing a list of potential destinations, the committee narrowed the list to eleven locations that may be identified by the signs. Discussion was held regarding the size of the signs, lettering, color and cost of the signs. Texas Department of Transportation guidelines required 6" letters and a standard brown background. A cost estimate of \$2700 per sign was received which includes installation. Information will be presented to the Hotel Occupancy Tax Advisory Board for funding consideration. For signs not permitted in TxDOT right-of-way; they may be installed on City property or private property.

Information was presented regarding the YEDC contribution for Phase 2 of the Downtown Christmas Lighting project. Based on staff recommendation, Director Herman made a motion to

withdraw the grant funding to the Yoakum Area Chamber of Commerce for this project based on the receipt of a \$3,200 GVEC Power Up grant. Motion was seconded by Director Stevens and carried unanimously.

Motion by Director Barre to utilize advertising funds to cover an amount of up to \$2,000 for participation in Phase 2 of the Downtown Christmas Lighting project. Second was made by Director Hermann; motion carried unanimously.

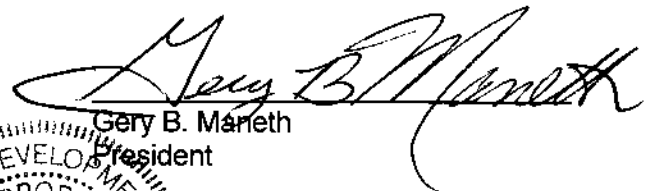
Information was provided on the Annual Business Appreciation Luncheon scheduled for May 1, 2019 to be held at the Yoakum Community Center. Attendee RSVPs are currently 80. The speaker was discussed who will be providing information on rural issues affecting Texas small cities.

Under the Directors Report, DED Dart provided a written report regarding retail activity, publicity, downtown, small business, administrative, grants, tourism, workforce, and housing. The City has gone through the first step of getting a sidewalk grant; a grant administrator has been selected, Esser and Company of Uvalde, TX. This project will improve the sidewalks and aid in Americans with Disabilities Act compliance for the downtown area. Engineering work will need to be done; the application is due to the Texas Department of Agriculture in October 2019. The detailed sales tax report was sent out for review. Housing proposals were reviewed and discussion was held regarding Jeff Marky's apartment complex proposal and tax credits provided to that project.

President Maneth announced at 12:17 PM that the Board would enter into Executive Session to deliberate regarding economic development negotiations as it pertains to a presentation by Yoakum Partners (V.T.C.A. Gov. Code, Sec. 551.087). The meeting reopened to the public at 12:39 PM with the following action resulting from Executive Session: Motion by Director Stevens to approve a grant to Yoakum Partners dba Handy Stop Grocery in an amount not to exceed \$30,000 contingent upon all documentation being received as requested. Second was made by Director Boone; motion carried unanimously.

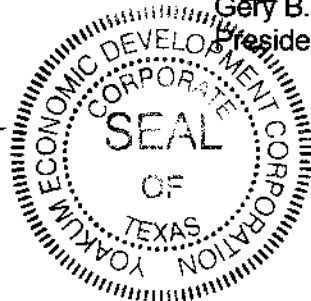
Information was presented by City Manager Coleman regarding the Budget Worksheet indicating an over-commitment on the Business District Grant line item. After review and discussion motion by Director Hermann to approve budget amendment in the amount of \$87,500. Second was made by Director Rodriguez and motion carried unanimously.

There being no further business, the meeting adjourned at 12:46 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk



April 16, 2019
Conference Room – 5:00 PM
City Hall

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

PRESENT: Anita R. Rodriguez Mayor/YEDC Vice-President
Elorine Sitka Mayor Pro-Tem/YEDC Member
Billy Goodrich Councilmember
Carl O'Neill Councilmember
Gery B. Maneth YEDC President
Arthur Hermann YEDC Secretary
Tommy Barre YEDC Director
Whitney Boone YEDC Director
Zenith Stevens YEDC Director
Kevin M. Coleman City Manager
Kenneth E. Kvinta City Attorney
Theresa A. Bowe City Clerk
Chuck Dart Dir. Of Economic Development

ABSENT: Timothy L. McCoy Councilmember

MAYOR Rodriguez called the meeting to order at 5:25 PM. Visitors were acknowledged and welcomed.

COUNCIL considered action on a resolution in support of a proposed assisted living facility within the boundaries of Lavaca County. A letter was received from James Fenner of the Lavaca County Medical Center requesting Council support of the funding for the proposed facility. After discussion, Councilmember O'Neill made a motion to adopt a resolution (recorded as No. 2019-11) in support of an Assisted Living Facility to be constructed by the Lavaca County Hospital District. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MAYOR Rodriguez offered the meeting to President Maneth. President Maneth proceeded with a review of YEDC projects. DED Dart presented a report on pending grants. The most recent grant approvals were presented along with an updated budget. Details were reviewed for certain grants including Yoakum Partners DBA Handy Stop Grocery.

STATUS of the Yoakum Commercial Historic District project was presented. The National Register District project has been in process for two years. The presentation was reviewed by the State Historic Commission in January. Minor changes were recommended by the State. The next step will be to send the proposal to the National Park Service. If approved, the NPS will notify the Historic Commission of approval or denial. The review by the NPS is usually a 45 day process.

INFORMATION was presented on the wayfinding sign project. These signs would be installed to provide details for visitors on the location of points of interest in Yoakum. A committee was appointed and reviewed the compilation of the destinations, prioritized, and reduced the number from 31 down to 10. Wayfinding signs are not allowed outside the City limits based on Texas Department of Transportation guidelines. Staff will be taking the proposal to the Hotel Occupancy Tax Board for funding consideration at a later date.

MAYOR Rodriguez moved on to the next agenda item to review current Council projects. Information was presented on the Eddy Packing Company wastewater treatment improvement

project. The company is under new management who is looking into other less expensive alternatives to the initial proposed project. Currently, 1/3 of Eddy Packing's wastewater flows through the City's wastewater treatment facility. The other 2/3's is still being irrigated onto the property. Staff will continue to communicate in an attempt to assist the company with the wastewater needs in compliance with Texas Commission on Environmental Quality regulations.

COUNCIL has passed an ordinance on first reading amending the fence ordinance to provide more detailed guidelines for Code Enforcement Officers to provide for citizens. The revised ordinance clarifies the types of material that is allowed to create a fence, addresses visibility issues, and requires any fence over 6' in height to apply for a permit. Existing fences are grandfathered until replacement or certain degrees of repair are necessary.

A Downtown Revitalization Program grant through the Texas Department of Agriculture will be applied for. Staff is taking steps to initiate the project. A grant administrator has been hired. The project will provide construction assistance to expand the sidewalk improvements in the downtown area and assist with Americans With Disabilities Act compliance. The City can score higher in the rating process by offering a higher than required match for funding. Feedback will be received from the grant administrator and a plan will be brought to Council for review and consideration.

CITY facilities damaged by Hurricane Harvey are still under FEMA review for funding. Three other sets of funding possibilities have been offered through Harvey Relief Funds. Staff will be working through additional projects that may fall into compliance for use of those funds. The funds are to be utilized to prepare the City for future catastrophic events and to improve systems that failed during Hurricane Harvey.

FUTURE focus on retail development was discussed. Discussion was held regarding the HEB complex and possible expansion or utilization of the existing space. Ideas regarding strip centers, location of new business, and the types of retail that could be attracted were presented. Information was presented on the signing of a lease agreement for the vacant portion of the Stanley Center. The restaurant planned for that location delayed opening, however is still planned. Encouragement of micro-breweries and/or pubs were discussed.

INDUSTRIAL recruitment was reviewed. Staff indicated that research has been done to find an industrial provider and issues of providing housing for the employees was discussed. The approach to industrial users may need to be reviewed and adjusted to encourage relocation. Discussion was held regarding structures inside the City limits that need to be considered for demolition and the possibility of utilizing those spaces for development of additional housing.

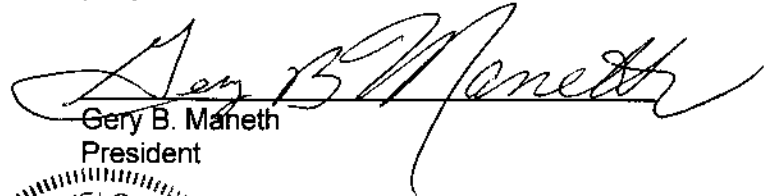
QUALITY of life issues were discussed. Information was provided on the renovations to the City Park, specifically the batting cages. Restrooms at the Parks are in need of upgrading. Consideration of relocating the Girls Softball field closer to the High School was mentioned. Additional Park improvements were discussed including opening Southwell Street between the large playground and the Municipal Swimming Pool to encourage use and ease of ingress and egress between those facilities, and the possibility of a youth sports complex for baseball and softball fields. Suggestion was made to talk with the Parks & Recreation Committee for additional considerations and prioritize quality of life improvements.

ZONING information was presented. Discussion was held regarding the zoning changes proposed by the Planning and Zoning Commission in the downtown area. The current proposal changes current Commercial (C-2) property to a Central Business District, and current Industrial (I) properties to a Commercial (C-2) District. The Planning and Zoning Commission has been working on the project since August of 2018. Details were reviewed. Businesses currently operating in the downtown area will be allowed to continue to function. Only when a business was inoperative for a

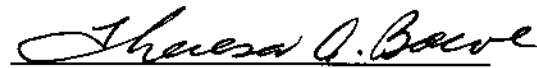
six-month period would the zoning convert to the new district guidelines. Continued research will be held and additional information presented to Council at a later date.

THE next joint meeting was tentatively scheduled for October 22, 2019 at 5:00 PM.

THERE being no further business, the meeting adjourned at 7:00 PM


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

