JOINT MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS and
THE YOAKUM CITY COUNCIL
Monday, July 13, 2015
City Hall Conference Room – 11:30 AM

PRESENT:	Gery Maneth	President
	Anita R. Rodriguez	Vice-President/Mayor
	Arthur G. Hermann III	Secretary
	Tommy Barre	Director
	Tim McCoy	Director/Councilmember
	Zenith Stevens	Director
	Carl O'Neill	Councilmember
	Kevin Coleman	City Manager
	Theresa A. Bowe	City Clerk
	Sandra Jacob	Director of Finance
	Debbie Sadler	Director of Economic Development
ABSENT:	Larry Leahy	Director

Mayor Rodriguez called the meeting to order at 11:32 AM and relinquished the chair to President Maneth.

A motion was made by Director Rodriguez with a second by Director McCoy to adopt the minutes from the meeting of June 8, 2015 as presented. Motion carried unanimously.

A request was received from the owners of Dairy Treet for funding assistance for the purchase of new coolers. Mr. and Mrs. Everardo Varela were present to provide information and answer questions. Discussion was held and details were reviewed regarding the request. After discussion, Vice-President Rodriguez made a motion to grant the request for funding in the amount of $7,500 to Dairy Treet located at 312 W. Grand Avenue for the replacement of coolers at the location. Motion was seconded by Director Stevens and carried unanimously.

Mr. Mark Manning and Mr. David Brown were in attendance to make a presentation regarding property located on 77A near the underpass. The presentation included a proposal to the City Council and the YEDC to assist with an affordable housing project at the location. Utility services currently available to the location were outlined. The proposal also included the prospect of creating a joint venture where the City would create the roads and supply services. Design, development, and options were reviewed. Discussion was held by the YEDC and City Council. After discussion, Mr. Manning and Mr. Brown were asked to provide details regarding costs for the project for future consideration at a City Council meeting.

A request from the owners of Bleu located at 516 Lott Street was presented for review. The property owners were unable to attend. The business is a retail store located in the downtown district selling clothing, jewelry, crafts, and bags. After review and discussion, Director Hermann made a motion to approve the application for sales tax rebate for staying in business for a one-year period; funding to be distributed after the one-year anniversary and upon presentation of receipts. Second was made by Director McCoy. Motion carried unanimously.

The request for Community Service funding for the Yoakum Memorial Cemetery Association was postponed. Ms. Vanita Cheeves will present the application at the October meeting.

The YEDC had asked City Manager Coleman to provided estimates for the improvement project at the Yoakum Community Center. Mr. Coleman provided quotes for applying polystyrene to the roof which would provide insulation with a 15-year warranty in the amount of $75,000; for a complete replacement of the roof an estimate was received in the amount of $90,000 with a 2-year warranty. A caulk and seal would be estimated at $45,000 with no visual improvement to the building and provide a 10-year warranty. Funding could be coordinated with the Hotel Occupancy Tax Advisory Board, and the Lower Colorado River Authority (LCRA) grant application. Timeframe options were reviewed. After discussion, the item was table until the budget is finalized. Councilmember O'Neill (Chamber Board Member) offered to provide the end of June statements from the Yoakum Area Chamber of Commerce.

Discussion was held regarding the Fiscal Year 2016 YEDC Budget. The Board concurred that the budget should be based on conservative numbers rather than the windfall from the last few years that were largely produced by the oilfield expansion in the area. Specific discussion was held regarding Quality of Life Programs for community center, parks, etc. Consensus of the Board was to not fund the line item and projects will be considered on a case-by-case basis and paid from the contingency fund. After discussion, Director McCoy made a motion to approve the Fiscal Year 2016 YEDC Budget as discussed and make a recommendation for adoption to the City Council. Motion was seconded by Director Stevens and carried unanimously.

The Financial Report was presented for review. Motion to accept the Financial Report as presented was made by Vice-President Rodriguez with a second by Director Hermann. Motion carried unanimously.

The Sales Tax Comparison Reports for the months of June and July 2015 were presented for review. Questions were posed and addressed.

Under the Director of Economic Development Report, E/CD Director Sadler provided an update on the grant programs, detailed the tours of local businesses she had attended and appointments for tours to be taken. Cataloging of the downtown businesses and buildings continues, and she is working on getting the website updated through DSWebworks. Attended the Conoco-Phillips luncheon, Team Texas meeting with site selectors and brokers. Promotional products were discussed. Local retailers/wholesalers were unable to provide the items that the Board had decided upon. Requesting Board consensus to allow her to go to a non-local source for promotional items. Direction was given for E/CD Director Sadler to get prices on Yeti cups with YEDC logo engraving for serious prospects. Information was provided regarding the Yoakum Rotary Club annual clay shoot scheduled for October 3rd. YEDC could sponsor a team of four individuals from potential business prospects and give them an opportunity to mix and mingle with people from the community. Could also open it up to current business owners. Consensus of the Board was to make invitations to certain businesses and bring an action item back if interest is expressed by those invited.

Information was provided from President Maneth on the St. Regis Hotel. The owners are attempting to get an historic designation for the building. He provided additional information on grant projects including the Food Pantry, and indicated that all other projects are on task.

City Manager Coleman provided a report: a six-month probationary evaluation was performed for Economic/Community Development Director Debbie Sadler. Have had meetings with the city managers in Hallettsville and Gonzales to review their airports and measure Yoakum's

Municipal Airport against our neighbors. Yoakum's best feature is the length of our runway. To expand, the runway would have to be expanded on both ends of the runway to meet distance compliance from surrounding buildings. Hangar spaces were reviewed: Hallettsville has 16, Gonzales has 10, and Yoakum is at four with six tie-down spaces. Hallettsville and Gonzales provide onsite fuel. The Cuero Municipal Airport may be shutting down and may open opportunities for Yoakum. Electronic key access to the pilot's lounge was discussed. A final draft of the study regarding Eddy Packing Company and the City's ability to take on that company's effluent water was discussed. Increases in cost and maintenance expenses were discussed. Plant improvements specifically for the treatment of waste received from Eddy Packing was reviewed. The company has options to make additional treatment to the effluent prior to the effluent water leaving their facility that would reduce the cost to the modifications that would need to be made to the City facility to treat the effluent water.

President Maneth commented on the YEDC investment options and suggested that the Finance Director research spreading investments out through an investment firm that might assist in protecting the YEDC investments above the FDIC coverage. An item will be placed on the August agenda for review and consideration.

The next regular Board meeting was scheduled for 11:30 AM on Monday, August 10, 2015 at City Hall. There being no further business, the meeting adjourned at 1:22 PM.

Gery Maneth
President

YOAKUM ECONOMIC DEVELOPMENT CORPORATION
CORPORATE SEAL OF TEXAS

Attest:

Theresa A. Bowe
City Clerk