

October 16, 2018  
Conference Room – 5:00 PM  
City Hall

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

PRESENT: Anita R. Rodríguez ..... Mayor/YEDC Vice-President  
Elorine Sitka ..... Mayor Pro-Tem/YEDC Director  
Billy Goodrich ..... Councilmember  
Timothy L. McCoy ..... Councilmember  
Carl O'Neill ..... Councilmember  
Arthur Hermann ..... YEDC Secretary  
Tommy Barre ..... YEDC Director  
Zenith Stevens ..... YEDC Director  
Kevin M. Coleman ..... City Manager  
Kenneth E. Kvinta ..... City Attorney  
Chuck Dart ..... Director of Economic Development  
Theresa A. Bowe ..... City Clerk

ABSENT: Gery Maneth ..... YEDC President  
Whitney Boone ..... YEDC Director

MAYOR Rodriguez called the meeting to order and opened the meeting to the public at 5:15 PM.

DISCUSSION was held regarding the Downtown Zoning District project. Director of Economic Development Chuck Dart presented information. Staff has been working with the Planning and Zoning Commission to develop a Central Business District. The goal is to complement the downtown area with what will be allowed in specific areas of downtown in coordination with the current Zoning restrictions.

INFORMATION was presented regarding the YEDC grant application process. Review was held of the grants that have been completed, budget information as it pertained to the grant funding and adjustments that were made throughout the course of the grant processes. Grant application changes that will be implemented for future grant applicants were reviewed including score sheets.

DED Dart presented information to the Council and YEDC regarding a Downtown Stakeholders survey taken which encompassed business owners, building owners, and area merchants to assist with future activity that may be considered. An effort was made to determine the needs of the occupants of the buildings; it was also meant to assist in matching up those who may need more space with those that could provide the space. Recommendations were reviewed. Details were provided regarding the completion of the National Register District project. Suggestions were discussed regarding creating a downtown organization similar to the main street program or downtown preservation program.

ADDITIONAL information was presented regarding the Texas Capital Fund Grant project for Eddy Packing, Inc. The project is meant to increase the infrastructure that services the Eddy Packing facility plus an anticipated 20% growth. The infrastructure improvements will include electric service, water, wastewater and street improvement for the industrial park area, including a separate circuit to allow for additional growth in the industrial district. The acting-CEO for Eddy Packing is working through the project; waiting on the project until a final decision is made. The contract signing has

been extended until the end of October. The long term plan for the sanitary sewer project that is planned is to do away with the settlement ponds and route all of the wastewater from Eddy Packing through the City's wastewater treatment plant. Until the ponds are no longer necessary, the company is unable to expand in their current location.

A proposed fence regulation ordinance may be considered at the direction of Council. These ordinances can be put in place to control the material used for fencing, location of fences, encroachment into City right-of-way, and can be utilized in coordination with animal storage inside the City limits.

THE National Register District project was reviewed; the application will be submitted to the State for review and be placed on the agenda for the Board's review in January 2019 with possible designation being completed by April or May 2019. This designation could provide multiple benefits including increased tourism, a faster track to receive tax credits for renovations for those who own buildings inside the district, and provide an incentive to the building owners to make the renovations instead of an enforcement mechanism to force the renovations. Enforcement is only done on a local level. Discussion was held regarding the enforcement ordinance.

GOALS were reviewed. Council approved the City participation in the Downtown Christmas Lighting project. The process of contact the property owners has begun. Discussion was held regarding the installation of the lights. Information was presented regarding City Drug moving to a new location on Highway 77A. The owner of the Yoakum Herald-Times is considering selling the building or beginning renovations. The owner of the Complete Hometown Physical Therapy has a contract on the Ashley Building located on Highway 77A. Discussion was held regarding parking issues in the downtown area.

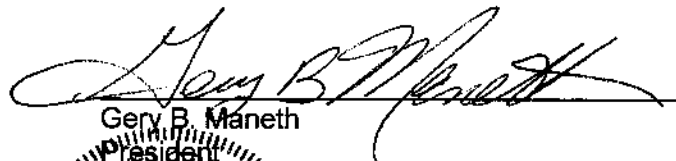
RETAIL development was discussed. Anytime Fitness will be moving into a portion of the building on Highway 77A (the old Alco Building); Ace Hardware will rent the other portion of the building. O'Reilley's Auto Store is in the process of purchasing property on Highway 77A. Anytime Fitness has submitted a request for grant funding to the YEDC to be considered at their next meeting.

HOUSING development was reviewed. The Texas Association of Community Development has a program that can be utilized to assist with workforce housing projects. Workforce housing programs are allowable funding programs for the YEDC. Discussion was held regarding land banking which would allow the YEDC an opportunity to purchase property for future use.

INFORMATION was provided to the Council and YEDC Board regarding The Grand Theater being nominated for the Game Changer Award through the Texas Downtown Association.

THE next Joint City Council/YEDC meeting was scheduled for April 16, 2019 at 5:00 PM

THERE being no further business, the meeting adjourned at 6:43 PM.



Gery B. Maneth  
resident

ATTEST:



Theresa A. Bowe, City Clerk

