

July 14, 2025  
Conference Room – 5:00 PM  
City Hall

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

PRESENT: Carl L. O'Neill..... Mayor  
Tanya Wenzel..... Mayor Pro-Tem  
Michael Brandt..... Councilmember  
Daniel Driskell..... Councilmember  
Mitchell Franz..... Councilmember  
Michael Mitchell..... City Manager  
Theresa A. Bowe..... City Clerk  
Kenneth E. Kvinta..... City Attorney

ABSENT: Daniel Driskell..... Councilmember

YEDC MEMBERS PRESENT:

Layne Brandt..... President  
Whitney Boone..... Vice President  
Linda Schmidt..... Secretary  
Michael Trojcek..... Director  
Pam Ward..... Director  
Genora Young..... Executive Director

MAYOR Carl O'Neill called the meeting to order at 5:03 PM. The Council and YEDC Board entered into Executive Session at 5:03 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), to deliberate regarding economic development negotiations for project high octane (V.T.C.A., Gov. Code, Sec. 551.087), and to deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087) regarding Industrial Park II (IP2) for Project "Hydrate." The meeting reopened to the public at 6:00 PM with no action resulting from Executive Session.

DISCUSSION was held regarding an amendment to the previously approved grant application from 5 Degrees Investments – Brandon & Courtney Welch for development of Freebird Salon, in an amount more than \$10,000 and not to exceed \$100,000. Information was presented indicating that the YEDC had approved funding at a previous meeting; however, after renovations of the building began, the need for additional repairs were realized. The applicants have requested additional funding assistance based on those findings. Phases for funding were outlined and reviewed. After discussion, Vice-President Boone made a motion to approve the amended funding request in an amount not to exceed \$100,000. Second was made by Mayor Pro-Tem/Director Wenzel. Motion carried unanimously.

PRESIDENT Brandt opened a public hearing to receive citizen comment for a grant application from 5 Degrees Investments – Brandon & Courtney Welch for development of Freebird Salon, in an amount more than \$10,000 and not to exceed \$100,000. Hearing no comments from the public, the public hearing closed.

COUNCIL action: Councilmember Franz made a motion to adopt a resolution (recorded as No. 2025-22) on the first of two readings approving a grant application from 5 Degrees Investments – Brandon & Courtney Welch for development of Freebird Salon, in an amount more than \$10,000 and not to exceed \$100,000. Motion was seconded by Councilmember Brandt and carried unanimously

COUNCILMEMBER Franz excused himself from the meeting. Discussion was held regarding a grant application from Double D Ranchwear, Inc. for business expansion and enhancement, in an amount that will exceed \$100,000.00.

YEDC President Brandt opened a public hearing to receive citizen comment for a grant application from Double D Ranchwear, Inc. for business expansion and enhancement, in an amount that will exceed \$100,000.00. The project was outlined by Double D Representatives. Hearing no further comments from the public, the public hearing closed.


COUNCIL action: Motion by Mayor Pro-Tem Wenzel to adopt a resolution (recorded as No. 2025-23) on the first of two readings approving a grant application from Double D Ranchwear, Inc. for business expansion and enhancement, in an amount that will exceed \$100,000. Second was made by Councilmember Brandt; motion carried unanimously.

COUNCILMEMBER Franz returned after recusing himself from the discussion regarding the Double D application.


EXECUTIVE Director Young provided an update on YEDC grants, projects, and downtown revitalization, including information regarding payments made as granted to Navy's Place. Information regarding the Yoakum Oak Grove Cemetery project was provided indicating that the project is still outstanding waiting on invoices to match the expenditures that have been claimed. The project has been approved by the Board at a previous meeting contingent upon the presentation of the correct documentation.

AN update was provided on the grant funded comprehensive plan being developed in partnership with CSRS, Inc. City Manager Mitchell provided information indicating that the plan is coming together well. Conversations with Tessa Hartley of CSRS have provided insight regarding branding, logos, as she has been compiling comments from citizen meetings, and industry representative meetings. The firm indicates that report should be provided within 2 months.

THERE being no further business, the meeting adjourned at 6:26 PM.

  
Layne Brandt, President  
City of Yoakum, Texas

ATTEST:

  
Theresa A. Bowe, TRMC  
City Clerk

