

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, November 7, 2016 at 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, November 7, 2016, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Richard Weber, Dennis Jemelka, Will Carbonara, Mayor Sara Post Meyer, David Scott, Randy Jochim, Executive Director, Patrick J. Kennedy, CDC Administrative Assistant, Samantha Solis

Will Carbonara came later in the meeting and was present for the report from Joe Humphreys of the SBDC.

GUESTS: David Danish, Parks Superintendent – City of Cuero, Joe Humphreys – UHV-Small Business Development Center and Donald Jirkovsky – UHV-Small Business Development Center

**I. CALL TO ORDER**

President Charles Papacek called the meeting to order at 5:30 P.M.

**II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON PROPOSED EXPENDITURES OF TYPE B SALES TAX FUNDS FOR THE CITY OF CUERO PARKS DEPARTMENT**

President Charles Papacek opened the public hearing at 5:31 P.M.

David Danish, City of Cuero Parks Department Superintendent gave a brief explanation of the proposed project. There was a total of \$50,000 earmarked to the City of Cuero Parks Department in the CDC budget. Mr. Danish is requesting that \$38,000 be used to complete the renovation of the walking trail in the Municipal Park. The addition to the walking trail will end at the rodeo arena and the island at the lake will also be included for this project. The excess \$12,000 will be utilized towards an irrigation project for the CYFL football field at Daule Park.

**PUBLIC COMMENT**

No public comment.

**III. CLOSE PUBLIC HEARING**

The Cuero Development Corporation closed the public hearing at 5:35 P.M.

President Charles Papacek opened the regular meeting at 5:36 P.M.

Based on the public hearing, the CDC Board will earmark money to go towards helping the City of Cuero Parks Department complete the walking trail and with the irrigation of the CYFL football field at Daule Park and start the process of having two council readings.

**IV. CITIZENS INPUT (2 MINUTES EACH)**

NONE

**V. MONTHLY FINANCIAL REPORTS**

APPROVAL OF OCTOBER FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending October 31, 2016. Mr. Kennedy reported that \$37,874 was not what was anticipated for the sales tax receipt. The sales tax is down again and if the trend continues, there will be a budget amendment in the future receipts.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE OCTOBER FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0  
MOTION CARRIED.

**VI. BUSINESS**

HEAR REPORT FROM JOE HUMPHREYS OF THE SBDC REGARDING BUSINESS PLAN

Mr. Joe Humphreys, Executive Director of the UHV-SBDC attended the Cuero Development Corporation due to discussions at the previous Board meeting. It was suggested that Mr. Humphreys give a break-down of the business plan letter that is presented to the CDC Board on behalf of each client. Mr. Humphreys thanked the CDC Board for allowing the SBDC to have an office in their building.

Mr. Humphreys stated that the Business Plan is designed for the business applicant to draw their ideas down and to envision the future of their business. If the business is an existing business, the business plans aren't as extensive as a new business because those individuals have shown responsibility of their assets and don't usually need as much training. Mr. Humphreys and staff draw up the plans and the applicant must follow the modules and have a thorough understanding of their business flow. Mr. Humphreys assured the Board that new applicants must have their ducks in a row in order to receive their business plan recommendation letter. The SBDC services the 10 surrounding counties of Victoria and hope to utilize the Cuero office a two to three days a week.

SET DECEMBER MEETING DATE

Mr. Kennedy noted that the December meeting date falls close to the Christmas holidays. After discussion, it was suggested that the meeting be moved to December 12, 2016 at 12:00 P.M.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO MOVE THE DECEMBER MEETING DATE TO DECEMBER 12, 2016 AT 12:00 P.M. AYES: 6 NAYES: 0 MOTION CARRIED.

**VII. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, October 17, 2016, the December Events Committee Regular Meeting Minutes, Wednesday, October 19, 2016, and the December Events Committee October financial report.


MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO APPROVE THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES:0 MOTION CARRIED

**VIII. EXECUTIVE DIRECTOR'S REPORT**

- 1) Discuss upcoming conferences/meetings– The Sales Tax Training will be held in Austin on December 9<sup>th</sup>.
- 2) Discuss upcoming Community Leaders' Meeting – Secretary of State Carlos Cascos will be the guest speaker at the December 2<sup>nd</sup> Community Leaders' Meeting which will be held at the Chisholm Trail Heritage Museum. Mr. Kennedy is working with Dr. David Summers for an upcoming meeting.
- 3) December Events Committee – The December Events Committee received \$500 from the Pilot Club of Cuero and \$500 from the Cuero Rotary Club. The volunteers are ahead of schedule with the setting up of scenes at the park. Cuero's Christmas in the Park is scheduled to open November 21<sup>st</sup> at 6:00 P.M.
- 4) Current Projects – Mr. Kennedy reported that H&R Block has been complete and is being paid this week. Friends have completed their roofing project and will work with the CDC on turning in their documentation for payment. An update on the status of Bush's Chicken and Mount Vernon Mills was presented.

**IX. ADJOURN**

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO ADJOURN THE MEETING AT 6:24 P.M. AYES: 7 NAYES: 0 MOTION CARRIED.

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:

  
WILL CARBONARA  
TREASURER

**PUBLIC NOTICE  
CUERO DEVELOPMENT CORPORATION**

The Cuero Development Corporation will hold a public hearing at 5:30 p.m. on Monday, November 7, 2016 at City Hall, 212 E. Main Street, Cuero, Texas in regards to expenditures of Type B sales tax funds.

Input will be received on the proposed expenditure of funds for the City of Cuero Parks Department.

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Cuero Development Corporation office at (361) 275-8178 or FAX (361) 275-6274 for further information.**

POSTED: City Hall, 212 E. Main Street; Cuero Development Corporation, 214 E. Main Street and on the CDC website, Thursday, November 3, 2016

Patrick J. Kennedy  
Executive Director  
Cuero Development Corporation



**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, NOVEMBER 7, 2016, 5:30 p.m.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, November 7, 2016 at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON PROPOSED EXPENDITURES OF TYPE B SALES TAX FUNDS FOR THE CITY OF CUERO PARKS DEPARTMENT.**

**III. CLOSE PUBLIC HEARING**

**IV. CITIZENS INPUT (2 minutes each)**

- Citizens who have not filed an agenda application

**V. MONTHLY FINANCIAL REPORTS**

- Approval of October Financial Report (Financials will be presented at the meeting)

**VI. BUSINESS**

- Hear report from Joe Humphreys of the SBDC regarding Business Plans
- Set December meeting date

**VII. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, October 17, 2016
- December Events Committee Regular Meetings Minutes, Wednesday, October 19, 2016
- December Events October Financial Report

**VIII. EXECUTIVE DIRECTOR'S REPORT**

- Discuss upcoming conferences/meetings
- Discuss upcoming Community Leaders' Meeting
- December Events Committee
- Current Projects

**IX. ADJOURN**

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*The Cuero Development Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*

**CERTIFIED AS POSTED AT:**

City Hall, 212 E. Main Street; Cuero Development Corporation, 214 E. Main Street; and on the CDC website, Thursday, November 3, 2016

