

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, August 17, 2015 5:30 P.M.**

The Cuero Development Corporation (CDC) Board of Directors met Monday, August 17, 2015, at 212 E. Main Street, Cuero, Texas.

**PRESENT:** Board Members: President Charles Papacek, Vice President Dennis Jemelka, Treasurer/Secretary Will Carbonara, Mayor Sara Post Meyer, Richard Weber, Executive Director Patrick J. Kennedy. CDC Temporary Administrative Assistant Tessa Cotman, City of Cuero Warehouse Purchasing Supervisor Rhonda Stastny

**ABSENT:** Board members Randy Jochim, Mike Weaver

**GUESTS:** Kay & Jay Lewis

**I. CALL TO ORDER**

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

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

None present.

**III. MONTHLY FINANCIAL REPORTS**

1. Approval of July Financial Report

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER TO ACCEPT THE JULY 2015 FINANCIAL REPORT.

AYES: 5\* NAYES: 0 MOTION CARRIED.

NOTE: \* *MAYOR SARA POST MEYER ARRIVED FOR MEETING AFTER THIS VOTE.*

**IV. DECEMBER EVENTS COMMITTEE**

1. Hear report from Kay Lewis, President, December Events Committee

Mrs. Lewis presented a brief update on 2015 Christmas in the Park. Mrs. Lewis expressed thanks to the CDC Board for their support in submitting an application for the GVEC Power UP Grant for the purchase of a tractor. She indicated that 15 new scenes and 15 new signs would be part of the Christmas 2015 displays. She noted that an exact count of how many light bulbs are to be changed out (out of 70,000) would be available on Wednesday.

**V. BUSINESS**

**1. APPROVE VARIANCE FOR THE CITY OF CUERO FOR LAND PURCHASED FROM TEXAS DOW EMPLOYEES CREDIT UNION (TDECU).**

Similar to the approval given to HEB at the June 29, 2015 Special Meeting of the CDC, the City is now seeking a variance for the property they purchased from Texas Dow Employees Credit Union.

MOTION MADE BY RICHARD WEBER, That the CDC does hereby release and discharge the City from those restrictions as contained in said Deed recorded in Volume 291, page 174 of the Official Public Records of DeWitt County, Texas, and allow the City a variance from those restrictions as same pertains and applies to the said 0.123 acre tract described in Exhibit "A" conveyed by TDECU to the City of Cuero. SECONDED BY WILL CARBONARA.  
AYES: 6 NAYES: 0 MOTION CARRIED.

2. CONSIDER AND ACT ON MAIN STREET FAÇADE PROGRAM APPLICATION BY ROBERT OLIVER FOR PRICKLY PEAR CAFÉ, LLC.

Board members reviewed copies of the application, including old photographs of the building, which was a former gas station. Discussion followed.

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO APPROVE THE MAIN STREET FAÇADE APPLICATION FOR PRICKLY PEAR CAFÉ, LLC.  
AYES: 6 NAYES: 0 MOTION CARRIED.

3. CONSIDER AND ACT ON REPORT FROM THE WEBSITE/VIDEO COMMITTEE

Mr. Kennedy made a brief presentation to the board on the progress of the website and video. He stated that both will be completed by next meeting. No action was taken.

**VI. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, July 20, 2015, and the December Events Committee Financial Report. Mr. Kennedy pointed out that although the minutes are correct in mentioning a mule, it was later brought to his attention that he should have mentioned a tractor instead.

MOTION MADE BY MAYOR SARA POST-MEYER, SECONDED BY WILL CARBONARA, TO ACCEPT THE CONSENT AGENDA AS REVISED.  
AYES: 6 NAYES: 0 MOTION CARRIED.

**VII. EXECUTIVE DIRECTOR'S REPORT**

CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

- 1) Sales Tax Comparison – A copy of the sales tax revenue report was included in the Board package. The report indicates that we are ahead of the anticipated level.
- 2) Status of FY 2014-2015 Grant Programs – a list was made available, which included the Tri-City Empowerment Council grant that was recently completed.
- 3) Discuss upcoming Community Leader's Meeting – The September 4th Community Leader's Meeting is scheduled at The Chisholm Trail Heritage Museum featuring guest speaker Paco Valentin, USDA State Director. Warden Jimmy Smith has been asked to speak at the Community Leader's Meeting on October 2<sup>nd</sup>.
- 4) Discuss upcoming conferences/meetings - Mr. Kennedy apprised board members of a Devon Energy Cuero Field Office Open House scheduled for Tuesday, September 1<sup>st</sup> from 2:30pm – 4:00pm.
- 5) Discuss proposed changes to six grant applications for Fiscal Year 2015-2016 - There was a general discussion about the requirements and parameters of the six grant application processes. Citing lack of interest in the Bat Program, Pat Kennedy suggested that the idea of reducing its budgeted amount might be considered.
- 6) Discuss grant award recipient visits - Board members were asked to commit to on-site visits to CDC grant recipients, beginning Friday, August 21<sup>st</sup>, through Tuesday, September 22<sup>nd</sup>. The

purpose of these meetings is to informally interview CDC grant recipients on the grant application process, the goal being improving said process. No other action was taken.

**VIII. ADJOURN**

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO  
ADJOURN THE MEETING AT 6:32 P.M.

AYES: 6 NAYES: 0 MOTION CARRIED.

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:



WILL CARBONARA  
TREASURER/SECRETARY

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, AUGUST 17, 2015**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, August 17, 2015, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

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

1. Citizens who have not filed an agenda application

**III. MONTHLY FINANCIAL REPORTS**

1. Approval of July Financial Report

**IV. DECEMBER EVENTS COMMITTEE**

1. Hear report from Kay Lewis, President, December Events Committee

**V. BUSINESS**

1. Approve variance for the City of Cuero for land purchased from Texas Dow Employees Credit Union (TDECU)
2. Consider and act on Main Street Façade Program Application – by Robert Oliver for Prickly Pear Café, LLC.
3. Consider and act on report from the Website/Video Committee

**VI. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, July 20, 2015
- December Events Committee Financial Report

**VII. EXECUTIVE DIRECTOR'S REPORT**

- Sales Tax Comparisons
- Status of FY 2014-2015 Grant Programs
- Discuss upcoming Community Leader's Meeting
- Discuss upcoming conferences/meetings
- Discuss proposed changes to six grant applications for Fiscal Year 2015-2016
- Discuss grant award recipient visits

**VIII. ADJOURN**

*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.*

*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, Friday, August 14, 2015.