

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, DECEMBER 17, 2018**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, December 17, 2018, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. CITIZENS INPUT**

- Citizens who have not filed an agenda application

**III. MONTHLY FINANCIAL REPORTS**

- Approval of November Financial Report

**IV. BUSINESS**

- Consider and act upon an application for Community Services Program from Cuero Area Soccer Association
- Consider and act upon an application for Main Street Historical District Façade Program from St. Mark's Evangelical Lutheran Church
- Consider and act upon an extension for Standard Printing, Co. and Cuero Veterinary Clinic
- Receive recommendation and take necessary action from the Nominating Committee
- Receive recommendation and take necessary action from the Strategic Plan Committee
- Hear report from Sales Tax Training seminar in Austin
- Set January, 2019 Meeting Date

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Friday, November 9, 2018
- December Events Committee Regular Meeting Minutes, Wednesday, November 14, 2018
- December Events Committee November Financial Report

**VI. EXECUTIVE DIRECTOR'S REPORT**

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

**VII. 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, Thursday, December 13, 2018

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
MONDAY, DECEMBER 17, 2018 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Friday, December 17, 2018, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Dennis Jemelka, Randy Jochim, David Scott, Richard Weber, CDC Executive Director Patrick J. Kennedy, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Chris Crain, Mayor Sara Post Meyer, and Charles Papacek

GUESTS: Elisha James, Board President & Rhonda Stastny, Secretary – Cuero Area Soccer Association, Michelle Schlinke, Property Manager – St. Mark’s Evangelical Lutheran Church, and Donald Jirkovsky – UHV, SBDC

**I. CALL TO ORDER**

Vice-President Dennis Jemelka called the meeting to order at 5:30 P.M.

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF NOVEMBER FINANCIAL REPORT

Mr. Scott gave the financial report for the period ending November 30, 2018. Mr. Scott stated that he reviewed the financial report in comparison with the City of Cuero and all was in order, he recommended approval.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE NOVEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FROM CUERO AREA SOCCER ASSOCIATION

Mr. Kennedy noted that the Cuero Area Soccer Association (C.A.S.A) submitted a complete application with an outstanding project description. Mr. Kennedy also stated that the application includes the price breakdown of the necessary items to continue expanding the C.A.S.A. organization in DeWitt County.

Ms. Stastny thanked the Board for their time and consideration of the C.A.S.A application. Ms. Stastny reiterated that 2018 was a very successful season for their organization and that Cuero was even able to host a tournament. There has been an interest by the older teens to join the C.A.S.A. organization, but in adding additional players, there is a need for the fields to be updated.

Mr. Jemelka questioned if the marker for the soccer fields was paint. Mrs. James noted that several years ago the Yoakum Soccer Association donated their small painting machine to C.A.S.A., but this would not suffice their needs for the upgrading of the fields. The Trueline Model 310-5EC contains a five gallon bucket that will make the spraying of the fields easier, less timely, and more visible.

Mr. Randy Jochim questioned if C.A.S.A. was upgrading most of the existing equipment. Mrs. James stated that field #1 has started to retain water and the organization has had to cancel games, therefore requiring new top coating soil. The new equipment will consist of permanent bleachers for the teams, new goals for all age levels, and practice equipment that may be utilized by the teams. Mrs. James also noted her appreciation for the Board's consideration, as this would assist in the first steps of making the Cuero soccer league eligible for U13 ball. The goal of the C.A.S.A. Board is to be able to expand their league to U16 and essentially be able to push into the school district's activities.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR THE CUERO AREA SOCCER ASSOCIATION IN THE AMOUNT OF \$10,000.00 TO BE UTILIZED TOWARDS THE FIELD IMPROVEMENTS AS SPECIFIED IN THEIR APPLICATION. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FROM ST. MARK'S EVANGELICAL LUTHERAN CHURCH

Mr. Kennedy stated that St. Mark's Evangelical Lutheran Church submitted a complete application. He noted that the question has come up on if a church or school may apply for a grant application. Mr. Kennedy mentioned that because the application is not a grant application, it is a façade program, the church is indeed allowed to submit an application. Mr. Kennedy also noted that the façade program changed for the 2018-2019 fiscal year to include the front, side, and rear of a building.

Ms. Schlinke stated that bats have taken over the south side of the roof causing multiple tiles to shift and leaving holes. In the front of the church is a shrine that includes a bench and an awning, the awning will require refurbishing.

Mr. Jemelka applauded the church for taking the initiative to reach out to the Texas Historical Commission for assistance.

MOTION MADE BY RANDY JOCHIM, SECONDED BY RICHARD WEBER, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR ST. MARK'S EVANGELICAL LUTHERAN CHURCH WITH THE ATTACHED ADDENDUM THAT SPECIFIES THE COST BREAKDOWN, NOT TO EXCEED \$3,750 TO BE UTILIZED TOWARDS THE FAÇADE IMPROVEMENTS AS SPECIFIED IN THEIR APPLICATION. AYES: 3 NAYES: 0 DAVID SCOTT ABSTAINED HIMSELF MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN EXTENSION FOR STANDARD PRINTING, CO. AND CUERO VETERINARY CLINIC

Mr. Kennedy mentioned that the roof at Standard Printing, Co. is not yet complete and Cuero Veterinary Clinic has been held up due to the weather. CDC staff recommended that the Board extend both contracts to March 31, 2019.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE PROJECT EXTENSIONS UNTIL MARCH 31, 2019 FOR BOTH STANDARD PRINTING, CO. AND CUERO VETERINARY CLINIC AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

RECEIVE RECOMMENDATION AND TAKE NECESSARY ACTION FROM THE NOMINATING COMMITTEE

Mr. Scott stated that he met with Mr. Papacek, Mayor Meyer, and Richard Weber in regards to the upcoming nominations of board members. Mr. Scott reported that the committee spoke with Tyler McClellan and he is interested in serving on the CDC Board. The committee reached out to Sara Gossett and Beverly Wagner, both of whom declined to join. Mr. Scott has reached out to Rhonda Pakebush, but is awaiting a response.

Mr. Kennedy noted that the two Board Members that are up for re-election will be submitted for nomination along with Tyler McClellan. Once Mr. Jemelka resigns from the Board in March after the Annual Meeting a fourth member will join the Board.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO RECOMMEND CHRIS CRAIN, RANDY JOCHIM, AND TYLER MCCLELLAN TO THE CUERO CITY COUNCIL TO SERVE ON THE CDC BOARD OF DIRECTORS. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

RECEIVE RECOMMENDATION AND TAKE NECESSARY ACTION FROM THE STRATEGIC PLAN COMMITTEE

Mr. Kennedy noted that a copy of the Strategic Plan matrix was given out at the November Board Meeting. Mr. Kennedy mentioned that the Board recommended that the CDC work in conjunction with the City of Cuero in the development of a new strategic plan. In visiting with the City, it was determined that there was not an interest in moving forward with the CDC.

Pursuant to working with the Strategic Plan Committee the five prospective companies were cut down to two, Mike Barnes Group and Opportunity Strategies, LLC. The committee suggested that the CDC Board meet with both companies for an interviewing session and recommend a company for approval at the January meeting. The Board will have onsite interviews with Mike Barnes Group and Opportunity Strategies, LLC. on January 7, 2019.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE RECOMMENDATION FROM THE STRATEGIC PLANNING COMMITTEE TO INTERVIEW MIKE BARNES GROUP AND OPPORTUNITY STRATEGIES, LLC. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

HEAR REPORT FROM SALES TAX TRAINING SEMINAR IN AUSTIN

Mr. Kennedy stated that he has reached out to Carlton Schwab for assistance in the clarification of the stipulations for funding programs. Mr. Kennedy would like to have a better outlook on the new rules, prior to attending the TEDC Legislative Session. Mr. Kennedy will compose a letter to Mr. Schwab of the Texas Economic Development Council and will keep the Board up to date prior to submitting the letter.

SET JANUARY, 2019 MEETING DATE

In observance of Martin Luther King, Jr. Day, the CDC and City offices will be closed. It was recommended that the CDC monthly meeting be moved to January 22, 2019 at 5:00 P.M., immediately following the reception for Mr. Papacek.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Friday, November 9, 2018, December Events Committee Regular Meeting Minutes, Wednesday, November 14, 2018, and December Events Committee November Financial Report.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**VI. EXECUTIVE DIRECTOR REPORT**

- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. It was reported that the sales tax remittance is still in good standing.
- 2) Community Leaders' Meeting – The University of Houston-Victoria's new President, Robert K. (Bob) Glenn will be the guest speaker at the January 4, 2019 Community Leaders' Meeting to be held at the Cuero Public Library. A brief tour of the UHV-SBDC office will take place after the meeting.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy mentioned that he will attend the TEDC Legislative Conference in Austin from February 20-22, 2019. A visit with Senator Lois Kolkhorst is tentatively scheduled while attending the conference.
- 4) December Events Committee – It was reported that the DEC has had a successful season to date. A new security surveillance system will be installed later this week as a safety measure for donations at Santa's House.


- 5) Current Projects – A copy of the current projects was included in the Board package. Cuero Automotive and A Special Stitch have completed their projects and Smolik's is nearing completion.

Pursuant to the November 9, 2018 Board Meeting a formal letter was sent to the Pebble Ridge Homeowners Association to inquire on their possible interest of purchasing the CDC's 7.59 acre tract. Mr. John Frels, President of the association responded back to the CDC and stated that they are not interested in said property.

Mr. Kennedy noted that Justin Thompson of Site Location Partnership (SLP) has contacted him in regards to marketing as per the contractual agreement. SLP has been doing large e-blasts through their database and have been coordinating with GVEC for their properties. Mr. Thompson will touch base with the CDC office mid-January due to the holiday season.

**VII. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ADJOURN THE MEETING AT 6:16 P.M. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

  
DENNIS JEMELKA  
VICE-PRESIDENT (IN THE  
ABSENCE OF THE PRESIDENT)

ATTEST:

  
DAVID SCOTT  
SECRETARY/TREASURER