

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, DECEMBER 16, 2019, 5:30 PM.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 P.M. on Monday, December 16, 2019, at 212 E. Main Street, 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 by the DeWitt County Drainage District No. 1
- Receive recommendation and take necessary action from the Nominating Committee
- Receive recommendation and take necessary action from the Executive Director Search Committee
- Hear report from the Website Committee
- Set January meeting date

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, November 18, 2019
- December Events Committee November Financial Report

**VI. EXECUTIVE DIRECTOR'S REPORT**

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

**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 12, 2019

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, December 16, 2019 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, December 16, 2019, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Richard Weber, Greg Freeman, Tyler McClellan, Chris Crain, Randy Jochim, David Scott, CDC Executive Director Patrick J. Kennedy, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Mayor Sara Post Meyer

GUESTS: Doug Sethness, Board President – DeWitt County Drainage District No. 1

**I. CALL TO ORDER**

President Richard Weber called the meeting to order at 5:30 P.M.

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIALS**

Mr. Scott gave the financial report for the period ending November 30, 2019. Mr. Scott mentioned that the financials were in good standing and he would recommend approval.

Mr. Jochim mentioned that the TDECU CD account was nearing \$250,000. Mr. Kennedy stated that this issue was being addressed.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO ACCEPT THE NOVEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

**CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM BY THE DEWITT COUNTY DRAINAGE DISTRICT NO. 1**

Mr. Kennedy noted that the DeWitt County Drainage District No. 1 is seeking assistance for purchasing a Chevrolet Colorado truck to be utilized by the staff and Board Members for traveling. Mr. Kennedy mentioned that the quote provided by Partners Chevrolet includes a line that states that the Chevrolet Silverado is the same price as the Chevrolet Colorado. Mr. Sethness explained that the reason for choosing the smaller truck was due to better gas mileage and minimal maintenance and repairs.

Mr. Kennedy stated that it was questioned how the CDC would be recognized on the vehicle. Mr. Sethness mentioned that there would likely be a decal, but he will coordinate with the CDC on the final decision.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR THE DEWITT COUNTY DRAINAGE DISTRICT NO. 1 IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS THE PURCHASING OF A CHEVROLET COLORADO FROM PARTNERS CHEVROLET. AYES: 5 NAYES: 0 DAVID SCOTT RECUSED HIMSELF MOTION CARRIED UNANIMOUSLY

RECEIVE RECOMMENDATION AND TAKE NECESSARY ACTION FROM THE NOMINATING COMMITTEE

Mr. McClellan stated that he met with Mr. Freeman and Mr. Jochim in regards to the upcoming nominations of board members. Mr. McClellan reported that the committee spoke with Mayor Meyer, David Scott, and Richard Weber, all of whom are willing to serve on the CDC Board for another two year term.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY CHRIS CRAIN, TO RECOMMEND MAYOR SARA POST MEYER, DAVID SCOTT, AND RICHARD WEBER TO THE CUERO CITY COUNCIL TO SERVE ON THE CDC BOARD OF DIRECTORS FOR A TWO YEAR TERM. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

RECEIVE RECOMMENDATION AND TAKE NECESSARY ACTION FROM THE EXECUTIVE DIRECTOR SEARCH COMMITTEE

Mr. Scott mentioned that he, Randy Jochim, and Tyler McClellan served on the Executive Director Search Committee. The two finalists for the Executive Director's position are Gayle Cooper and Bobby Seiferman. The committee suggested that the full Board meet with the two applicants for an interview, prior to choosing a finalist.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO AUTHORIZE THE EXECUTIVE DIRECTOR TO CONTACT THE APPLICANTS FOR AN INTERVIEW WITH THE FULL CDC BOARD. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

HEAR REPORT FROM THE WEBSITE COMMITTEE

Mr. Freeman reported that RFP's have been sent for a website update, social media management, and marketing to D.E. Web Works, Thrive Fuel, Victoria Web Design, and Wabbitt Web Design and no responses have been received. The proposals shall be received by January 15<sup>th</sup> and will be presented to the Board.

SET JANUARY 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 14, 2020 at 5:30 P.M.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, November 18, 2019 and the December Events Committee November Financial Report.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 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. Mr. Kennedy stated that for the calendar year the City of Cuero was negative for seven months and positive for the remainder of the five months. For the first three months of the fiscal year the City is down by over 7%.

Mr. Kennedy reported that Samantha Bayfus, Greg Freeman, and Tyler McClellan attended Sales Tax Training in Austin on December 13, 2019.

- 2) Community Leaders' Meeting – Mr. Kennedy mentioned that the January 3<sup>rd</sup> Community Leaders' Meeting will be a State of the Community, which will include County Judge – Daryl Fowler, Cuero ISD Superintendent – Dr. Micah Dyer, City Manager – Raymie Zella, and Cuero Regional Hospital Assistant Administrator – Denise McMahan.
- 3) Discuss upcoming conferences/meetings – None
- 4) December Events Committee (DEC) – Cuero's Christmas in the Park is moving smoothly. In coordination with the Cuero Regional Hospital, the DEC will be participating in co-hosting the event New.Year.Fresh.Start Walk through Cuero's

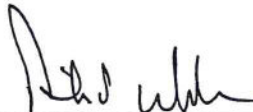
Christmas in the Park on January 2, 2020. This event was created to promote a new year of healthy habits. Proceeds will benefit the upkeep of Cuero's Christmas in the Park.

- 5) Project Status – Members of the company NestFresh visited Cuero and met with the CDC and City of Cuero on the possibility of relocating their facility to Cuero.

Mr. Kennedy noted that Scrub-A-Dub, LLC has had problems with their contracted cement company. Mr. Sutton would like to request a contract extension and a change order on his contractor. Mr. Kennedy suggested the Board have a Special Meeting due to the current contract's expiration date of December 31, 2019.

**VII. ADJOURN**

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY DAVID SCOTT, TO ADJOURN THE MEETING AT 6:12 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



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RICHARD WEBER  
PRESIDENT

ATTEST:



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DAVID SCOTT  
SECRETARY/TREASURER