

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, NOVEMBER 30, 2020 5:00 P.M.

The Cuero Development Corporation Board of Directors met Monday, November 30, 2020, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Richard Weber, Tyler McClellan, Mayor Sara Post Meyer, David Scott, Chris Crain, Randy Jochim, CDC Executive Director Bobby Seiferman, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Greg Freeman

GUESTS: Frank Burns – 206 E. Main Street, David Danish & Russell Goebel – City of Cuero Municipal Golf Course Advisory Committee, Greg Gossett & Anthony Netardus – Cuero Livestock Show, Inc., Debbie Lane – Spay Neuter Your Pet DeWitt County/Paws & Claws Resale Shop, and James Mills – Cuero Baseball Association for Teens

I. CALL TO ORDER

President Richard Weber called the meeting to order at 5:00 P.M.

II. CITIZENS INPUT

None

III. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the period ending October 31, 2020. Mr. Scott mentioned that the financials are preliminary due to the end of year adjustments that may occur. A complete set of the financials will be presented at the November meeting. Mr. Scott also mentioned that he is working with the City of Cuero Finance Department to reconstruct the monthly financial status page.

Mayor Meyer questioned the total cost of training that the CDC Executive Director has taken to date and what the salary of the CDC Executive Director was. Mr. Scott mentioned that the end of year audit report has not been complete and that the final number would be a part of the end of year financials. Mr. Seiferman noted that his current salary is \$85,000.00.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO ACCEPT THE OCTOBER FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO BASEBALL ASSOCIATION FOR TEENS

Mr. James Mills thanked the Board for their time and consideration. Cuero Baseball Association for Teens (CBAT) is a non-profit that is comprised of parents to high school aged baseball players. Mr. Mills expressed his concerns for the dire need of field renovations to the Cuero High School baseball field. The goal is to remove the lips in the field for the safety of the players, renovate the home plate and pitcher's mound, and to add sod to help with the drainage issues on the field. Upon completion of these improvements, the Board will add new seeding to the field and a new irrigation system.

Mr. Scott questioned if some of the improvements included in the application are regular routine maintenance to the field. Mr. Mills said yes, but the irrigation system has not been touched in years, so these routine improvements would be necessary along with the new improvements.

Mr. Scott questioned where the funding is received from for CBAT. Mr. Mills noted that all funding is received from concession stand sales and also the outfield donation signs.

Mayor Meyer questioned if CBAT had reached out to Cuero City Manager, Raymie Zella to ensure that all contract requirements were being followed, as per their interlocal agreement. Mr. Mills mentioned that he was unaware of the contract amongst CBAT and the City of Cuero, but he would be sure to get the City Manager's approval, upon completion of these improvements. Mayor Meyer noted that per the agreement, City Council approval was necessary to do any renovations to the baseball field, which is City owned property.

Mr. Weber commended CBAT for their efforts in providing an exceptional field to the Cuero High School baseball team and suggested that the CDC Board approve the application with the exception that the Cuero City Council approve these improvements for CBAT.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR CUERO BASEBALL ASSOCIATION FOR TEENS IN THE AMOUNT OF UP TO \$9,402.50, UPON APPROVAL BY THE CUERO CITY MANAGER, RAYMIE ZELLA. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR SPAY NEUTER YOUR PET DEWITT COUNTY/PAWS & CLAWS RESALE

Mrs. Lane mentioned that SNYPD is seeking assistance with weatherizing their building located at 130 E. Main. The project will include the installation of 86% UV clear ceramic tint for the large windows at the front of the building and will also include the purchase of a double sided hanging sign.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR SPAY AND NEUTER YOUR PET DEWITT COUNTY IN THE AMOUNT OF UP TO \$2,525.00 FOR THE PURCHASING OF A HANGING SIGN AND FOR WINDOW TINTING, UPON APPROVAL BY THE CUERO MAIN STREET DIRECTOR, SANDRA OSMAN. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR FRANK BURNS

Mr. Burns noted that his plans are to replace all of the awning braces to his building on the corner of Main Street and Gonzales Street to avoid the awning potentially falling down and damaging the remainder of his building. Mr. Burns mentioned that the braces to the building have rusted through various parts of the awning that compasses the whole building. The awning will be re-leveled, rotten wood will be repaired, and re-calking on and above the awning to prevent leaks will be done to Mr. Burn's office at 206 E. Main St. The façade on Main and Gonzales Streets will both also be repainted.

MOTION MADE BY DAVID SCOTT, SECONDED BY CHRIS CRAIN, TO APPROVE THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR FRANK BURNS IN THE AMOUNT OF UP TO \$5,500.00 TO REPLACE THE AWNING ON MAIN STREET AND GONZALES STREET, UPON APPROVAL BY THE CUERO MAIN STREET DIRECTOR, SANDRA OSMAN. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO LIVESTOCK SHOW, INC.

Mr. Netardus stated that the Cuero Livestock Show, Inc. has recently found that the chutes at the Cuero Rodeo Arena have deteriorated and have become a hazard, as they were built back in 1968. Mr. Netardus noted that replacing the chutes is necessary, as there is a group of young bull riders who utilize the arena immensely. Adding these improvements to the arena will be a great asset to the Cuero Municipal Park and will enable the Cuero Livestock Show, Inc. to hold additional festivities at the arena. The Cuero Livestock Show, Inc. has not met with Cuero City Manager, Raymie Zella and they have not had approval by the Cuero City Council.

MOTION MADE BY CHRIS CRAIN, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR THE CUERO LIVESTOCK SHOW, INC. IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS THE BUCKING CHUTE RENOVATION AT THE CUERO RODEO ARENA, UPON APPROVAL BY THE CUERO CITY MANAGER, RAYMIE ZELLA. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR E&R TIRE SHOP

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR INSPIRE CREATIONS, LLC

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR SPAY AND NEUTER YOUR PET DEWITT COUNTY

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR A SPECIAL STITCH

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR SHE BREWS COFFEE & MORE

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR BE.

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR LA BELLA TAVOLA

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR LA FLOR DE GUANAJUATO

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR VINTAGE ON MAIN

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM GRANTS FOR E&R TIRE SHOP IN THE AMOUNT OF \$750.00 FOR SIX MONTHS, SPAY AND NEUTER YOUR PET DEWITT COUNTY IN THE AMOUNT OF \$450.00 FOR SIX MONTHS, A SPECIAL STITCH IN THE AMOUNT OF \$750.00 FOR SIX MONTHS, SHE BREWS COFFEE & MORE IN THE AMOUNT OF \$500.00 FOR SIX MONTHS, BE. IN THE AMOUNT OF \$500.00 FOR SIX MONTHS, LA BELLA TAVOLA IN THE AMOUNT OF \$1,000.00 FOR SIX MONTHS, LA FLOR DE GUANAJUATO IN THE AMOUNT OF \$850.00 FOR SIX MONTHS, AND VINTAGE ON MAIN IN THE AMOUNT OF \$450.00 FOR SIX MONTHS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR MAYA MEXICAN RESTAURANT

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR EL ZACATECAS

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR U&I DONUTS

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR HOLIDAY INN EXPRESS

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR AMERICA'S BEST VALUE INN

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR ANDY'S QUICK STOP

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR THE NAIL SHOP

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR TAQUERIA JALISCO

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR ROSIE'S MEXICAN RESTAURANT

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR STANDARD PRINTING

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR THE WILDFLOWER INN

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR THE WILDFLOWER RV PARK

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR FRIENDS

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR LA PLAZITA

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR MCALISTER SWEET SHOP

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR ANDER'S AUTO SUPPLY

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR SNI SALON

MOTION MADE BY CHRIS CRAIN, SECONDED BY RANDY JOCHIM, TO APPROVE THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM GRANTS FOR MAYA MEXICAN RESTAURANT IN THE AMOUNT OF \$6,000.00, EL ZACATECAS IN THE AMOUNT OF \$1,956.30, U&I DONUTS IN THE AMOUNT OF \$2,932.80, HOLIDAY INN EXPRESS IN THE AMOUNT OF \$5,227.08, AMERICA'S BEST VALUE INN IN THE AMOUNT OF \$4,342.42, ANDY'S QUICK STOP IN THE AMOUNT OF \$5,080.69, THE NAIL SHOP IN THE AMOUNT OF \$1,472.24, TAQUERIA JALISCO IN THE AMOUNT OF \$6,000.00, ROSIE'S MEXICAN RESTAURANT IN THE AMOUNT OF \$6,000.00, STANDARD PRINTING IN THE AMOUNT OF \$1,537.07, WILDFLOWER INN IN THE AMOUNT OF \$6,000.00, WILDFLOWER RV PARK IN THE AMOUNT OF \$6,000.00, FRIENDS IN THE AMOUNT OF \$1,843.86, LA PLAZITA IN THE AMOUNT OF \$3,010.20, MCALISTER SWEET SHOP IN THE AMOUNT OF \$1,945.91, ANDER'S AUTO SUPPLIES IN THE AMOUNT OF \$1,195.49, AND SNI SALON IN THE AMOUNT OF \$905.40. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

HEAR REQUEST FROM CITY OF CUERO PARKS DIRECTOR, DAVID DANISH REGARDING PROPOSED FUTURE PLANS OF THE CITY OF CUERO MUNICIPAL GOLF COURSE

Mr. David Danish thanked the Board for their time and consideration of his proposed future plans of the City of Cuero's Municipal Golf Course. Mr. Danish mentioned that pursuant to the CDC Board's interest in assisting with the golf course renovations, he and Mr. Russell Goebel have comprised data for the Board. The total project cost is anticipated to be around \$500,000.00 and the goal of the Advisory Board is to complete this project in around three years.

Mr. Goebel presented the Board with past statistics of the Cuero Municipal Golf Course and noted that he would expect to see an increase in both memberships and tournament participants with these proposed improvements to the golf course. Mr. Goebel noted that the current membership fee is \$150, but he could foresee this amount being moved up to \$450-\$600 if the course is completely renovated.

The CDC Board suggested that the Mr. Danish submit a Major Projects grant application in the future and the Board would consider adding the Park's Improvements line item back to their budget.

HEAR REQUEST FROM CUERO MAIN STREET DIRECTOR, SANDRA OSMAN REGARDING FUTURE GRANT OPPORTUNITIES

Ms. Osman's presentation was moved to a future meeting date.

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 20-21 BUDGET

Mr. Seiferman noted that Budget Amendment #1 included adding \$40,000 to the Rental Assistance Program to make the budget total \$70,000 and to add \$160,000 to the Small Business Assistance Program to make the budget total of \$230,000. These changes were pursuant to the Board agreeing to offer a second round of COVID-19 assistance grants to the local businesses.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE TRANSFERRING \$200,000.00 FROM RESERVES TO FULFILL BUDGET AMENDMENT #1 OF THE FY 20-21 BUDGET. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

APPOINT NOMINATING COMMITTEE

Mr. Bobby Seiferman presented this item to the Board. It was mentioned that Chris Crain, Greg Freeman, Tyler McClellan, and Randy Jochim all have terms that will expire. Mr. Weber, Mayor Meyer, and David Scott were appointed to the Nominating Committee.

SET DECEMBER MEETING DATE

Due to the holiday season, it was suggested that the Board move their monthly meeting to December 14, 2020 at 12:00 P.M.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, October 19, 2020, December Events Committee Regular Meeting Minutes, Wednesday, October 21, 2020, and the December Events Committee October Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY TYLER MCCLELLAN, 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. It was reported that the sales tax remittance has increased by 10.39% for the calendar year and has increased by 11.80% for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Seiferman noted that the Community Leaders' Meetings will remain cancelled until further notice due to COVID-19.
- 3) Discuss upcoming conferences/meetings – Mr. Seiferman noted that he will attend the IEDC's three day Credit Analysis conference virtually.
- 4) December Events Committee – 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) Current Projects – Mr. Seiferman reported that progress is being made with Project B and the Board shall hear an update soon.

VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.072, Deliberation Regarding Real Property

- Deliberate the sale, exchange, lease, or value of real property (V.C.T.S., Government Code, Section 551.072)

Cuero Development Corporation began an Executive Session of November 30, 2020 at 6:77 P.M.

RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has completed its Executive Session of November 30, 2020 at 6:55 P.M.

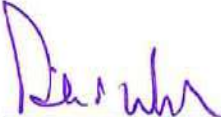
VIII. RECONVENE TO OPEN MEETING

1. Actions resulting from Executive Session

No action was taken.

IX. ADJOURN

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:56 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER