

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, January 7, 2008  
Council Chambers – 12:00 PM

PRESENT: Margie McMullen .....President  
Anita R. Rodriguez.....Vice-President  
Tommy Barre.....Director  
Louis Boening.....Director  
Allen Dieringer.....Director  
Tim Faulkner .....Director  
Arthur Hermann III.....Director  
Patrick J. Kennedy.....E/C Development Coordinator  
Calvin Cook.....City Manager  
Theresa A. Bowe.....City Clerk

ABSENT: None


The meeting was called to order by President McMullen at 12:00 PM. A motion was made by Director Hermann with a second by Director Boening to adopt the minutes of the December 10, 2007 meeting as presented. Motion carried unanimously.

A printed financial statement was presented. After review, Director Rodriguez made a motion to accept the financial statement as presented with a second by Director Faulkner. Motion carried unanimously.

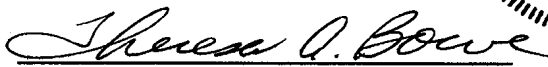
Under Old Business, Economic/Community Development Coordinator Patrick J. Kennedy brought to the attention of the Board the Texas State Comptroller's Sales Tax report ending December 2007. Indications from the report show the Yoakum area finishing 2007 ahead of the 2006 year. Mr. Kennedy provided the Board with information regarding the need for a resolution to support the application for a Partnerships In Parks Grant through the Lower Colorado River Authority (LCRA). The Board amended their 2007-2008 Budget to include matching funds for this grant at their December 2007 meeting; resolutions from the Commissioner's Court of Lavaca County and the Yoakum Independent School District will be submitted with the application along with letters of support from local citizens to the LCRA. After discussion, Director Hermann made a motion to adopt a resolution (recorded as No. 8) in support of the grant application by the City of Yoakum to the LCRA for a Partnerships In Parks grant. Second was made by Director Boening; motion carried unanimously.

The next meeting was scheduled for February 11, 2008 at 12:00 noon at the City Hall located at 808 Hwy 77A South. There being no further business, the meeting closed at 12:16 PM.



  
Margie McMullen  
President

Attest:

  
Theresa A. Bowe  
City Clerk

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, March 10, 2008  
Conference Room – 12:00 PM

PRESENT: Margie McMullen .....President  
Tommy Barre .....Director  
Louis Boening .....Director  
Allen Dieringer .....Director  
Tim Faulkner .....Director  
Arthur Hermann III .....Director  
Patrick J. Kennedy .....E/C Development Coordinator  
Calvin Cook .....City Manager  
Theresa A. Bowe .....City Clerk

ABSENT: Anita R. Rodriguez .....Vice-President

The meeting was called to order by President McMullen at 12:08 PM. A motion was made by Director Hermann with a second by Director Boening to adopt the minutes of the January 7, 2008 meeting as presented. Motion carried unanimously.

A printed financial statement was presented. After review, Director Faulkner made a motion to accept the financial statement as presented with a second by Director Hermann. Motion carried unanimously.


Under Old Business, Economic/Community Development Coordinator Patrick J. Kennedy provided a report outlining a comparison of the Texas State Comptroller's Sales Tax report for the 2005, 2006, and 2007 calendar years. Indications from the report show the Yoakum area finishing 2007 ahead of the 2006 year. Information was provided to the Board regarding a possible grant from the Texas Department of Agriculture Texas Yes! Program that may be utilized to refurbish the Chisholm Trail Topiaries.

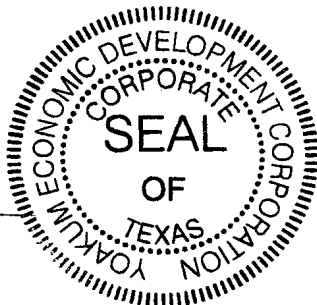
Under New Business, Mr. Kennedy introduced guests from the Texas Workforce Solutions of the Golden Crescent. Gay Bruns, Carol Kolle, and Michael Milson were present to give a presentation on the program "Same Job. Better Life." being initiated by the Workforce throughout Texas promoting the availability of jobs in the Golden Crescent Region. A PowerPoint presentation was made, the brochure was reviewed and discussion was held.

President McMullen announced that the meeting would be closed to the public and Council entered into Executive Session at 12:40 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting re-opened to the public at 1:07 PM. No action resulted from Executive Session.

The next meeting was scheduled for April 7, 2008 at 12:00 noon at the City Hall Conference Room. There being no further business, the meeting closed at 1:07 PM.

Attest:

  
Theresa A. Bowe  
City Clerk



  
Margie McMullen  
President

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Tuesday, April 8, 2008  
Conference Room – 12:00 PM

PRESENT: Margie McMullen .....President  
Anita R. Rodriguez.....Vice-President  
Tommy Barre.....Director  
Louis Boening.....Director  
Allen Dieringer.....Director  
Tim Faulkner .....Director  
Arthur Hermann III.....Director  
Patrick J. Kennedy.....E/C Development Coordinator  
Calvin Cook.....City Manager  
Theresa A. Bowe.....City Clerk

ABSENT: None

The meeting was called to order by President McMullen at 12:10 PM. A motion was made by Director Hermann with a second by Director Boening to adopt the minutes of the March 10, 2008 meeting as presented. Motion carried unanimously.

A printed financial statement was presented. After review, Director Faulkner made a motion to accept the financial statement as presented with a second by Director Barre. Motion carried unanimously.


Under City Manager's Report, Mr. Cook informed the Board that the deed for the Railroad property has been received. He also made the Board aware of a stipulation in the agreement requiring the City to install a fence or other barrier along the 1,250 feet of the east side of the property. Pictures of the original railroad park were provided for the Board's review and consideration. After discussion, the Board gave direction to the City Manager to research the suggestions made in regard to maintenance and cost to be brought to the Board at the next scheduled meeting.

Under Economic Community Development Coordinator's Report, Patrick J. Kennedy provided an update on the Texas Department of Agriculture's Texas Yes! 2007 Hardworking Rural Community Award. The funds received from this award had been designated toward the Chisholm Trail Memorial Park Topiary refurbishing project. The second steer has been sent to Houston for repairs and is due back in the next few weeks. As a requirement of the award, a sign was developed and approved to be placed in the park indicating the assistance from the Texas Department of Agriculture.

Under Old Business, the Board considered information provided at the last Board meeting from the Texas Workforce Solutions of the Golden Crescent regarding the "Same Job. Better Life." Campaign the organization is trying to promote. After discussion, Director Boening made a motion to contribute \$500 to the campaign. Second was made by Director Faulkner; motion carried unanimously.

The next meeting was tentatively scheduled for April 21, 2008 at 12:00 noon at the City Hall Conference Room. There being no further business, the meeting closed at 12:55 PM.

Attest:

  
Theresa A. Bowe  
City Clerk



  
Margie McMullen  
President

SPECIAL MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Tuesday, April 22, 2008  
Conference Room – 12:00 PM

PRESENT: Anita R. Rodriguez.....Vice-President  
Tommy Barre.....Director  
Louis Boening.....Director  
Allen Dieringer.....Director  
Tim Faulkner.....Director  
Arthur Hermann III.....Director  
Patrick J. Kennedy.....E/C Development Coordinator  
Calvin Cook.....City Manager  
Theresa A. Bowe.....City Clerk

ABSENT: Margie McMullen.....President

The meeting was called to order by Vice-President Rodriguez at 12:05 PM. The meeting was closed to the public and the Board entered into Executive Session to deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087). The meeting re-opened to the public at 12:21 PM. No action resulted from Executive Session.

Under Old Business, options for the barrier on property acquired from Union Pacific Railroad along Front Street were reviewed. City Manager Cook provided the Board with information on several different types of fencing available. Pictures and estimated costs were provided. Review and discussion was held. Economic/Community Development Coordinator Pat Kenned informed the Board that the plans developed by Texas A&M during the Urban Development Master Plan project in 2003 do not propose fencing in that area. After discussion the Board gave direction to Mr. Cook to request bids on a fence closely replicating the original Railroad Park fencing.

The next meeting was scheduled for May 12, 2008 at 12:00 noon at the City Hall Conference Room. There being no further business, the meeting closed at 1:07 PM.

Attest:

Theresa A. Bowe  
Theresa A. Bowe  
City Clerk



Margie McMullen  
Margie McMullen  
President

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, May 12, 2008  
Conference Room – 12:00 PM

PRESENT: Margie McMullen .....President  
Anita R. Rodriguez.....Vice-President  
Tommy Barre.....Director  
Louis Boening.....Director  
Allen Dieringer.....Director  
Tim Faulkner.....Director  
Arthur Hermann III.....Director  
Patrick J. Kennedy.....E/C Development Coordinator  
Calvin Cook.....City Manager  
Theresa A. Bowe.....City Clerk

ABSENT: None


The meeting was called to order by President McMullen at 12:20 PM. A motion was made by Director Hermann with a second by Director Boening to adopt the minutes of the April 8, 2008 and April 22, 2008 meetings as presented. Motion carried unanimously.

A printed financial statement was presented. After review, Vice-President Rodriguez made a motion to accept the financial statement as presented with a second by Director Faulkner. Motion carried unanimously.

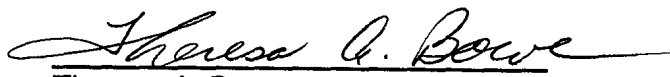
Under City Manager's Report, Mr. Cook received approval from Union Pacific Railroad Company for the type of fencing to be placed along the Park. The proposed "Replica Fence" was approved by the Railroad Company. After discussion, the Board gave direction to the City Manager to request bids for a five (5') foot tall fence using treated lumber to span the 1,250 foot length of the property. Bids will be requested and submitted to the Board at their June 9<sup>th</sup> meeting for consideration.

Under Economic Community Development Coordinator's Report, Patrick J. Kennedy presented the Board with the 2007 Certificate of Achievement for Economic Excellence from the Texas Economic Development Council. The Board was informed that the Lower Colorado River Authority Partnerships In Parks Board is to meet next week regarding the 2008 grant funding. Mr. Kennedy provided information to the Board on the Texas Department of Agriculture's Texas Yes! program being replaced by a new program, "GO TEXAN Rural Community Program." An application to participate may be submitted in June 2008.

The next meeting was scheduled for June 9, 2008 at 12:00 noon at the City Hall Conference Room. There being no further business, the meeting closed.

  
Margie McMullen  
President

Attest:

  
Theresa A. Bowe  
City Clerk



REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, June 9, 2008  
Conference Room – 12:00 PM

PRESENT: Margie McMullen .....President  
Anita R. Rodriguez.....Vice-President  
Tommy Barre.....Director  
Louis Boening.....Director  
Allen Dieringer.....Director  
Tim Faulkner .....Director  
Arthur Hermann III.....Director  
Patrick J. Kennedy.....E/C Development Coordinator  
Calvin Cook.....City Manager  
Theresa A. Bowe.....City Clerk

ABSENT: None

The meeting was called to order by President McMullen at 12:10 PM. A motion was made by Director Hermann with a second by Director Boening to adopt the minutes of the May 12, 2008 meeting as presented. Motion carried unanimously.

A printed financial statement was presented. After review, Director Faulkner made a motion to accept the financial statement as presented with a second by Vice-President Rodriguez. Motion carried unanimously.

The meeting was closed to the public and the Board entered into Executive Session at 12:11 PM to deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087). The meeting re-opened to the public at 12:20 PM. No action resulted from Executive Session.

Under City Manager's Report, Mr. Cook provided information to the Board on the bids received for the Front Street replica fence. H&N Fence Company of Sweet Home, Texas submitted the low bid in the amount of \$23.00 per linear foot for a total base bid of \$27,600 based on an estimated 1,200 feet of fence. A bid was received from Decko Construction of Victoria, Texas in the amount of \$30.00 per linear foot for a total base bid of \$36,000. After discussion, Director Barre made a motion to recommend to the City Council that the bid be awarded to H&N Fence Company of Sweet Home, Texas based on the unit bid amount of \$23.00 per linear foot. Second was made by Director Boening and motion carried unanimously.

Funds in the amount of \$22,324 had been budgeted for the construction of the replica fence, leaving approximately \$5,276 remaining. After discussion, Director Hermann made a motion to approve a budget amendment to utilize funds from the Pershing Square community donation fund to pay the remaining balance of the cost of the fence. Motion was seconded by Director Dieringer and carried unanimously.

Under Economic Community Development Coordinator's Report, Patrick J. Kennedy provided information to the Board regarding the Lower Colorado River Authority's Partnerships In Parks Grant Program; the grant request was not successful. Mr. Kennedy further provided a recommendation from the Yoakum Parks & Recreation Advisory Committee. Discussion was held; Board gave direction to discuss the matters later during the budget preparation item.

Discussion was held and a motion was made by Director Rodriguez to approve submission of an application on behalf of the YEDC for the Texas Department of Agriculture's GO TEXAN Rural Community Program. Second was made by Director Faulkner; motion carried unanimously.

An update was provided to the Board regarding the Workforce Solutions Golden Crescent "Same Job. Better Life." campaign. The contribution made by the Board at a previous meeting will provide for exhibit space on the webpage.

Discussion was held regarding sponsorship of the Texas Department of Agriculture's "Opening the Door to Your Community's Future" Summit to be held at Victoria College on September 11, 2008. Although YEDC is a host, there is an opportunity for sponsorship of the meeting which will provide for Yoakum's logo and/or name included on all printed materials associated with the program and providing recognition on the program's website. Discussion was tabled until a future meeting.

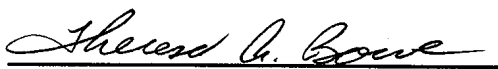
Under New Business, worksheets were provided to begin preparation for the 2008-2009 Budget process. Mr. Cook provided information regarding administrative services provided by City staff and Finance Director Charlotte Morrow provided information from the 2007-2008 Fiscal Year. Discussion was held. Direction was given to allocate the \$125,000 (of the \$300,000 total project) to be used as matching funds for swimming pool improvements for fiscal year 2008-2009 budget. The Parks & Recreations Advisory Board would be responsible to locate a group to assist with this initiative no later than January 1, 2009.

A letter from Representative Ruben Hinojosa was presented to the Board inviting members to join the Sixth Regional Leader Issues Conference in Washington, D.C. to be held on July 15 and 16, 2008. After discussion, Director Faulkner made a motion to authorize the amendment of the 2007-2008 Expense Budget and Work Plan for travel and training for Economic Development Board members and Staff Members to attend the conference. Second was made by Director Hermann and motion carried unanimously.

The meeting was closed to the public and the Board entered into Executive Session at 1:40 PM to deliberate regarding an Economic/Community Development Coordinator personnel matter (V.T.C.A., Gov. Code Sec. 551.074). The meeting was re-opened to the public at 2:09 PM. No action resulted from Executive Session.

The next meeting was scheduled for July 7, 2008 at 12:00 noon at the City Hall Conference Room. There being no further business, the meeting closed at 2:10 PM.

Attest:

  
Theresa A. Bowe  
City Clerk



  
Margie McMullen  
President

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, July 7, 2008  
Conference Room – 12:00 PM

PRESENT: Margie McMullen .....President  
Tommy Barre.....Director  
Louis Boening.....Director  
Allen Dieringer.....Director  
Tim Faulkner .....Director  
Arthur Hermann III.....Director  
Patrick J. Kennedy.....E/C Development Coordinator  
Calvin Cook.....City Manager  
Theresa A. Bowe.....City Clerk

ABSENT: Anita R. Rodriguez.....Vice-President

The meeting was called to order by President McMullen at 12:12 PM. A motion was made by Director Faulkner with a second by Director Hermann to adopt the minutes of the June 9, 2008 meeting as presented. Motion carried unanimously.

A printed financial statement was presented. After review and discussion, Director Boening made a motion to accept the financial statement as presented with a second by Director Faulkner. Motion carried unanimously.

Under City Manager's Report, Mr. Cook informed the Board that the contract for the construction of the Front Street Railroad Park fence had been signed and the contractor started work today. City crews performed drainage work on the property between Hopkins and E. Gonzales Streets to insure enough room for the fence. The contractor expressed concern to Mr. Cook regarding the timeline for construction. The City Manager assured him that appropriate consideration would be given on the project without penalty as long as progress was being made. The fence will not extend over the area formerly paved for a sidewalk in case the City sees a need to provide for pedestrian passage at that location.

Under Economic/Community Development Coordinator's Report, Patrick J. Kennedy provided information to the Board regarding the Texas Department of Agriculture's "Opening the Door to Your Community's Future" Economic Development Summit to be held at Victoria College on September 11, 2008. Summit coordinators informed Mr. Kennedy that enough sponsorship has been received and the project will not need additional funds from the Yoakum Economic Development Corporation as previously requested. No action was necessary.

Under New Business, President McMullen opened a public hearing to hear citizen comments on the proposed Economic Development Corporation Operating Budget and Work Plan for Fiscal Year 2008-2009. No citizen comments were received. Board members discussed options and details of the proposed budget. Committed funds were addressed on the provided Work Plan. The contingency and reserve funds were discussed: \$125,000 for swimming pool improvements; and, \$140,000 for rodeo complex development. An additional \$40,000 will be allocated to meet the goal of \$300,000 by 2012. Discussion was held to provide travel allowance for the E/CD Coordinator. An amendment was made to the proposed budget to provide a car allowance for the Economic/Community Development Coordinator in the amount of \$300 per month which will add \$3,600 to the Administrative Services line item. After discussion was completed, the public hearing closed. Director Herman made a motion to approve the 2008-2009 Budget and Work Plan as discussed for submission to the City Council. Second was made by Director Dieringer and motion carried unanimously.



Economic/Community Development Coordinator Kennedy provided information to the Board regarding the submitted application to the Texas Department of Agriculture for the GO TEXAN Rural Community Program. The YEDC's application was received and approved by the Department of Agriculture and the agency is requesting a license agreement be executed for use of the Program logos and advertisement lines. After discussion was held Director Boening made a motion to authorize the President to execute a license agreement with the Texas Department of Agriculture for the GO TEXAN Rural Community Program. Second was made by Director Barre; motion carried unanimously.

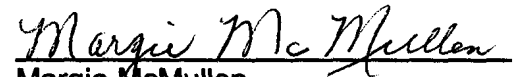
Mr. Kennedy also provided the Board with a letter from the Lower Colorado River Authority offering sponsorship for the Texas Economic Development Council's Community Economic Development Award (CEDA) Program. He suggested submitting the Front Street Railroad Park for the program.

The next meeting was scheduled for August 11, 2008 at 12:00 noon at the City Hall Conference Room. There being no further business, the meeting closed at 12:36 PM.

Attest:

  
Theresa A. Bowe  
City Clerk



  
Margie McMullen  
President

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, September 8, 2008  
Conference Room – 12:00 PM

PRESENT: Margie McMullen .....President  
Anita R. Rodriguez.....Vice-President  
Allen Dieringer.....Secretary  
Tommy Barre.....Director  
Louis Boening.....Director  
Tim Faulkner.....Director  
Arthur Hermann III.....Director  
Patrick J. Kennedy.....E/C Development Coordinator  
Calvin Cook.....City Manager  
Theresa A. Bowe.....City Clerk

ABSENT: None

The meeting was called to order by President McMullen at 12:10 PM. Incumbent officers were elected by acclamation for the coming year with a motion by Director Barre. Second was made by Director Boening. All current officers agreed to serve. Motion carried unanimously.

A motion was made by Director Faulkner a second by Director Hermann to adopt the minutes of the July 7, 2008 meeting as presented. Motion carried unanimously.

A printed financial statement was presented. After review and discussion, Director Rodriguez made a motion to accept the financial statement as presented with a second by Director Faulkner. Motion carried unanimously.

Board members attending the Texas Leadership Institute Session on Strategic Planning hosted by the Lower Colorado River Authority (LCRA) provided information on the training received. Directors Barre, Dieringer, and Faulkner attended the training in Bastrop, Texas at LCRA's complex. Judy Garner was the facilitator. Information and suggestions were provided regarding strategic planning, utility land-lock issues, property acquisition, etc. After discussion, Director Barre made a motion to give direction to Economic/Community Development Coordinator Patrick J. Kennedy to coordinate with LCRA staff to determine a time and place available for a strategic planning session as soon as feasibly possible. Second was made by Director Faulkner; motion carried unanimously. President McMullen expressed her appreciation to the Board members for taking time to attend the training.

The meeting was closed to the public and the Board entered into Executive Session at 12:35 PM to deliberate regarding an Economic/Community Development Coordinator personnel matter (V.T.C.A., Gov. Code Sec. 551.074). The meeting was re-opened to the public at 12:45 PM. No action resulted from Executive Session

The next meeting was scheduled tentatively for October 13, 2008 at 12:00 noon at the City Hall Conference Room; should there be no business at that time as determined by staff, the meeting will be deferred until November 10, 2008. There being no further business, the meeting closed at 12:50 PM.

Attest:

Theresa A. Bowe  
Theresa A. Bowe  
City Clerk



Margie McMullen  
Margie McMullen  
President

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, November 10, 2008  
Conference Room – 12:00 PM

PRESENT: Margie McMullen ..... President  
Anita R. Rodriguez ..... Vice-President  
Louis Boening ..... Director  
Allen Dieringer ..... Director  
Tim Faulkner ..... Director  
Arthur Hermann III ..... Director  
Patrick J. Kennedy ..... E/C Development Coordinator  
Calvin Cook ..... City Manager  
Theresa A. Bowe ..... City Clerk

ABSENT: Tommy Barre ..... Director

The meeting was called to order by President McMullen at 12:05 PM. A motion was made by Vice-President Rodriguez with a second by Director Faulkner to adopt the minutes of the September 8, 2008 meeting as presented. Motion carried unanimously.

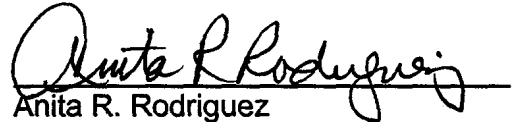
A printed financial statement was presented. After review and discussion, Director Faulkner made a motion to accept the financial statement as presented with a second by Director Boening. Motion carried unanimously.

Under Old Business, Economic/Community Development Coordinator Patrick J. Kennedy provided information regarding the Swimming Pool Improvement Project. Currently staff is in the process of determining the structural integrity of the pool. Proposed changes include: restroom renovation; installation of lockers; removal of the sitting area and a new covered area is planned; and a splash pad is being proposed where the kiddie pool is currently located. At this time, the cost estimate is \$372,000 for the proposed renovations. Funding will include \$125,000 previously pledged from the YEDC. An application for a Parks & Recreation Community Program could be developed for a \$75,000 matching grant through the Texas Parks & Wildlife Department. The application must be submitted by January 31, 2009; and if awarded, notification will come in August of 2009.


Under New Business, Bill Lopez, President of the Yoakum Area Chamber of Commerce was present to provide information and make a request for assistance in the purchase of lighting for the Front Street Railroad Park Christmas Tree. City staff had recommended and researched the cost of LED lights. After being assured that the City would be reimbursed for the cost of the lights, the lights were purchased by the City through a Cooperative purchasing program at a reduced price. Details were provided on the Christmas activities occurring on December 6<sup>th</sup>. After discussion, Director Boening made a motion to authorize \$3,305 for the purchase of Christmas Tree Lights and amend the budget for the funds to be placed in the Marketing Fund. Second was made by Director Faulkner. Motion carried unanimously.

Economic/Community Development Coordinator Kennedy presented the 2008 Annual Report for the Board's review. The annual financial report was not available for this meeting and will be presented at a later date.

The next meeting was tentatively scheduled for December 8, 2008 at 12:00 noon at the City Hall Conference Room. There being no further business, the meeting closed at 12:55 PM.

  
Anita R. Rodriguez  
Vice-President

Attest:

  
Theresa A. Bowe  
City Clerk

