January 13, 2015
Public Works Meeting Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT:
Anita R. Rodriguez .............................................. Mayor
Elorine Sitka ......................................................... Mayor Pro-Tem
Tim Faulkner ......................................................... Councilmember
Rodney Jahn ......................................................... Councilmember
Timothy L. McCoy ................................................ Councilmember
Kevin M. Coleman ................................................ City Manager
Kenneth E. Kvinta ................................................ City Attorney
Theresa A. Bowe .................................................... City Clerk
Sandra Jacob ......................................................... Finance Director

ABSENT: None

MAYOR Rodriguez called the City Council meeting to order and Mayor Pro-Tem Sitka gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Councilmember McCoy to adopt the minutes from the meeting of December 9, 2014 as presented. Second was made by Councilmember Jahn. Motion carried unanimously.

COUNCIL received a request from the Yoakum Shape Shop for the closure and use of streets in conjunction with the Annual Dash For Downs 5K & Kids Fun Run. Mrs. Christi Svek was present to provide information and answer questions on behalf of the Yoakum Shape Shop. After review and discussion, Councilmember Jahn made a motion to approve the request for the closure and use of certain streets on May 9, 2015 in coordination with the Annual Dash For Downs 5K & Kids Fun Run. Mayor Pro-Tem Sitka seconded the motion; motion carried unanimously.

MAYOR Rodriguez opened a Public Hearing to receive citizen comments regarding the submission of a Texas Community Development Block Grant Application related to the Sanitary Sewer Improvement Project. Information was provided by City Manager Coleman: if received, these funds will assist the City in completing Phase III. Hearing no comments from the public, the Public Hearing closed.

A Public Hearing was opened to receive citizen comments regarding the submission of a Texas Community Development Block Grant Planning and Capacity Building Fund Application. Information was provided by City Manager Coleman: this is a matching grant of up to $55,000 where the City would be required to match 25%. A three-person committee consisting of the City Manager, Councilmember Rodney Jahn, and Mr. Tommy Barre has been established in compliance with the requirements of the grant application. The committee will be meeting to review the options for utilizing the funds. Hearing no comments from the public, the Public Hearing closed.

COUNCILMEMBER Faulkner made a motion to adopt the following ordinances on second and final reading: 1) (recorded as No. 2076) granting a Change in Zoning from Residential (R-2) to Residential (R-3) on property described as Lot 4 & ½ of Lot 5 of Block 1122 in the Guchard Addition (205 Yoakum Street); 2) (recorded as No. 2077) granting a Change in Zoning from Business (B-1)
to Commercial (C-2) on property described as Lot 1 of Block 1287 in the J.S. Ryan Addition (802 Lavaca Street); and 3) (recorded as No. 2078) granting a Change in Zoning from Residential (R-2) to Residential (R-3) on property described as Lots 7 and 8 of Block 1157 in the Leo Tucker Addition (312 Davidson Street).

COUNCILMEMBER McCoy made a motion to approve the final plat as presented for the re-subdivision of Lots 7 and 8 of Block 1157 in the Leo Tucker Addition (312 Davidson Street). Motion was seconded by Councilmember Jahn and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2079) on second and final reading approving final budget amendments to the Fiscal Year 2013/2014 Budget. Second was made by Councilmember Faulkner; motion carried unanimously.

THE City Council entered into their designation as the second panel of the Building and Standards Commission for review of progress on previous orders for two property locations. The property owner was present representing 202 Elk Street. Correspondence between the property owner and the City Manager were reviewed. The weather has been a factor in completing the previous orders. Windows have been installed, and the property has been leveled. The property owner stated that work has been done on other issues inside the structure while the weather prevents the roof from being completed. Requesting additional time to complete additional repairs. After discussion, Mayor Pro-Tem Sitka made a motion to allow an additional 90 days to make further repairs to the trim, flooring, joists and roof. Second was made by Councilmember Faulkner. Motion carried unanimously.

THE property located at 101 Lavaca Street was brought before the Second Panel. The property owner was present. Continuing to remove personal items; most of the structure is gone. Recyclable material and aluminum will be salvaged and tires will be removed. Motion was made by Councilmember McCoy to refer the property back to the Building and Standards Commission to monitor. Motion was seconded by Councilmember Jahn and carried unanimously.

RETURNING to the business of the City Council, the Mayor opened a public hearing to receive recommendations from the Planning and Zoning Commission and provide for citizen comments for the request for a Change in Zoning from Residential (R-3) to Residential (R-4) on property located at 204 Hope Street. The property owner was present to provide information and answer questions. Objections were reviewed and discussed. The request is in compliance with the Future Land Use Plan. There being no further comments, the public hearing closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2080) on first reading granting a Change in Zoning from Residential (R-3) to Residential (R-4) on property described as Lots 11 & 12 of Block 58 (NCB 1058) in the Yoakum Townsite Addition. Seconded by Councilmember Faulkner; motion carried unanimously.

AFTER discussion, staff was directed to plan the Bi-Annual CleanUP Day for Saturday, March 14, 2015.

INFORMATION was provided by Director of Finance Sandra Jacob regarding utility bill printing and mailing services provided by DataProse, LLC of Coppell, Texas. If approved, services would begin in April of 2015. The utility bill may be reformatted slightly, but no dramatic changes. After discussion, Councilmember Jahn made a motion to authorize the City Manager to execute a Production Agreement with DataProse, LLC of Coppell, Texas for outsource printing and mailing of utility billing. Motion was seconded by Councilmember McCoy and carried unanimously.
COUNCILMEMBER McCoy made a motion to authorize the City Manager to execute a Service Agreement with Rawley, McCoy and Associates of Victoria, Texas for architectural services for City Hall. Second was made by Councilmember Jahn. Motion carried unanimously.

POLICE Chief Karl Van Slooten was present to provide information and answer questions regarding the purchase of portable radios. After review and discussion, Mayor Pro-Tem Sitka made a motion to authorize the purchase of portable radios for the Police Department through Motorola Solutions as a sole source provider in the amount of $28,695.27. Councilmember Jahn seconded the motion; motion carried unanimously.

DISCUSSION was held regarding the purchase in-car video systems for Police patrol vehicles. The quote presented included body cameras; however, the City Manager suggested deferring that portion of the request until a policy is set in place for use of the body cameras. Motion was made by Councilmember McCoy to authorize the purchase of in-car video systems for Police patrol vehicles through CopSync. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

INFORMATION was provided regarding the request from Texas Gas Service Company for a rate increase. After discussion, Mayor Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2015-01) deferring the increase until March 2015. Second was made by Councilmember McCoy. Motion carried unanimously.

MOTION by Councilmember Jahn to adopt a resolution (recorded as No. 2015-02) authorizing, establishing the procedures for, and appointing election officials for the City's General Election to be held on May 9, 2015. Second was made by Councilmember Faulkner; motion carried unanimously.

COUNCILMEMBER Faulkner made a motion to authorize the City Manager to enter into a Lease Agreement for Election Equipment with Lavaca County for the May 9, 2015 City of Yoakum General Election. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

UNDER the City Manager's Report, the Quarterly Investment Report was provided for review. The CD that was being held in reserve for the Sanitary Sewer Improvement Project has been closed out and the funds were transferred to the consolidated checking account. The final change order and invoice for the Sanitary Sewer Improvement Project has been received; the funds will be held in the consolidated checking account until after the audit is complete. The auditor plans to bring the final audit for Fiscal Year 2014 to the February Council meeting. The Texas Municipal League will provide a safety training for City employees in the Public Works and Parks and Recreation Departments on January 15, 2015; the Yoakum Area Chamber of Commerce will host the Annual Chamber Banquet on January 22, 2015; and the Yoakum Volunteer Fire Department Annual Fund Raiser will be held Sunday, February 22, 2015 at the Yoakum Community Center. Future agenda items may include two resolutions for Texas Community Development Block Grants; the audit will be presented; and a resolution in support of the Hamilton Valley Corporation grant application for the renovations of Leatherwood Apartments located at 105 Ellen May Road will be placed for Council consideration. The Sanitary Sewer Improvement Project is virtually complete; staff is waiting on final review from the engineers. A punch list will be developed to note any changes or improvements that need to be made by the contractors. This stage may last for a number of months until all parties are satisfied. An update was provided on the repairs to City Hall. The sheet rock has been replaced and painted; carpet should be installed in the next two weeks. The ditch in front of City Hall was a result of a sewer
line repair; contractors were forced to tunnel under City Hall to make needed repairs. The Police Department sewer line repairs were also indicated. The Planning and Zoning Commission met for the scheduled January meeting. As a part of that agenda, the Commission discussed and approved changing the meeting time from 6:00 PM to 5:15 PM.

COUNCIL entered into Executive Session at 6:55 PM to deliberate regarding economic development negotiations for a business prospect (V.T.C.A., Gov. Code, Sec. 551.087); to deliberate regarding economic development negotiations for a local business enhancement prospect (V.T.C.A., Gov. Code, Sec. 551.087); and to discuss an electric utility-related matter (V.T.C.A., Gov. Code, Sec. 551.086). The meeting re-opened to the public at 7:20 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 7:20 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
February 10, 2015
Public Works Meeting Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez .......................................................... Mayor
Elorine Sitka ................................................................................. Mayor Pro-Tem
Rodney Jahn ................................................................. Councilmember
Kevin M. Coleman .......................................................... City Manager
Kenneth E. Kvinta ............................................................ City Attorney
Theresa A. Bowe ............................................................... City Clerk
Sandra Jacob ................................................................. Finance Director

ABSENT: Tim Faulkner .......................................................... Councilmember
Timothy L. McCoy .......................................................... Councilmember

MAYOR Rodriguez called the City Council meeting to order and Mayor Pro-Tem Sitka gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Mayor Pro-Tem Sitka to adopt the minutes from the meeting of January 13, 2015 as presented. Second was made by Councilmember Jahn. Motion carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt an ordinance on second and final reading granting a Change in Zoning from Residential (R-3) to Residential (R-4) on property described as Lots 11 & 12 of Block 58 (NCB 1058) in the Yoakum Townsite Addition (204 Hope Street). Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

THE Mayor opened a public hearing to receive recommendations from the Planning and Zoning Commission and provide for citizen comments for the request for a Specific Use Permit for the operation of a religious institution on property located at the Easterly 300 Block of Bingham Street. The property owner was not present. No objections were received regarding the request and the request is in compliance with the Future Land Use Plan. There being no comments from the public, the public hearing closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2081) on first reading granting a Specific Use Permit for the operation of a religious institution for a one-year period on property described as Lots 1-6 and 9-12 of Block 1137 in the Leo Tucker Addition. Seconded by Councilmember Jahn; motion carried unanimously.

COUNCIL reviewed the revised Library Policies as recommended by the Library Board. Librarian Gena Jiral was present to provide information and was commended on the positive changes made at the library. After discussion, Mayor Pro-Tem Sitka made a motion to adopt the revised Library Policies as presented. Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt a resolution (recorded as No. 2015-03) authorizing the sale of certain surplus library material and retaining funds in a Special Account for library expenditures.
STEVE Van Mannen with Harrison, Waldrop & Uherek, L.L.P. was present to provide information regarding the Annual Financial Audit Report for Fiscal Year ending September 30, 2014. A letter of assurance from the firm was provided, asserting that the information in the audit report is accurate, and a “clean” or “un-qualified” opinion indicating that the City is in good standing. Information was reviewed in detail and the Council was presented. After discussion and review, Mayor Pro-Tem Sitka made a motion to accept the Fiscal Year 2014 Audit Report as presented. Councilmember Jahn seconded the motion; motion carried unanimously.

REPRESENTATIVE from the Hamilton Valley Management (HVM 2015 Yoakum, LTD) Emily Farmer was present to provide information regarding a proposed rehabilitation project at the Leatherwood Apartments located at 105 Ellen May Road. The program is a competitive grant financed through the Texas Department of Housing and Community Affairs. The company is requesting financial support through a loan to be paid through the deferment of building permit fees, ad valorem property taxes due on improvements and/or cost for project related infrastructure improvements; the loan can be paid over a five (5) year term. There is no financial implications to the current residents and the goal will be to minimize the need to evacuate any of the resident; as apartments become vacant, new leases will be postponed to create a pocket to allow for the least amount of displacement. Security will be considered during construction including cameras and additional security lighting. The application is due March 1, 2015 and the result will be 30 days after submission. If the grant is successful, construction will begin after the first of 2016 and will last approximately nine months. Mayor Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2015-04). Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER Jahn made a motion to allocate above budget utility revenue in the amount of $250,000 to the Capital Reserve Fund dedicated to AMI (Automated Meter Information System) transition. Mayor Pro-Tem Sitka seconded the motion. Motion carried unanimously.

AMENDMENTS were reviewed within the agreement with GVEC.net agreement that allows for the placement of antennas on the City of Yoakum’s Yoakum Street Water Tower. After review and receiving recommendations from Staff, Councilmember Jahn made a motion to approve an amended agreement with GVEC.net for the placement of equipment on the Yoakum Street Water Tower. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to approve a change order in the amount of $65,350 to the contract between the City and Mercer Construction for the Phase III Sanitary Sewer Improvement Project. Councilmember Jahn seconded the motion. Motion carried unanimously.

DISCUSSION was held regarding a proposed negotiation to allow encroachment of a fence on City right-of-way. Property owners were present to review the issue. Visibility issues were discussed, and a property survey was provided. Staff had proposed a compromise to allow the fence that was built on City right-of-way to remain intact if the property owners will agree to move the portion of the fence that causes the visibility problems for traffic at the intersection. A compromise was not established. Council gave staff direction to stay the enforcement of the encroachment until further discussion can take place with the property owner in an attempt to settle the issue.

COUNCILMEMBER Jahn made a motion to authorize the purchase of a John Deer 444K Loader from Buyboard Vendor RDO Equipment Co. of New Braunfels, TX in the amount of
$121,300 less trade of $15,500. Mayor Pro-Tem Sitka seconded the motion. Motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt an amendment to the City of Yoakum Purchasing Policy as it relates to Homeland Security Grant purchasing restrictions. Second was made by Councilmember Jahn; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt the City of Yoakum Pool Crisis Management Plan as amended. Motion was seconded by Councilmember Jahn and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt a resolution (recorded as No. 2015-05) reaffirming the City of Yoakum’s Guidelines and Criteria for Tax Abatement. Second was made by Councilmember Jahn; motion carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt a resolution (recorded as No. 2015-06) voiding all previous Official Zoning Maps and adopting an Official Zoning Map as amended. Mayor Pro-Tem Sitka seconded the motion. Motion carried unanimously.

UPON motion by Mayor Pro-Tem Sitka and second by Councilmember Jahn, a resolution was adopted (recorded as No. 2015-07) authorizing the submission of the 2015-2016 Texas Community Development Block Grant Program Application for the Sewer System Improvements. Motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt a resolution (recorded as No. 2015-08) authorizing the submission of the 2015-2016 Texas Community Development Block Grant Program Application for Planning/Capacity Building projects. Second was made by Councilmember Jahn; motion carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt a resolution (recorded as No. 2015-09) authorizing the submission of a grant application for police equipment to the Office of the Governor, Criminal Justice Division for body cameras and fingerprinting technology. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

A motion was made by Mayor Pro-Tem Sitka authorizing the Mayor to execute a 2015 Sub-Recipient Agreement for a Homeland Security Grant from the State of Texas Division of Emergency Management. Second was made by Councilmember Jahn. Motion carried unanimously.

MUNICIPAL Court payment services were discussed. Director of Finance Sandra Jacob was present to provide information. After discussion, Mayor Pro-Tem Sitka made a motion to authorize the City Manager to enter into a service agreement with The Payment Group, LLC of Dallas, Texas for online Municipal Court payment services. Motion was seconded by Councilmember Jahn and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to appoint Director of Economic Development Debbie Sadler to the Golden Crescent Regional Planning Commission’s Economic Development Committee. Councilmember Jahn seconded the motion; motion carried unanimously.
MOTION by Councilmember Jahn to appoint Mayor Pro-Tem Elorine Sitka, Councilmember Tim McCoy, and City Manager Kevin Coleman to the City/School Summer Recreation Board. Second was made by Mayor Rodriguez and motion carried unanimously.

INFORMATION was provided by City Attorney Ken Kvinta regarding revisions to the City of Yoakum Code of Ordinances clarifying the enforcement of Specific Use Permits and the restrictions of plant and structures within the site lines on corner lots and street/alley intersections. After review and discussion, the City Council gave direction to the City Manager to proceed with proposed clarifications. Ordinances outlining staff recommendations will be presented for Council consideration at future meetings.

COUNCILMEMBER Jahn made a motion to proclaim the week of March 2 through March 6, 2015 as “Texas Public School’s Week.” Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

UNDER the City Manager’s Report, Council was reminded of the Yoakum Volunteer Fire Department Benefit scheduled for Sunday, February 15, 2015 at the Yoakum Community Center. The bi-annual CleanUP Day is scheduled for Saturday, March 14, 2015. The next Council agenda will include recommendations from Director of Public Works Michael Bennett and the Police Chief Karl Van Sooten for placement of stop signs at certain intersections near schools, the Annual Street Improvement Project, and quotes for the Library roof repair. Repairs at City Hall should be completed within the next two week period; plans for repairs to the restrooms in City Hall are being developed, these plans should include the ability to bring the restrooms into ADA compliance.

FRANCISCO Montejano with Eddy Packing Company was present and asked to address the Council. Mr. Montejano expressed Eddy Packing’s appreciation to the Council and the Yoakum Economic Development Corporation Board of Directors for the assistance provided to install a fire alarm system. The improvement to the facility assisted the company in negotiating a large contract for the production of an additional 9 million pounds of sausage per year; this increase has created jobs for the community and increased revenue for Eddy Packing. The first evacuation drill was conducted and was a great success.

COUNCIL entered into Executive Session at 7:24 PM to deliberate regarding economic development negotiations for a business prospect (V.T.C.A., Gov. Code, Sec. 551.087); to deliberate regarding economic development negotiations for a local business enhancement prospect (V.T.C.A., Gov. Code, Sec. 551.087); and to discuss an electric utility-related matter (V.T.C.A., Gov. Code, Sec. 551.086). The meeting re-opened to the public at 7:35 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 7:35 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
March 10, 2015
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez .............................................. Mayor
Elorine Sitka ................................................................. Mayor Pro-Tem
Tim Faulkner ................................................................. Councilmember
Timothy L. McCoy .......................................................... Councilmember
Rodney Jahn ................................................................. Councilmember
Kevin M. Coleman .......................................................... City Manager
Kenneth E. Kvinta ............................................................ City Attorney
Theresa A. Bowe .............................................................. City Clerk
Sandra Jacob ................................................................. Finance Director

ABSENT: None

MAYOR Rodriguez called the City Council meeting to order and Councilmember Jahn gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Councilmember McCoy to adopt the minutes from the meeting of February 10, 2015 as presented. Second was made by Mayor Pro-Tem Sitka. Motion carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt an ordinance on second and final reading granting a Specific Use Permit for the Operation of a Religious Institution for a one-year period on property described as Lots 1-6 & 9-12 of Block 1137 in the Leo Tucker Addition (Easterly 30 Block of Bingham Street). Motion was seconded by Councilmember McCoy and carried unanimously.

THE Mayor opened a public hearing to receive recommendations from the Planning and Zoning Commission and provide for citizen comments for the request for a Change in Zoning from Residential (R-2) to Residential (R-4) on properties located at 310-312 Bingham Street and 404-406 Bingham Street. Property owner George Scott was present to provide information and answer questions. No objections were received regarding the request and the request is in compliance with the Future Land Use Plan. There being no comments from the public, the public hearing closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2082) on first reading granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lots 7-8 of Block 1132 in the Leo Tucker Addition (for location reference: 310-312 Bingham Street). Seconded by Councilmember Faulkner; motion carried unanimously.

MOTION by Councilmember Faulkner to adopt an ordinance (recorded as No. 2083) on first reading granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lots 10 & 11 of Block 1133 in the Leo Tucker Addition (for location reference: 404-406 Bingham Street). Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.
INFORMATION was provided by the City Manager for the continued discussion regarding the encroachment of a fence into City right-of-way at the 400 Block of E. Hugo Street (corner of E. Hugo and Edgar Streets). The property owners were not present for the Council meeting. The property owners and the City Manager met at the location to discuss the issue and terms were agreed upon. The property owner will move the fence back 15 1/4' along East Gonzales and tying it back in to the existing fence on Edgar Street, creating a better line of site for drivers approaching the intersection. After discussion, Councilmember Jahn made a motion to allow the encroachment of a fence into City right-of-way at the 400 Block of E. Hugo Street with stipulations as discussed. Second was made by Councilmember McCoy; motion carried unanimously.

AFTER review and discussion, Councilmember McCoy made a motion to adopt an ordinance (recorded as No. 2084) on first reading amending Chapter 40. Street, Sidewalks, and Other Public Places, specifically Article II. Streets, Division 3. Structural and Vegetative Intrusions, Section 40-72. Maximum plant height in and near corner triangles. Motion was seconded by Councilmember Jahn and carried unanimously.

MOTION by Councilmember McCoy to adopt a resolution (recorded as No. 2015-10) amending the General Section of the City of Yoakum Manual of Fees and Service Charges, specifically Subsection IV. Parks & Recreation, Item 8. Recreational Vehicle Fees to include a deposit for cable television access devices. Second was made by Councilmember Jahn; motion carried unanimously.

RECOMMENDATIONS were received from City staff regarding the placement of traffic control devices at certain intersections. After review and discussion, Councilmember Jahn made a motion to adopt an ordinance (recorded as No. 2085) on first reading for the placement of traffic control signs as follows: “stop” signs on E. Grand Avenue at its intersection with Simpson Street; on Schrimsher Street at its intersection with Orth Street; and on W. May at its intersection with Cecilia Street: “yield” signs on E. Grand Avenue at its intersection with E. Gonzales Street; and on E. May at its intersection with E. Gonzales Street. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

COUNCIL reviewed the list of streets to be included in the 2015 Street Improvement Project. A list of streets to be included in the project along with a map indicating the areas were provided by staff and discussion was held regarding areas that are targeted in the recommendation, coordination with the Texas Department of Transportation for areas in TxDOT right-of-ways, and other considerations. A motion was made by Mayor Pro-Tem Sitka to approve the streets to be included in the 2015 Street Improvement Project, authorize the City Manager to advertise for seal coat bids, and approve the recommendation by staff as presented. Motion was seconded by Councilmember McCoy and carried unanimously.

MAYOR Pro-Tem Sitka made a motion authorizing the City Manager to execute a contract for the construction of a bridge at the Municipal Park with Bo Holster in an amount not to exceed $23,800. The contract will include the design of the bridge, with railing, and sidewalks. Motion was seconded by Councilmember Faulkner and carried unanimously.

REVIEW was held for certain above budget expenditures. After discussion, Councilmember Faulkner made a motion to approve the allocation of above budget expenditures as follows: 1) Library roof repair in the amount of $16,500; 2) Office furniture and equipment (funds to be transferred from salary to equipment budget line items); 3) building repair (repairs to bring City Hall restrooms into ADA compliance); and 4) an upgrade to the current records management
system (Laserfiche). Insurance claim funds and the unexpected sales tax fund increase will cover all expenditures. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

MOTION by Councilmember Jahn proclaiming the month of April as Fair Housing Month. Second was made by Councilmember McCoy. Motion carried unanimously.

UNDER the City Manager’s Report, Council was reminded that the Bi-Annual City Wide Cleanup Project is scheduled for March 14, 2015, customer service training for all City employees is scheduled for March 26, 2015, Council is invited to attend. The City of Cuero is hosting the TML Region 11 meeting on April 29, 2015 and is asking Yoakum to partner in the sponsorship of the event. The Yoakum Economic Development Corporation Board of Directors will be partnering with the Yoakum Area Chamber of Commerce to sponsor a local business appreciation lunch scheduled for May 13, 2015 at the Community Center. Future Council agenda items may include revisions to the City of Yoakum Code of Ordinances to sharpen the Specific Use Permit language and procedures. Staff will bring a report on the sewer treatment issues in and around the industrial park area. The Buildings & Standards issue for property located at 202 Elk Street will be reviewed at the next Council meeting. New hire Christi McChesney will begin as the newest Police Officer on March 11, 2015. An update was provided on improvements to the Community Center: the Yoakum Area Chamber of Commerce will be making improvements to the office space and plans are to expend no more than $15,000. Information was provided regarding an inspection performed by the Texas Commission on Environmental Quality (TCEQ) on the City of Yoakum’s wastewater treatment procedures and facilities. The inspection identified five minor issues and the City Manager commended the Water/Wastewater Department employees for an excellent job. Additional information was provided on the FM 318 lift station and questions were posed and addressed. Council was made aware of a notice of rate decrease received from the Lower Colorado River Authority (LCRA).

THERE being no further business, the meeting adjourned at 6:40 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk

CITY OF YOAUM, TEXAS
REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ................................................. Mayor
        Elorine Sitka ............................................................... Mayor Pro-Tem
        Tim Faulkner ............................................................... Councilmember
        Rodney Jahn ............................................................... Councilmember
        Kevin M. Coleman ......................................................... City Manager
        Kenneth E. Kvinta ......................................................... City Attorney
        Theresa A. Bowe ......................................................... City Clerk
        Sandra Jacob .............................................................. Finance Director

ABSENT: Timothy L. McCoy .................................................. Councilmember

MAYOR Rodríguez called the City Council meeting to order and gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed. New employees were present and welcomed: Jacqueline Hammett, Telecommunications Operator in the Police Department; Christi McChesney, Police Officer; and Odel Mendoza, Police Officer.

MOTION was made by Councilmember Faulkner to adopt the minutes from the meeting of March 10, 2015 as presented. Second was made by Mayor Pro-Tem Sitka. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt the following ordinances on second and final reading: an ordinance (recorded as No. 2082) granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lots 7-8 of Block 1132 in the Leo Tucker Addition (for location reference: 310-312 Bingham Street); and an ordinance (recorded as No. 2083) granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lots 10 & 11 of Block 1133 in the Leo Tucker Addition (for location reference: 404-406 Bingham Street). Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt an ordinance (recorded as No. 2084) on second and final reading amending Chapter 40, Street, Sidewalks, and Other Public Places, specifically Article II, Streets, Division 3, Structural and Vegetative Intrusions, Section 40-72. Maximum plant height in and near corner triangles. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2085) on second and final reading for the placement of traffic control signs as follows: "stop" signs on E. Grand Avenue at its intersection with Simpson Street; on Schrimscher Street at its intersection with Orth Street; and on W. May at its intersection with Cecilia Street; "yield" signs on E. Grand Avenue at its intersection with E. Gonzales Street; an on E. May at its intersection with E. Gonzales Street. Motion was seconded by Councilmember Faulkner and carried unanimously.

COUNCIL entered into their designation as the Second Panel of the Building and Standards Commission for review of progress on previous orders for the property located at 202 Elk Street. Information was provided regarding previous directives from the Building and
Standards Commission, the Council as Second Panel, as well as correspondence between City staff and property owners. Current photos were distributed for review. Property owner Sandra Perez was present to provide information and answer questions. Ms. Perez indicated that she is waiting on a plumber to proceed with the next step of the project; the roof will be done during the summer months. She indicated that work would continue regardless of whether she is able to contact a plumber. Electrical and plumbing are not in compliance with the Building and Standards Codes. After discussion of a timeframe and updates from the property owner at periodic intervals, Councilmember Jahn made a motion to allow the property owner six (6) months to complete the plumbing, electrical, roof, and flooring work to bring the home into compliance; property is to remain mowed and cleaned throughout the period. Second was made by Councilmember Faulkner; motion carried unanimously.

BIDS were reviewed for the 2015 Street Improvement Project. After review and discussion, Mayor Pro-Tem Sitka made a motion to award the 2015 Street Improvement Project as revised to include additional portions of streets to H&C Construction of Shiner, Texas based on unit prices as submitted in the amount of $105,000. Motion was seconded by Councilmember Faulkner and carried unanimously. Bids for concrete work for the Street Improvement Project will be brought for Council consideration at the May 12, 2015 Council meeting.

DISCUSSION was held regarding needed repairs at the FM 318 lift station. Funding for the needed repairs are available from the under-budget purchase of the loader in the Water/Wastewater Department. After review, motion by Councilmember Jahn to authorize the City Manager to execute a contract with Mercer Construction for the repair of the FM 318 Lift Station in the amount of $22,800. Second was made by Councilmember Faulkner and motion carried unanimously.

MR. Ron Leahy with Texas Disposal Services (TDS) of Austin, Texas was present to provide information regarding a proposed addendum to the Transfer Station Contract between the City of Yoakum and TDS. If accepted, the new proposed rates will be effective October 1, 2015 through September 30, 2020. The base rate Yoakum pays to TDS for hauling and disposal of waste from the City's station will increase on an annual basis of 3% each of the five years. In addition, the rate TDS pays to Yoakum for handling waste collected by its crews from Shiner, Moulton, and Weimar will increase 12% the first year with an annual increase of 4.5% each of the four years thereafter. After discussion, Councilmember Faulkner made a motion to approve the addendum to the Transfer Station Contract between the City of Yoakum and Texas Disposal Services of Austin, Texas as presented and authorize the City Manager to execute the contract. Second was made by Mayor Pro-Tem Sitka. Motion carried unanimously.

GRANT funding through the Lower Colorado River Authority Community Development Partnership Program will become available through an application process due by July 31, 2015. The grant is meant to assist with capital improvements to a facility for handicap accessibility and energy efficiency upgrades. Staff is proposing to apply for the grant to make improvements to the Yoakum Community Center and utilize Hotel Occupancy Tax funds for the matching portion of the grant, which would be taken to the Hotel Occupancy Tax Board for consideration. Improvements could include the replacement of the ceiling tile, improvements to the audio/visual technology, floor and wall treatments or improvements to the bar service area. Staff is recommending that an engineering study be completed prior to submitting the grant application to provide the best information to LCRA. After discussion, Councilmember Jahn made a motion to allocate $5,000 for an engineering/architectural study of the Yoakum Community Center in relation to the LCRA Community Development Partnership Program Grant. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.
MOTION by Councilmember Faulkner to approve a request from the Yoakum Area Chamber of Commerce for the closure of certain streets and utilization of City property in coordination with the 87th Annual Tom Tom Festival activities to be held June 5 – June 7, 2015 as presented. Motion was seconded by Councilmember Jahn and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to authorize No Parking designation on the portion of Davis Avenue between Valentine Street and S. Park Road on Saturday, June 6, 2015 in conjunction with the 87th Annual Tom Tom Festival. Second was made by Councilmember Faulkner; motion carried unanimously.

MAYOR Rodriguez opened a Public Hearing to receive citizen comments on a recommendation from the Planning and Zoning Commission regarding amendments to Chapter 52: Zoning of the City of Yoakum Code of Ordinances; specifically Division 2: Residential Districts, and Division 3: Specific Use Permits. City Manager Coleman provided details of the proposed amendments; City Attorney Ken Kvinta provided additional information. The Planning and Zoning Commission held a meeting regarding the amendments on Monday, April 13, 2015 and recommended approving the ordinance as presented. Discussion was held. After discussion and hearing no comments from the public, the Public Hearing closed.

STAFF was directed to provide additional details regarding the term “unsafe building”, and additional information regarding religious institutions. The ordinance was tabled until the next meeting.

MOTION by Mayor Pro-Tem Sitka to appoint Billy Goodrich and Tita Mercer as Commissioners and Zelphina Mathis as Resident Commissioner to the Yoakum Housing Authority Board of Commissioners for two-year terms. Motion was seconded by Councilmember Faulkner and carried unanimously.

COUNCILMEMBER Jahn made a motion to proclaim the month of May 2015 as Yoakum Business Appreciation Month. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MOTION by Councilmember Faulkner to proclaim the following recognitions:
1) National Library Week – April 13th – 17th
2) National Public Safety Telecommunications Week – April 13th – 17th
3) Administrative Professionals Week – April 19th – April 25th
4) Municipal Clerks Week – May 3rd – May 9th
5) National Police Week – May 10th – May 16th
6) National EMS Week – May 17th – May 23rd
7) National Public Works Week – May 17th – May 23rd
Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously. These proclamations are presented to acknowledge the City’s own hard-working staff, as well as others throughout the State of Texas and the nation.

UNDER the City Manager’s Report, Council was reminded of the TML Region 11 meeting hosted by the City of Yoakum and the City of Cuero to be held in Cuero, Texas on April 30, 2015. The Local Business Appreciation Luncheon is scheduled for May 13, 2015 to be held at the Yoakum Community Center and in partnership with the Yoakum Area Chamber of Commerce. Election Day is May 9, 2015; early voting will be held from April 27, 2015 through May 5, 2015 at
City Hall. The Library is hosting its first book sale through the week of April 13th – April 17th, 2015, and its first Civil War Reenactment on April 17, 2015. New billing procedures will be implemented with the May 2015 billing cycle and flyers are being prepared for the final billing handled by City staff. Airport repairs will begin on April 24, 2015. City Manager Coleman report the resignation of two Firefighter/EMTs: Raymond Hoyer and Zachariah Rogan. Interviews for the openings will be held on Monday, April 20, 2015. The Quarterly Investment Review was provided for Council information. Mid-Year Budget Amendments, and a review of the Pole Attachment Rate Agreement will be presented at the May 2015 Council meeting.

MAYOR Rodriguez announced that the Council would convene into Executive Session at 6:55 PM to discuss an electric utility-related matter concerning the Lower Colorado River Authority (V.T.C.A., Gov. Code, Sec. 551.086). The meeting re-opened to the public at 7:15 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 7:15 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
REGULAR MEETING OF THE CITY COUNCIL

PRESENT:
Anita R. Rodriguez .................................. Mayor
Elorine Sitka .............................................. Mayor Pro-Tem
Rodney Jahn ................................................. Councilmember
Timothy L. McCoy ........................................... Councilmember
Carl O'Neill ................................................. Councilmember
Kevin M. Coleman .......................................... City Manager
Kenneth E. Kvinta ............................................. City Attorney
Theresa A. Bowe ............................................. City Clerk
Sandra Jacob .................................................. Finance Director

ABSENT: None

MAYOR Rodriguez called the City Council meeting to order and Mayor Pro-Tem Sitka gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

THE Mayor asked that Mayor Pro-Tem Sitka and Councilmember Jahn canvass the returns. Finding the returns in order, Mayor Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2015-11) declaring Anita R. Rodriguez, Timothy L. McCoy, and Carl O'Neill elected with the following results: City Council Place 1: Carl O'Neill – 200; City Council Place 2: Tim McCoy – 191; City Council Place 3: Annie Rodriguez – 181; David Aselin – 75. The motion was second by Councilmember Jahn. Motion carried unanimously.

CERTIFICATES of Election were presented to the elected Councilmembers followed by City Clerk Bowe administering the Statement of Elected Officers and Oath of Offices.

MOTION was made by Councilmember McCoy to elect Anita Rodriguez as Mayor and Elorine Sitka as Mayor Pro-Tem. Second was made by Councilmember Jahn; motion carried unanimously.

MOTION was made by Councilmember McCoy to adopt the minutes from the meeting of April 14, 2015 as presented. Second was made by Councilmember Jahn. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2061) on second and final reading permanently closing McKinnon Street between Goldman and Baldwin Streets. Second was made by Councilmember McCoy and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2086) on first reading amending Chapter 52: Zoning of the City of Yoakum Code of Ordinances; specifically Division 2: Residential Districts, and Division 3: Specific Use Permits. Information was provided clarifying Specific Use Permits, and defining unsafe buildings as outlined in the existing Code definitions. Councilmember McCoy seconded the motion; motion carried unanimously.
INFORMATION was presented regarding amendments to the Fiscal Year 2014-2015 Budget. After discussion and review of the special funds to be amended, Councilmember McCoy made a motion to adopt an ordinance (recorded as No. 2087) on first reading amending Fiscal Year 2014-2015 Budget Ordinance No. 2079, specifically Departmental Special Funds including Police Special Fund, Hotel Tax Special Fund, Fire Special Fund, and Library Special Fund. Motion was seconded by Councilmember Jahn and carried unanimously.

REPRESENTATIVES from the Way Companies made a presentation to the Council regarding services they provide to review city facilities and bring recommendations to make energy efficient changes that would ultimately save the City funds and make those funds available for additional projects. If the City pursues this avenue and plans are established, State Law requires that a third party engineer review the plans and agree that the project is feasible prior to implementation. Council gave direction to the City Manager to move forward with the first step of having the review done by the Way Company.

COUNCIL received the bid tabulation for the concrete work in connection with the 2015 Street Improvement Project. One bid was received from Bulldog Concrete of Flatonia, Texas in the amount of $31,500. However, staff has the contractor look at additional infrastructure on Front and Nelson Streets to improve drainage and assist in preventing flooding during heavy rainfalls. The cost provided is within the budgeted amount for a total of $47,850. Questions were presented and addressed. After discussion, Mayor Pro-Tem Sitka made a motion to award the bid to Bulldog Concrete of Flatonia, Texas in an amount not to exceed $47,850 and to approve a budget amendment of $77,850 for the project. Motion was seconded by Councilmember McCoy and carried unanimously.

COUNCILMEMBER Jahn made a motion to approve participation in the Lavaca County Hazard Mitigation Plan. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MOTION by Councilmember Jahn to approve a request from City staff for the closure of streets in coordination with two (2) Summer Reading Programs scheduled for June 24, 2015 and July 31, 2015 at 810 Front Street. Second was made by Councilmember McCoy; motion carried unanimously.

COUNCILMEMBER McCoy made a motion to authorize the closure of certain streets in coordination with the Memorial Day Services to be held at the Yoakum Fire Station on May 25, 2015 at 203 Nelson Street. Motion was seconded by Councilmember Jahn and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to authorize the City Manager to execute a Service Agreement with the Lower Colorado River Authority (LCRA) to provide engineering services related to the City electrical distribution system in the amount of $87,300. The amount will be broken down into 25 equal payments beginning April 1, 2016. Motion was seconded by Councilmember O'Neill and carried unanimously.

UNDER the City Manager's Report, Council was reminded of the Local Business Appreciation Luncheon scheduled for May 13, 2015, the Memorial Day event scheduled for Monday, May 25, 2015 at the Yoakum Fire Station located at 203 Nelson Street beginning at 10:00 AM, the Tom Tom Festival and Parade to be held June 5-6, 2015, and the Library Summer Reading Program. Information was provided regarding the Eddy Packing Co., Inc. effluent water agreement. The City has agreed to provide displacement for up to 10,000 gallons per month of Eddy Packing's wastewater for a six (6) month period in anticipation of a final engineering review. City staff will be monitoring the effluent water and continuing additional testing to ensure
compliance with all relevant laws. City Manager Coleman informed Council of continuing negotiations with Time Warner for pole attachments. Yoakum ISD Superintendent Tom Kelley has been in contact with the City Manager in an effort to make arrangements to partner with the City for a school resource officer that could monitor the school. This would be a cost sharing arrangement. Several City appointed Boards will be due for re-appointments and will be brought to the Council for consideration in June. Construction has begun on the fence in violation at the corner of Edgar and East Gonzales Streets. Updates to the Fiscal Year 2014-2015 Budget will continue in June and City staff will determine if a budget workshop will be necessary for consideration of the Fiscal Year 2015-2016 Budget.

THERE being no further business, the meeting adjourned at 7:03 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
June 9, 2015  
Conference Room – 6:00 PM  
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT:  
Anita R. Rodriguez ........................................ Mayor  
Elorine Sitka ............................................... Mayor Pro-Tem  
Rodney Jahn ............................................... Councilmember  
Timothy L. McCoy ....................................... Councilmember  
Carl O'Neill ................................................. Councilmember  
Kevin M. Coleman ....................................... City Manager  
Kenneth E. Kvinta ....................................... City Attorney  
Theresa A. Bowe .......................................... City Clerk  
Sandra Jacob ............................................... Finance Director

ABSENT:  
None

MAYOR Rodriguez called the City Council meeting to order and Councilmember O'Neill gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Mayor Pro-Tem Sitka to adopt the minutes from the meeting of May 12, 2015 as presented. Second was made by Councilmember McCoy. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2086) on second and final reading amending Chapter 52: Zoning of the City of Yoakum Code of Ordinances; Specifically Division 2: Residential Districts, and Division 3: Specific Use Permits. Motion was seconded by Councilmember O'Neill and carried unanimously.

A Public Hearing was opened to receive citizen comments and receive a recommendation from the Planning and Zoning Commission for the approval of amendments to Chapter 52: Zoning of the City of Yoakum Code of Ordinances; specifically Division 2: Residential Districts to include age and/or inspection restrictions for the placement of manufactured homes. The Planning and Zoning Commission submitted a recommendation to the Council to provide for a 10 year age limit and a pre-placement inspection for singlewide and doublewide manufactured homes. Questions were posed and addressed. The stipulation would apply to homes being brought in from outside the City limits as well as relocation of existing manufactured homes within the City limits. Hearing no comments from the floor, the Public Hearing closed.

Direction was provided to the City Manager to move forward with the ordinance as recommended by the Planning and Zoning Commission. The proposed ordinance will be developed and brought to the Council for consideration at the July 14, 2015 meeting.

MOTION was made by Councilmember McCoy to authorize the City Manager to execute a Rate Notice and Benefit Verification with the Texas Municipal League MultiState Intergovernmental Employee Benefits Pool as presented. Second was made by Councilmember Jahn; motion carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt a resolution (recorded as No. 2015-12) authorizing the Mayor to execute a Continuation of Coverage Agreement and renewing the Interlocal
Agreement with the Texas Municipal League for insurance services. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember O'Neill to adopt an ordinance on first reading (recorded as No. 2088) repealing Division 4, Tourism Board of Article V, Boards, Commission, Committees and Similar Bodies of the City of Yoakum Code of Ordinances and establishing the Hotel Occupancy Tax Advisory Board. Second was made by Councilmember McCoy and motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to authorize the purchase of a used fairway mower for the Parks & Recreation Department from a sole-source vendor as budgeted. Motion was seconded by Councilmember McCoy and carried unanimously.

AFTER review and discussion of the standpipe located on Carruth Street on property leased from HEB Incorporated (property located behind 201 W. Gonzales Street), Mayor Pro-Tem Sitka made a motion to authorize the City Manager to advertise for bids for the demolition of the standpipe and related infrastructure. Second was made by Councilmember McCoy; motion carried unanimously.

DETAILS were presented and review was held regarding amendments to specific special funds for Fiscal Year 2014-2015. After discussion, Councilmember McCoy made a motion to adopt an ordinance (recorded as No. 2089) on first reading amending Fiscal Year 2014-2015 Budget Ordinance No. 2079, specifically the Police Department Special Fund, the Economic Development Special Fund, the General Fund, and the Utility Fund. Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER McCoy made a motion to authorize the City Manager to negotiate a service contract with Aqua-Zyme Services, Incorporated of Van Vleck, Texas for the removal, hauling and disposal of excess sludge from the Yoakum Wastewater Treatment Plant in an amount not to exceed $60,000. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

UPON motion by Mayor Pro-Tem Sitka and second by Councilmember Jahn, the following appointments were made to City appointed Boards: Planning and Zoning Commission for three-year terms – Vicki White and Bobby Wade; Library Board for two-year terms – Betty Borchers and Malissa Williams; Construction Board of Adjustment and Appeals for three-year terms – Charles Pate and Norman Kaiser; Yoakum Heritage Museum Representative from City Council for a one-year term – Elorine Sitka; Yoakum Area Chamber of Commerce Council Representative – Carl O'Neill; Parks & Recreation Advisory Board for two-year terms – Lindsey Lacina and Wayne Ramert; Zoning Board of Adjustments and Appeals for three-year terms – Mark Jahn, Scott Moehlman, Darlene Renken, Christine Zimmerman, and Michael Machalec. Motion carried unanimously.

UNDER the City Manager's Report, Council was informed that the Municipal Pool opened officially today with staffing at one lifeguard short. Consideration is being given to closing an additional day during the week for appropriate maintenance and providing rest time for employees. The Summer Recreation and Summer Reading Program is underway. Plans regarding the contract with Texas Disposal Service are moving forward with the City of Cuero utilizing TDS's services and the loads being brought into the Yoakum Transfer Station from that contract. If TDS is awarded the bid from the City of Cuero, the contract TDS has with the City of Yoakum may need to be reviewed and revised. Staff will be coordinating a budget workshop to be planned for mid-July to review budget requests. TRC Engineering will be providing a review of the effluent discharge from Eddy Packing Company. A draft of the report is expected by the
end of the following week. Mayor Rodriguez provided information regarding the appreciation dinner held for former City Councilmember Tim Faulkner.

MAYOR Rodriguez announced that the Council would convene into Executive Session at 6:55 PM to deliberate and discuss the annual performance evaluation of the City Manager (V.T.C.A., Gov. Code, Sec. 551.074). The meeting re-opened to the public at 7:40 PM. Action resulting from Executive Session: Motion by Mayor Pro-Tem Sitka to approve a 5% increase to the salary of City Manager Kevin Coleman effective July 1, 2015. Second was made by Councilmember McCoy and motion carried unanimously.

THERE being no further business, the meeting adjourned at 7:40 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
June 24, 2015
Conference Room – 5:30 PM
City Hall

SPECIAL MEETING OF THE CITY COUNCIL

PRESENT:  Anita R. Rodriguez ................................................... Mayor
          Elorine Sitka ............................................................. Mayor Pro-Tem
          Carl O'Neil ............................................................... Councilmember
          Rodney Jahn ............................................................. Councilmember
          Timothy L. McCoy ..................................................... Councilmember
          Kevin M. Coleman .................................................... City Manager
          Kenneth E. Kvinta ....................................................... City Attorney
          Theresa A. Bowe ......................................................... City Clerk
          Kevin Cullen .............................................................. TML Attorney

ABSENT:  None

MAYOR Rodriguez opened the meeting to the public at 5:30 PM in compliance with V.T.C.A., Gov. Code, Sec. 551.041.

COUNCIL entered into Executive Session at 5:30 PM for consultation with the City Attorney on pending litigation (Arthur Rogers vs. City of Yoakum, ETAL) (V.T.C.A., Gov. Code, Sec. 551.071). The meeting re-opened to the public at 6:46 PM.

No action resulted from Executive Session. There being no further business, the meeting adjourned at 6:46 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
JOINT MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS and
THE YOAKUM CITY COUNCIL
Monday, July 13, 2015
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth, President
Anita R. Rodriguez, Vice-President/Mayor
Arthur G. Hermann III, Secretary
Tommy Barre, Director
Tim McCoy, Director/Councilmember
Zenith Stevens, Director
Carl O'Neill, Councilmember
Kevin Coleman, City Manager
Theresa A. Bowe, City Clerk
Sandra Jacobs, Director of Finance
Debbie Sadler, Director of Economic Development

ABSENT: Larry Leahy, Director

Mayor Rodriguez called the meeting to order at 11:32 AM and relinquished the chair to President Maneth.

A motion was made by Director Rodriguez with a second by Director McCoy to adopt the minutes from the meeting of June 8, 2015 as presented. Motion carried unanimously.

A request was received from the owners of Dairy Treet for funding assistance for the purchase of new coolers. Mr. and Mrs. Everardo Varela were present to provide information and answer questions. Discussion was held and details were reviewed regarding the request. After discussion, Vice-President Rodriguez made a motion to grant the request for funding in the amount of $7,500 to Dairy Treet located at 312 W. Grand Avenue for the replacement of coolers at the location. Motion was seconded by Director Stevens and carried unanimously.

Mr. Mark Manning and Mr. David Brown were in attendance to make a presentation regarding property located on 77A near the underpass. The presentation included a proposal to the City Council and the YEDC to assist with an affordable housing project at the location. Utility services currently available to the location were outlined. The proposal also included the prospect of creating a joint venture where the City would create the roads and supply services. Design, development, and options were reviewed. Discussion was held by the YEDC and City Council. After discussion, Mr. Manning and Mr. Brown were asked to provide details regarding costs for the project for future consideration at a City Council meeting.

A request from the owners of Bleu located at 516 Lott Street was presented for review. The property owners were unable to attend. The business is a retail store located in the downtown district selling clothing, jewelry, crafts, and bags. After review and discussion, Director Hermann made a motion to approve the application for sales tax rebate for staying in business for a one-year period; funding to be distributed after the one-year anniversary and upon presentation of receipts. Second was made by Director McCoy. Motion carried unanimously.

The request for Community Service funding for the Yoakum Memorial Cemetery Association was postponed. Ms. Vanita Cheeves will present the application at the October meeting.

The YEDC had asked City Manager Coleman to provide estimates for the improvement project at the Yoakum Community Center. Mr. Coleman provided quotes for applying polystyrene to the roof which would provide insulation with a 15-year warranty in the amount of $75,000; for a complete replacement of
the roof an estimate was received in the amount of $90,000 with a 2-year warranty. A caulk and seal would be estimated at $45,000 with no visual improvement to the building and provide a 10-year warranty. Funding could be coordinated with the Hotel Occupancy Tax Advisory Board, and the Lower Colorado River Authority (LCRA) grant application. Timeframe options were reviewed. After discussion, the item was table until the budget is finalized. Councilmember O'Neill (Chamber Board Member) offered to provide the end of June statements from the Yoakum Area Chamber of Commerce.

Discussion was held regarding the Fiscal Year 2016 YEDC Budget. The Board concurred that the budget should be based on conservative numbers rather than the windfall from the last few years that were largely produced by the oilfield expansion in the area. Specific discussion was held regarding Quality of Life Programs for community center, parks, etc. Consensus of the Board was to not fund the line item and projects will be considered on a case-by-case basis and paid from the contingency fund. After discussion, Director McCoy made a motion to approve the Fiscal Year 2016 YEDC Budget as discussed and make a recommendation for adoption to the City Council. Motion was seconded by Director Stevens and carried unanimously.

The Financial Report was presented for review. Motion to accept the Financial Report as presented was made by Vice-President Rodriguez with a second by Director Hermann. Motion carried unanimously.

The Sales Tax Comparison Reports for the months of June and July 2015 were presented for review. Questions were posed and addressed.

Under the Director of Economic Development Report, E/CD Director Sadler provided an update on the grant programs, detailed the tours of local businesses she had attended and appointments for tours to be taken. Cataloging of the downtown businesses and buildings continues, and she is working on getting the website updated through DSWebworks. Attended the Conoco-Phillips luncheon, Team Texas meeting with site selectors and brokers. Promotional products were discussed. Local retailers/wholesalers were unable to provide the items that the Board had decided upon. Requesting Board consensus to allow her to go to a non-local source for promotional items. Direction was given for E/CD Director Sadler to get prices on Yeti cups with YEDC logo engraving for serious prospects. Information was provided regarding the Yoakum Rotary Club annual clay shoot scheduled for October 3rd. YEDC could sponsor a team of four individuals from potential business prospects and give them an opportunity to mix and mingle with people from the community. Could also open it up to current business owners. Consensus of the Board was to make invitations to certain businesses and bring an action item back if interest is expressed by those invited.

Information was provided from President Maneth on the St. Regis Hotel. The owners are attempting to get an historic designation for the building. He provided additional information on grant projects including the Food Pantry, and indicated that all other projects are on task.

City Manager Coleman provided a report: a six-month probationary evaluation was performed for Economic/Community Development Director Debbie Sadler. Have had meetings with the city managers in Hallettsville and Gonzales to review their airports and measure Yoakum’s Municipal Airport against our neighbors. Yoakum’s best feature is the length of our runway. To expand, the runway would have to be expanded on both ends of the runway to meet distance compliance from surrounding buildings. Hangar spaces were reviewed: Hallettsville has 16, Gonzales has 10, and Yoakum is at four with six tie-down spaces. Hallettsville and Gonzales provide onsite fuel. The Cuero Municipal Airport may be shutting down and may open opportunities for Yoakum. Electronic key access to the pilot’s lounge was discussed. A final draft of the study regarding Eddy Packing Company and the City’s ability to take on that company’s effluent water was discussed. Increases in cost and maintenance expenses were discussed. Plant improvements specifically for the treatment of waste received from Eddy Packing was reviewed. The company has options to make additional treatment to the effluent prior to the effluent water leaving their facility that would reduce the cost to the modifications that would need to be made to the City facility to treat the effluent water.
President Maneth commented on the YEDC investment options and suggested that the Finance Director research spreading investments out through an investment firm that might assist in protecting the YEDC investments above the FDIC coverage. An item will be placed on the August agenda for review and consideration.

There being no further business, the meeting adjourned at 1:22 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ....................................................... Mayor
          Elorine Sitka ............................................................. Mayor Pro-Tem
          Rodney Jahn ............................................................. Councilmember
          Timothy L. McCoy ....................................................... Councilmember
          Carl O’Neill .................................................................. Councilmember
          Kevin M. Coleman ......................................................... City Manager
          Kenneth E. Kvinta ........................................................... City Attorney
          Theresa A. Bowe ............................................................. City Clerk
          Sandra Jacob ............................................................... Finance Director

ABSENT: None

MAYOR Rodríguez called the City Council meeting to order and Councilmember Jahn gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Mayor Pro-Tem Sitka to adopt the minutes from the meetings of June 9 and June 24, 2015 as presented. Second was made by Councilmember McCoy. Motion carried unanimously.

MAYOR Rodríguez announced that the Council would convene into Executive Session at 6:01 PM to consult with the City Attorney on pending litigation consultation with the City Attorney on pending litigation (Arthur Rogers vs. City of Yoakum, ETAL) (V.T.C.A., Gov. Code, Sec. 551.071). The meeting re-opened to the public at 6:35 PM. No action resulted from Executive Session.

COUNCILMEMBER Jahn made a motion to adopt an ordinance (recorded as No. 2088) on second and final reading repealing Division 4. Tourism Board of Article V. Boards, Commissions, Committees and Similar Bodies of the City of Yoakum Code of Ordinances and establishing the Hotel Occupancy Tax Advisory Board. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

DISCUSSION was held regarding specific modifications to the Zoning chapter of the Code of Ordinances. After review, Mayor Pro-Tem Sitka made a motion to adopt an ordinance on emergency reading amending Chapter 52: Zoning of the City of Yoakum Code of Ordinances, Specifically Division 2: Residential District to include a 10-year age limit on manufactured homes being placed inside the City limits and provide for a pre-placement inspection of manufactured homes. Second was made by Councilmember McCoy and motion carried unanimously.

MOTION was made by Councilmember McCoy to adopt a resolution (recorded as No. 2015-13) amending the City of Yoakum Manual of Fees and Service Charges, specifically the General Section; V. Miscellaneous; Item 29. Zoning to include inspection fees for pre-owned manufactured homes requesting placement within the City Limits. Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCIL reviewed the YEDC FY 2016 Budget as recommended by the Yoakum Economic Development Corporation Board of Directors. Discussion was held and details regarding sales tax revenue, planned expenses, overages, and a new quality of life line item were reviewed. After discussion, Councilmember Jahn made a motion to adopt the Fiscal Year 2016 YEDC Budget as presented. Councilmember O’Neill seconded the motion. Motion carried unanimously.
MOTION by Councilmember McCoy to approve the final plat for the re-subdivision of Lots 3, 4, & 5 of block 5 of the Lander Addition (NCB 1281). Second was made by Councilmember Jahn and motion carried unanimously.

A Public Hearing was opened to receive citizen comments and receive a recommendation from the Planning and Zoning Commission for the approval of a) a Specific Use Permit for the operation of a dormitory on property located at 201 W. Morris Street. Property owners/applicants were not present to provide information. The application had been submitted in 2013 for a 2-year period and a renewal is now being requested; b) a Specific Use Permit for the operation of a religious institution on property located at 202 W. Grand Avenue. Property owners and applicants were present to provide information and answer questions; c) a Specific Use Permit for the operation of a religious institution on property located at 402 Lott Street. Property owner and applicants were present to provide information. No objections were received regarding any of the requests and the requests are in compliance with the Future Land Use Plan. There being no comments from the public, the public hearing closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2091) on first reading approving a Specific Use Permit for the operation of a dormitory as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Lots 1, 2, and Part of 3 of Block 1012 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 201 W. Morris Street) for a two-year period. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember McCoy to adopt an ordinance (recorded as No. 2092) on first reading approving a Specific Use Permit for the Operation of a religious institution as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Part of Lot 12 of Block 1011 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 202 W. Grand Avenue) (Property owned by Carroll Barre) for a two-year period. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2093) on first reading approving a Specific Use Permit for the Operation of a religious institution as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Part of Lots 11 & 12 of Block 1010 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 402 Lott Street) (Property owned by Joseph & Conyetta Swaney) for a two-year period. Second was made by Councilmember O'Neill; motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to authorize the sale of surplus Police Department equipment (specifically firearms taken out of service) to Police Department Personnel. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember McCoy authorizing the sale of abandoned and impounded vehicles pursuant to Chapter 683 of the Texas Transportation Code as recommended by City of Yoakum Police Department staff. Councilmember Jahn seconded the motion. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to waive fees incurred by the City of Hallettsville for storm repair assistance by the City of Yoakum crews in the amount of $750.00. Motion was seconded by Councilmember McCoy and carried unanimously.

INFORMATION was provided by the City Manager for the pay plan increased to bring the City of Yoakum's pay ranges into the 50th percentile with other area employers. The proposed plan provides for an increase in merit percentages from a maximum of 4% to a maximum of 6%. After review, Mayor Pro-Tem Sitka made a motion to approve the proposed Year-Three City of Yoakum Pay Plan Adjustment as presented. Motion was seconded by Councilmember McCoy and carried unanimously.

DISCUSSION was held regarding the Municipal Airport Hangar Lease Agreement. After details were received, Councilmember McCoy made a motion to authorize the City Manager to advertise for the lease of
the City of Yoakum Municipal Airport Hangars. Second was made by Councilmember O’Neill; motion carried unanimously.

UPON motion by Mayor Pro-Tem Sitka and second by Councilmember McCoy, the following appointments were made to City appointed Boards: Planning and Zoning Commission for a three-year term – Christine Zimmerman; Library Board for a two-year term – Terri Dieringer; and Building and Standards Commission to fill an unexpired two-year term – Bobby Wade. Motion carried unanimously.

UNDER the City Manager’s Report, Council discussed the date for the City-Wide Clean-Up Day. The Clean-Up Day was scheduled for Saturday, October 10, 2015. The Library is holding a book fair; the event will wrap up on July 31, 2015. The Municipal Pool is scheduled to close for the summer with the final day being Sunday, August 9, 2015. It appears that Texas Disposal Systems will absorb the City of Cuero solid waste pick-up and continue funneling those loads through the City of Yoakum Transfer Station. Bids for the Standpipe Demolition Project have been deferred until August 4, 2015. An update was provided on the 2015 Street Improvement Project; 60% of the required build up is complete. The contractor has indicated that the project will be completed by the end of September, 2015. Budget calendar schedules will be presented to the Council at a later date. The Quarterly Investment Report was provided for review. Discussion is being held regarding the City of Yoakum’s Ambulance Transfer Policy and employee call time and outside resources to cover known gaps. Staff is expecting the new recycle containers to be delivered to replace the current recycle igloos. Councilmember O’Neill provided information regarding the property on Hwy 77A for the development of property based on the information received at the Special Joint meeting between the City Council and the Yoakum Economic Development Corporation Board of Directors. Additional requests may be submitted to the Council at future meetings.

MAYOR Rodriguez announced that the Council would convene into Executive Session at 7:18 PM to consult with the City Attorney on pending litigation (Arthur Rogers vs. City of Yoakum, ETAL) (V.T.C.A., Gov. Code, Sec. 551.071) deliberate regarding economic development negotiations for a local business enhancement project (V.T.C.A., Gov. Code, Sec. 551.087). The meeting re-opened to the public at 7:50 PM. No action resulted from Executive Session.

THERE being no further business, the meeting adjourned at 7:50 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez .................................................. Mayor
         Elorine Sitka ............................................................. Mayor Pro-Tem
         Rodney Jahn .............................................................. Councilmember
         Timothy L. McCoy ..................................................... Councilmember
         Kevin M. Coleman ..................................................... City Manager
         Theresa A. Bowe ....................................................... City Clerk

ABSENT: Carl O’Neill ........................................................... Councilmember

MAYOR Rodriguez opened the meeting to the public at 12:05 PM in compliance with V.T.C.A., Gov. Code, Sec. 551.041.

CHIEF Appraiser Greg Cook, RPA, RTC and Robert Ckodre, RPA representing Lavaca County Appraisal District were present to provide information to the Council regarding a proposed resolution approving the purchase of land and renovations for a new Appraisal District office. State law stipulates that any time a governmental entity considers purchasing property, 75% of the taxing entities within the jurisdiction must approve of the purchase. Long term expenses of the rental property currently being leased were compared to purchasing land and renovating a building to meet the District’s needs.

AFTER review of the finances and discussion of the options, Mayor Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2015-14) approving a proposal by the Lavaca County Appraisal District relating to the purchase of land and improvements, renovation, and financing of the land, improvements, and renovation of an appraisal district office facility. Motion was seconded by Councilmember McCoy and carried unanimously.

INFORMATION was provided to the Council by City Manager Coleman and discussion was held regarding the use of property tax levy funds as it relates to Certificates of Obligation to the Texas Water Development Board. Discussion was held and options were reviewed on how to allocate funds that had been set aside for payments for Certificates of Obligation to the Texas Water Development Board that have been paid off. After options were reviewed and discussed, direction was provided to staff to utilize the $200,000 from the sinking fund to balance the budget and cover debt payments, to have the auditor provide a fee schedule audit, and utilize $0.06 of property tax revenue toward the remaining Certificates of Obligation.

There being no further business, the meeting adjourned at 12:34 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez ......................................................... Mayor
         Eloise Sitka ......................................................... Mayor Pro-Tem
         Rodney Jahn ......................................................... Councilmember
         Timothy L. McCoy .................................................... Councilmember
         Carl O’Neill ............................................................. Councilmember
         Kevin M. Coleman ................................................. City Manager
         Kenneth E. Kvinta .................................................. City Attorney
         Theresa A. Bowe ..................................................... City Clerk
         Sandra Jacob ......................................................... Finance Director

ABSENT: None

MAYOR Rodriguez called the City Council meeting to order and Councilmember McCoy gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

THE Council entered into a Public Hearing in its designation as the 2nd Panel of the Building and Standards Commission to hear an appeal for property located at 219 Haller Street. The property owners or representatives were not present at the meeting. Hearing no comments from the public, the Public Hearing closed.

MOTION by Councilmember McCoy to uphold the demolition order issued by the Building and Standards Commission. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

MOTION was made by Mayor Pro-Tem Sitka to adopt the minutes from the meetings of July 13, July 14, and July 29, 2015 as presented. Second was made by Councilmember McCoy. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt the following ordinances on second and final reading:

a) (recorded as No. 2091) approving a Specific Use Permit for the operation of a dormitory as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Lots 1, 2, and Part of 3 of Block 1012 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 201 W. Morris Street) for a two-year period.

b) (recorded as No. 2092) approving a Specific Use Permit for the Operation of a religious institution as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Part of Lot 12 of Block 1011 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 202 W. Grand Avenue) (Property owned by Carroll Barre) for a two-year period.

c) (recorded as No. 2093) approving a Specific Use Permit for the Operation of a religious institution as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Part of Lots 11 & 12
of Block 1010 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 402 Lott Street) (Property owned by Joseph & Conyetta Swaney) for a two-year period.

Motion was seconded by Councilmember McCoy and carried unanimously.

COUNCILMEMBER McCoy made a motion authorizing the City Manager to execute a renewal agreement with the Texas Department of Public Safety for the purchase of supplies. Motion was seconded by Councilmember Jahn and carried unanimously.

AFTER presentation and review, Councilmember Jahn made a motion to approve the 2015 Certified Appraisal Roll for the City of Yoakum as certified by the DeWitt County Chief Appraiser. Second was made by Councilmember McCoy; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to establish the amount of debt service to be supported by the ad valorem tax levy and the amount to be supported by utility revenue for Fiscal Year 2015-2016 for the payment of principal, interest, and administrative fees, the 2006 Texas Water Development Board Certificates of Obligation debt as presented. Second was made by Councilmember O'Neill and motion carried unanimously.

COUNCILMEMBER McCoy made a motion to adopt an ordinance (recorded as No. 2095) on first reading levying taxes to be assessed and collected, and setting the 2015 City Tax Rate for the City of Yoakum at $0.09243 ($0.03589 for Maintenance and Operation; $0.05654 for principal and interest on debt of this City). Second was made by Mayor Pro-Tem Sitka. Motion carried unanimously.

DISCUSSION was held and City Manager Coleman provided information regarding revenue projections and inter-fund transfers for Fiscal Year 2016 which are meant to provide the Council with a foundation for the upcoming budget workshop. After review, Council provided direction to the City Manager to move forward with the budget preparation as presented.

AFTER review, Mayor Pro-Tem Sitka made a motion to approve an expenditure of above-budget sales tax revenue for the replacement of the Utility and General Administration servers in an amount not to exceed $12,000. Second was made by Councilmember O'Neill and motion carried unanimously.

COUNCILMEMBER Jahn made a motion to appoint Lonnie Gregorczyk to the Hotel Occupancy Tax Advisory Board to fill an un-expired two-year term; Billy Natho and Dwayne Bowe to the Construction Board of Adjustments and Appeals for three-year terms; and Arthur G. Hermann III, Larry Leahy, Tim McCoy, and Annie Rodriguez to the Yoakum Economic Development Corporation Board of Directors for 2-year terms. Motion was seconded by Councilmember O'Neill and carried unanimously.

UNDER the City Manager’s Report, City employees will be attending CPR classes on August 12 and 13, 2015 at the Fire Station and the Annual Service Award Barbecue is scheduled for October 1, 2015 at the Yoakum Community Center. Future council agenda items may include a revised contract with the City of Cuero for solid waste services, and a proposed agreement with Texas Disposal Systems, Inc for use of City property for parking of vehicles. Information was provided to Council regarding the bids for the demolition of the standpipe. Bids are being reviewed by the engineer and bids may be brought to Council for consideration at the September meeting. The contractor has mobilized for the 2015 Street Improvement Project and the concrete portion of the project will be underway on August 12, 2015. The seal coat portion is scheduled to begin in mid-September. Council was made aware of significant damage to street surrounding
the Yoakum High School. The contractor for that project has been made aware and put on notice to bring those streets back into standard when the project is complete. The school has indicated concerns regarding parking and plan on using McKinnon Street for pickup and drop off of students. The City Manager provided an update on the patrol schedule for the Yoakum Police Officers: implementing 12-hour shifts. This adjustment should create safer coverage; allows for additional coverage on weekends, more efficient communication between shift supervisors and the officers under their command and between the shift supervisors and the Police Chief. Police Chief Van Slooten was present to provide more details and answer questions. A Budget Workshop has been scheduled for Monday, August 17, 2015 at 5:30 PM; the final budget will be presented at the September meeting and a special meeting will need to be held later in September to finalize the budget and tax ordinances. A “Thank You” letter was presented to Council from the City of Hallettsville for waiving the fees associated with the assistance to restore power of the storm earlier in the year. Council was reminded of the TML Region 11 Meeting scheduled for August 14, 2015 in Aransas Pass, Texas and the Golden Crescent Regional Planning Commission 48th Annual General Assembly Meeting scheduled for August 20, 2015 in Gonzales, Texas. Three homes have been approved through the Texas Department of Agriculture’s HOME program. The City received a letter from LCRA regarding the undercharge associated with the 2013 and 2014 electric bills that the City has been paying back. LCRA indicates that there was an overcharge for that expense and the original underpayment will be retired in October.

MAYOR Rodriguez announced that the Council would convene into Executive Session at 6:45 PM to deliberate regarding economic development negotiations for a local business enhancement project (V.T.C.A., Gov. Code, Sec. 551.087) 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 7:20 PM. No action resulted from Executive Session.

THERE being no further business, the meeting adjourned at 7:20 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk
August 17, 2015
Conference Room – 5:30 PM
City Hall

SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ........................................ Mayor
         Eloise Sitka ......................................................... Mayor Pro-Tem
         Rodney Jahn ......................................................... Councilmember
         Timothy L. McCoy ............................................... Councilmember
         Carl O’Neill ......................................................... Councilmember
         Kevin M. Coleman ................................................ City Manager
         Theresa A. Bowe ................................................... City Clerk

ABSENT: None

MAYOR Rodríguez opened the meeting to the public at 5:30 PM in compliance with V.T.C.A.,
Gov. Code, Sec. 551.041.

THE budget workshop meeting was called to order with City Manager Kevin Coleman,
Fire/EMS Director Mark Herchek, Director of Public Works/Utilities Michael Bennett, Finance Director
Sandra Jacob, Police Chief Karl Van Slooten, Director of Community Services Derrick Smith, and
City Clerk Theresa Bowe in attendance for presentation of the 2015-2016 City of Yoakum Fiscal
Year Budget.

MAYOR Rodríguez expressed the gratitude of the Council to the City Manager and the
Department Heads for the hard work that went into the development of the budget. All revenues and
expenditures were reviewed on an individual department basis. City Manager and department heads
outlined the increase and decreases in the cost of certain items, needed purchases, and
expenditures. Council gave direction to staff to present the proposed budget for Council
consideration at the September meeting as explained.

THERE being no further business, the meeting adjourned at 7:16 PM.

Anita R. Rodríguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
REGULAR MEETING OF THE CITY COUNCIL

PRESENT:  
Anita R. Rodriguez, Mayor  
Elsie Sitka, Mayor Pro-Tem  
Rodney Jahn, Councilmember  
Timothy L. McCoy, Councilmember  
Carl O'Neill, Councilmember  
Kevin M. Coleman, City Manager  
Kenneth E. Kvinta, City Attorney  
Theresa A. Bowe, City Clerk  
Sandra Jacob, Finance Director

ABSENT: None

MAYOR Rodriguez called the City Council meeting to order and gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed. New employees were introduced: Police Officer Joshua Olivarez; Fire/EMS Officers Isiah Reibling and Joel Wareing.

MOTION was made by Councilmember Jahn to adopt the minutes from the meetings of August 11, and August 17, 2015 as presented. Second was made by Councilmember O'Neill. Motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive recommendations from the Planning and Zoning Commission and provide for citizen comments regarding the following requests for Zoning Changes as it pertains to Chapter 52: Zoning of the City of Yoakum Code of Ordinances:

a) Zoning from Commercial (C-2) to Residential (R-4) in the 1200 Block of S. Approval of a request from Eduardo Gonzales Trujillo or a Change in South Street
b) Approval of a request from Eduardo Gonzales Trujillo for a Change in Zoning from Commercial (C-2) to Residential (R-4) in the 100 Block of Cooper Street
c) Approval of a request from Sandra Gates for a Specific Use Permit for the operation of a religious institution at 108 Nelson Street

Property owners were not present to provide information; no comments were received from the public. City Manager provided information on each request. Possible discrepancies were reviewed regarding property lines on property located on Cooper Street. All requests are in compliance with the Future Land Use Plan. After review and discussion, the public hearing was closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2096) on first reading granting a Change in Zoning from Commercial (C-2) to Residential (R-4) on property described as Part of Block 78 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 1200 Block of S. South Street). Second was made by Councilmember McCoy and motion carried unanimously.

REQUEST for a Change in Zoning from Commercial (C-2) to Residential (R-4) on property described as Part of Block 78 in the Yoakum Townsite Addition was tabled until property line clarification was received.

COUNCILMEMBER O'Neill made a motion to adopt an ordinance (recorded as No. 2098) on first reading granting a Specific Use Permit for the operation of a religious institution for a two-year period on property described as Part of Lot 6 of Block 1006 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 108 Nelson Street) (Property owned by Reyna Estrada). Motion carried; Ayes – Mayor Rodriguez, Mayor Pro-Tem Sitka, Councilmembers McCoy and O'Neill; Nays – Councilmember Jahn.
MAYOR Rodriguez opened a public hearing to receive citizen comments on the City of Yoakum's 2015-2016 Fiscal Year Budget. There being no comments heard, the public hearing closed.

MOTION by Councilmember McCoy to adopt an ordinance (recorded as No. 2094) on first reading adopting the City of Yoakum 2015-2016 Fiscal Year Budget as presented. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

THE City of Yoakum Investment Policy was presented for annual review. No changes were recommended. Councilmember McCoy made a motion to adopt a Resolution (recorded as No. 2015-15) renewing the current Investment Policy. Motion was seconded by Councilmember Jahn and carried unanimously.

CHARGE-off recommendations were received. After review of details and discussion, Councilmember McCoy made a motion to authorize the charge-off of listed ambulance and utility account receivables. Second was made by Councilmember Jahn. Motion carried unanimously.

RECOMMENDATIONS were received from the Carl & Mary Welhausen Library Board for the revised 5-year plan. Details were reviewed regarding proposed changes to the facility, programs, and inventory, as well as financing possibilities. After review, Councilmember Jahn made a motion to accept and adopt the Library 5-year plan as recommended. Mayor Pro-Tem Sitka seconded the motion; motion carried unanimously.

LISTINGS of City surplus equipment were provided for consideration. After discussion, Councilmember Jahn made a motion to authorize the sale of City surplus equipment as presented. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2015-16) authorizing the submission of a Local Border Star Grant through the Texas Department of Public Safety Homeland Security (Texas Office of the Governor, Criminal Justice Division). Second was made by Councilmember O'Neill; motion carried unanimously.

INFORMATION was provided regarding the funding that has taken place for the previous Sanitary Sewer Improvement Project and options that may be available for continued improvements. The City has been pre-approved by the Texas Water Development for an additional $365,000 for funding sanitary sewer improvements. The funding would be at 3.65% interest and be added to the debt from previous projects. If pursued, the total debt would be $8.1 million and add an additional $50,000 to the monthly payment. After discussion, Mayor Pro-Tem Sitka made a motion to authorize the City Manager to complete the application and proceed as needed. Second was made by Councilmember McCoy and carried unanimously.

A request from the Yoakum Independent School District was received for the use of the City owned soccer fields located on Dunn Street. After review and determining that there would not be a conflict with the current soccer leagues, Councilmember O'Neill made a motion to approve the use of City owned property by the Yoakum Independent School District for the 2015-2016 Soccer Season and authorize the City Manager to negotiate and execute a proposed use agreement. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

DISCUSSION was held regarding the lease of City owned property abutting the Transfer Station by Texas Disposal Systems, Inc. After consideration, Councilmember McCoy made a motion to approve the use of City owned property by Texas Disposal Systems, Inc. for use as an equipment yard as discussed and authorize the City Manager to negotiate and execute a proposed use agreement. Second was made by Councilmember Jahn; motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to authorize the Mayor to execute a revised Solid Waste Transfer Station contract with the City of Cuero as presented. Motion was seconded by Councilmember McCoy and carried unanimously.
INFORMATION was received from the engineer regarding the demolition bids for the standpipe located at 201 W. Gonzales Street. After review and discussion of options, Councilmember Jahn made a motion to award the bid to Troy Steel of Luling, Texas in the amount of $43,000. Second was made by Councilmember O’Neill and motion carried unanimously.

UPON motion by Mayor Pro-Tem Sitka and second by Councilmember McCoy, Council voted unanimously to approve the reallocation of budgeted funds for the completion of the 2014-2015 Street Improvement Project, City Hall repairs, and the purchase of Transfer Station Equipment, and allow the excess funds received from revenues of the Transfer Station to be utilized for that facility.

ONE bid was received for the lease of the Yoakum Municipal Airport Hangar Lease Agreement from Mr. Leon Donnelly in the amount of $200 per space per month. After discussion, Councilmember O’Neill made a motion to approve the bid for the rental of the Yoakum Municipal Airport Hangar Lease to become effective November 1, 2015. Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER McCoy made a motion to authorize the Mayor to execute a renewed agreement with the Yoakum Area Chamber of Commerce for Community Center Concessionaire Management Agreement for a three-year period. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

PROPOSED dates for special meetings were discussed: Budget meeting – September 22, 2015 at 7:30 AM; October 12, 2015 – Joint meeting with YEDC; October 13, 2015 – meeting with the Way Company on facility improvements.

UNDER the City Manager’s Report, Council was reminded of the TML Annual Conference being held in San Antonio, Texas September 23 through September 25, 2015, the upcoming City Employee Service Awards Barbecue scheduled for Thursday, October 1, 2015 at the Yoakum Community Center and of the Annual Fall Clean Up Day Program scheduled for Saturday, October 10, 2015. Mr. Coleman provided information regarding the City taking the lead on upgrading Yoakum Christmas decorations including lighting at Centennial Park, Chisholm Trail, and the Front Street Railroad Park. Council will be asked to consider whether to proceed with providing matching funds for future HOME Program grantees at a future meeting. Exterior painting has been scheduled for the Harbus Building and the Municipal Airport Hangar building. Repairs within the Library from the roof leak are underway; dead trees around town are being addressed. The contractor will be in next week to begin the concrete portion of the Street Improvement Project on Dallas Street as it ties in to South Street. The Yoakum Community Hospital and HEB have sent out invitations to our first responders for breakfast and lunch to show their appreciation to our Fire/EMS and Police personnel.

MAYOR Rodriguez announced that the Council would convene into Executive Session at 7:35 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 7:40 PM. No action resulted from Executive Session.

THERE being no further business, the meeting adjourned at 7:40 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk
SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez ........................................ Mayor
         Elorine Sitka .............................................. Mayor Pro-Tem
         Rodney Jahn ................................................ Councilmember
         Timothy L. McCoy ........................................ Councilmember
         Carl O'Neill ................................................ Councilmember
         Kevin M. Coleman ......................................... City Manager
         Theresa A. Bowe ........................................... City Clerk

ABSENT: None

Mayor Rodriguez opened the meeting to the public at 7:30 AM in compliance with V.T.C.A., Gov. Code, Sec. 551.041.

COUNCILMEMBER Jahn made a motion to adopt an ordinance (recorded as No. 2094) on second and final reading adopting the City of Yoakum 2015-2016 Fiscal Year Budget as presented. Motion was seconded by Councilmember McCoy and carried unanimously.

Mayor Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2095) on second and final reading levying taxes to be assessed and collected, and setting the 2015 City Tax Rate for the City of Yoakum at $0.09243 ($0.03589 for Maintenance and Operation; $0.05654 for principal and interest on debt of this City). Second was made by Councilmember O'Neill. Motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt a resolution (recorded as No. 2015-17) adopting an amended City of Yoakum Manual of Fees and Service Charges as presented. Motion was seconded by Councilmember McCoy and carried unanimously.

COUNCILMEMBER McCoy made a motion to adopt revisions to the City of Yoakum Policy Manual, specifically Subsection 10. Solid Waste Management Facility and Subsection 17. Library as presented. Second was made by Councilmember Jahn and motion carried unanimously.

Mayor Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2015-18) authorizing funding participation in the Texas HOME Investment Partnerships Program. Motion was seconded by Councilmember O'Neill and carried unanimously.

FINAL acceptance and release of retainage funds for Phase III of the Sanitary Sewer Improvement Project was approved upon motion by Councilmember McCoy and second by Councilmember Jahn. Motion carried unanimously.

MOTION by Councilmember McCoy to adopt a revised Personnel Classification Code/Employee Salary Pay Plan. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

THERE being no further business, the meeting adjourned at 7:55 AM.

Annex: [Signature]
Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
[Signature]
Theresa A. Bowe, City Clerk
October 13, 2015
Conference Room – 5:00 PM
City Hall

SPECIAL MEETING OF THE CITY COUNCIL

PRESENT:  Anita R. Rodriguez ........................................ Mayor
           Rodney Jahn ............................................... Councilmember
           Timothy L. McCoy ........................................ Councilmember
           Kevin M. Coleman ......................................... City Manager
           Theresa A. Bowe ........................................... City Clerk

ABSENT:  Elorine Sitka .............................................. Mayor Pro-Tem
           Carl O’Neill ................................................ Councilmember

MAYOR Rodriguez opened the meeting to the public at 5:02 PM in compliance with V.T.C.A.,
Gov. Code, Sec. 551.041 for the purpose of receiving a presentation from the Way Companies
regarding a preliminary scope and savings verification.

Richard Gibbens, Regional Manager for the Way Companies was present to provide detailed
information regarding the review of City facilities and infrastructure including, primary use buildings,
listed as Tier 1, secondary use buildings, listed as Tier 2, improvement to the water and wastewater
facilities, the benefits of upgrading all City owned streetlights to LED, and the benefits of purchasing
and installing an automated meter reading system for water and electric systems.

Presented for review were also a property by property listing of potential Energy Conservation
Measures (ECM) and Facility Improvement Measures (FIM). These efforts are meant to create a
return in net energy savings or reduction in operating costs, and improve the comfort, safety and
usability of the City buildings, which in-turn are meant to generate savings. Also included was a
worksheet showing the total cost of suggested improvements and savings over a ten-year period.

Information was provided and questions were posed and addressed. Mayor Rodriguez
appointed Councilmembers Jahn and McCoy to a committee to work with City staff to bring
recommendations to the Council at a later date.

THERE being no further business, the meeting adjourned at 5:55 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez .............................................. Mayor
Elorine Sitka .......................................................... Mayor Pro-Tem
Rodney Jahn ............................................................ Councilmember
Timothy L. McCoy ..................................................... Councilmember
Kevin M. Coleman ..................................................... City Manager
Kenneth E. Kvinta ..................................................... City Attorney
Theresa A. Bowe ........................................................ City Clerk
Sandra Jacob ........................................................... Finance Director

ABSENT: Carl O'Neill ..................................................... Councilmember

MAYOR Rodriguez called the City Council meeting to order and Mayor Pro-Tem Sitka gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Councilmember Jahn to adopt the minutes from the meetings of September 8 and September 22, 2015 as presented. Second was made by Councilmember McCoy. Motion carried unanimously.

COUNCIL received an ordinance to consider on first reading granting a Change in Zoning from Commercial (C-2) to Residential (R-4) on property described as Part of Block 78 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 100 Block of Cooper Street – Property owned by Sara Vazquez). The ordinance had been tabled from a previous meeting in order to allow the property owner time to clarify property lines. As of this meeting, the property has not been clearly defined and no action was taken.

MOTION by Councilmember Jahn to adopt the following ordinances on second and final reading: a) (recorded as No. 2096) granting a Change in Zoning from Commercial (C-2) to Residential (R-4) on property described as Part of Block 78 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference: 1200 Block of S. South Street – Property owned by Eduardo Trujillo); and b) (recorded as No. 2098) granting a Specific Use Permit for the operation of a religious institution for a two-year period on property described as Part of Lot 6 of Block 1006 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference: 108 Nelson Street – Property owned by Reyna Estrada). Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive recommendations from the Planning and Zoning Commission and provide for citizen comments regarding the following requests for Zoning Changes as it pertains to Chapter 52: Zoning of the City of Yoakum Code of Ordinances:

a) Granting a Change in Zoning from Residential (R-2) to Residential (R-4) at 603 Armstrong Street

b) Granting a Change in Zoning from Residential (R-3) to Residential (R-4) at 208 Concrete Street
Property owners and representatives were present to provide information; no comments were received from the public. City Manager provided information on each request. All requests are in compliance with the Future Land Use Plan. After review and discussion, the public hearing was closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2099) on first reading granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lots 2-4 of Block 1145 in the Leo Tucker Addition as shown on the official tax roll (for location reference: 603 Armstrong Street). Second was made by Councilmember McCoy and motion carried unanimously.

MOTION by Councilmember McCoy to adopt an ordinance (recorded as No. 2100) on first reading granting a Change in Zoning from Residential (R-3) to Residential (R-4) on property described as Lots 8 & 9 of Block 1059 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference: 208 Concrete Street). Second was made by Councilmember Jahn. Motion carried unanimously.

E.L. Moore, owner of property located in the 200 Block of Price Street was present to make a request for the closure of a portion of the alley behind his property. City Manager Coleman provided information regarding City utilities located in the alley and discussion was held regarding an easement to be allowed if the alley closure is approved. After review, Mayor Pro-Term Sitka made a motion to adopt a resolution (recorded as No. 2015-23) closing the ten (10) foot wide alley abutting property located between Lot D-4 of Block 1192 and Lot 7 of Block 1214 all-inclusive in the B.F. Yoakum Addition, in Lavaca County, Texas which runs parallel to Schirmerer and Kenedy Streets facing Orange Street with entrances off of Price and E. Gonzales Streets; providing for a utility easement, and providing for all closure expenses being absorbed by the adjacent property owners. Second was made by Councilmember McCoy; motion carried unanimously.

A request was received from the property owner at 1090 Lavaca Street to provide an extension of water and sanitary sewer service to that location. After review and discussion, a motion was made by Councilmember Jahn to authorize the City Manager to extend water and sanitary sewer services to the property at the owner's expense. Motion was seconded by Councilmember McCoy and carried unanimously.

SHARLA Pohl with the Yoakum Housing Authority was present and submitted a request for the perpetual waiver of the Payment In Lieu of Taxes (PILOT) fee that is required for the agency to pay to taxing entities. The payment is 10% of the total rental revenue from the facility; the City's portion of that 10% is 4.2%, averaging $426 annually. Discussion was held. Should the Council approve the waiver of the fee, the funds are to go toward improvements to the housing units. Motion by Councilmember Jahn to approve a request from the Yoakum Housing Authority to indefinitely waive the Payment In Lieu of Taxes fees to the City of Yoakum as a taxing entity. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

COUNCILMEMBER McCoy made a motion to approve a request from the Yoakum Area Chamber of Commerce for the closure of certain streets in coordination with the Christmas on the Grand Activities as presented. Second was made by Councilmember Jahn; motion carried unanimously.

UPON recommendation from the Hotel Occupancy Tax Advisory Board, Councilmember McCoy made a motion to approve an expenditure of $1,000 for funding assistance to the Country
Craft Show event scheduled for November 21, 2015 at the Yoakum Community Center. Motion was seconded by Councilmember Jahn and carried unanimously.

REVIEW of the property located at 202 Elk Street as Second Panel of the Building and Standards Commission was tabled until the meeting of November 10, 2015 due to the property owner being unavailable to provide an update.

MOTION by Councilmember Jahn to adopt a resolution (recorded as No. 2015-19) nominating Conyetta Gaus-Swaney to the DeWitt County Appraisal District Board of Directors and a resolution (recorded as No. 2015-20) nominating Walt Hairell to the Lavaca County Central Appraisal District Board of Directors. Second was made by Councilmember McCoy and motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2015-21) revising Resolution No. 2013-14 issuing credit cards to certain City personnel as presented. Motion was seconded by Councilmember McCoy and carried unanimously.

A motion was made by Councilmember McCoy to adopt a resolution (recorded as No. 2015-22) approving an updated Municipal Maintenance Agreement with the Texas Department of Transportation (TxDOT) for fiscal Year 2016 and authorizing the City Manager to execute. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

DISCUSSION was held regarding signage that may be posted prohibiting firearms on City property as allowed by State Law. After details were reviewed, direction was provided to the City Manager develop an ordinance establishing signage to prohibit firearms during open meetings and for the court facility, and to prohibit unlicensed firearms in public buildings.

MOTION by Councilmember McCoy to appointment Marlin Kuenstler to the Yoakum Oak Grove Cemetery Association Board of Directors for a three-year term. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

THE annual review was held and Councilmember McCoy made a motion to approve the City of Yoakum's Identity Theft Prevention Program/Policy as presented. Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER Jahn made a motion to approve the purchase of a vehicle for the Police Department and award the bid to the low bidder, Wendel Motor Company of Yoakum, Texas in the amount of $29,483.74. Second was made by Councilmember McCoy and motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to approve a budget amendment to the 2014-2015 Fiscal Year Budget for an above budget expense for the payment of the City's deductible for Errors and Omissions coverage in the amount of $5,000. Motion was seconded by Councilmember Jahn and carried unanimously.

MOTION by Councilmember McCoy to adopt a resolution (recorded as No. 2015-24) approving participation in The Interlocal Purchasing System offered by Region VIII Education Service Center. Second was made by Councilmember Jahn; motion carried unanimously.

UNDER the City Manager's Report, Council was reminded of the Yoakum Heritage Museum Christmas Tree Forest that will be open beginning November 21st; and Christmas on the Grand sponsored by the Yoakum Area Chamber of Commerce will be held on Saturday,
December 5th. A report was provided on the Annual Fall Clean UP Day program held October 10, 2015. Plans were discussed for the update of the City's Christmas decorations. The Quarterly Investment Report was provided for review and information was provided. Future Council agenda items were discussed including a revision to the Manual of Fees and Service Charges for Fire/EMS and Public Works equipment fees, and a close out of the 2014-2015 Fiscal Year Budget.

New employees were introduced: Telecommunications Operators Charity James and Megan Pavlicek began with the Police Department in October. Both were acknowledged and welcomed to the City of Yoakum team.

THERE being no further business, the meeting adjourned at 7:03 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
November 10, 2015  
Conference Room – 6:00 PM  
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez .................................................... Mayor  
Elorine Sitka ................................................................. Mayor Pro-Tem  
Rodney Jahn ................................................................ Councilmember  
Timothy L. McCoy .......................................................... Councilmember  
Carl O’Neill ................................................................ Councilmember  
Kevin M. Coleman ......................................................... City Manager  
Kenneth E. Kvinta ......................................................... City Attorney  
Theresa A. Bowe .............................................................. City Clerk  
Sandra Jacob................................................................ Finance Director

ABSENT: None

MAYOR Rodriguez called the City Council meeting to order and asked for a moment of silence in remembrance of Police Officer Michael Martinez. Councilmember O’Neill gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Mayor Pro-Tem Sitka to adopt the minutes from the meeting of October 13, 2015 as presented. Second was made by Councilmember McCoy. Motion carried unanimously.

INFORMATION regarding amendments to Fiscal Year 2014-2015 Budget Police Department, Special Fund, Hotel Tax Special Fund, Fire Special Fund, and Library Special Fund was unavailable and the proposed ordinance was tabled.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2089) on second and final reading amending Fiscal Year 2014-2015 Budget Ordinance No. 2072, specifically Police Department Special Fund, the General Fund, and the Utility Fund. Motion was seconded by Councilmember O’Neill and carried unanimously.

MOTION by Councilmember McCoy to commit $1.75 million from the City’s General Fund balance to the General Fund Stabilization Fund. Second was made by Councilmember Jahn; motion carried unanimously.

MOTION by Councilmember Jahn to adopt the following ordinances on second and final reading: a) (recorded as No. 2099) on first reading granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lots 2-4 of Block 1145 in the Leo Tucker Addition as shown on the official tax roll (for location reference: 603 Armstrong Street). b) (recorded as No. 2100) granting a Change in Zoning from Residential (R-3) to Residential (R-4) on property described as Lots 8 & 9 of Block 1059 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference: 208 Concrete Street). Second was made by Councilmember McCoy and carried unanimously.
MAYOR Rodriguez opened a public hearing to receive recommendations from the Planning and Zoning Commission and provide for citizen comments regarding the following request for Zoning Changes as it pertains to Chapter 52: Zoning of the City of Yoakum Code of Ordinances:

a) Granting a Change in Zoning from Residential (R-2) to Residential (R-3) at 222 McGee Street

Property owner was present to provide information; objections from surrounding property owner were heard. City Manager provided information on the request. The request is in compliance with the Future Land Use Plan. After review and discussion, the public hearing was closed.

COUNCILMEMBER McCoy made a motion to adopt an ordinance (recorded as No. 2101) on first reading granting a Change in Zoning from Residential (R-2) to Residential (R-3) as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Lot 5 of Block 1103 in the West End Addition as shown on the official tax roll (for location reference only: 222 McGee Street). Motion was seconded by Councilmember O'Neill; motion carried with Mayor Rodriguez, Mayor Pro-Tem Sitka, Councilmembers McCoy and O'Neill voting in favor and Councilmember Jahn voting against.

MAYOR Rodriguez opened a public hearing to receive public comments regarding Article IV, Division 3. Specific Use Permits as it pertains to properties located at 704 & 706 Walnut Street for the placement of manufactured homes. Property owner Larry Markert was present to provide information. Mr. Markert requested that the specific use permits not be rescinded and asked for time to bring the homes back up to standards. He indicated that that work can be completed in three to four weeks. After discussion and questions posed by Council, the public hearing closed.

UPON consensus of the Council, the recension of both properties were tabled until the December meeting.

THE Council entered into their designation as the Second Panel of the Building and Standards Commission for review of progress on previous orders for the property located at 202 Elk Street. The property owner was present to provide information. Property owner indicated that delays have been a result of injuries and equipment being stolen. The roof has been completed, the doors and windows have been replaced, and Ms. Perez is planning to schedule the plumbing for January. Once the plumbing is complete, the electrical will be the next project. Consensus of the Council to allow a six month extension to complete further repairs.

RECOMMENDATIONS were received from the Hotel Occupancy Tax Advisory Board. After reviewing information, Councilmember Jahn made a motion to approve two (2) contracts for outdoor advertising with John Gannon, Inc. and Lamar of Victoria, and approve the expenditure to the Texas Hotel & Lodging Association for local hotels and bed and breakfasts’ annual membership fees. Motion was seconded by Mayor-Pro Tem Sitka and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt a resolution (recorded as No. 2015-25) casting votes for Conyetta Gaus-Swaney to the DeWitt County Appraisal District Board of Directors for a two-year term. Second was made by Councilmember O'Neill and motion carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt a resolution (recorded as No. 2015-26) casting votes for Walt Hairrell the Lavaca County Central Appraisal District Board of Directors for a two-year term. Motion was seconded by Councilmember McCoy and carried unanimously.
MOTION was made by Councilmember O'Neill to authorize the participation in the GVEC Power Up Grant Program for partial funding of renovation of the Carl & Mary Welhausen Library in an amount of up to $20,000. Second was made by Councilmember Jahn and motion carried unanimously.

COUNCILMEMBER McCoy made a motion to authorize the acceptance of a grant from Lowe's for a security system upgrade for the Carl & Mary Welhausen Library in the amount of $10,000. Motion was seconded by Councilmember O'Neill and carried unanimously.

MOTION to authorize the charge-off of unpaid library fees and fines in the amount of $193.49 was made by Councilmember Jahn. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

MR. Pete Reinholt & Francisco Montejeno were present to provide information and answer questions regarding a proposed agreement for the City's acceptance of wastewater from Eddy Packing Inc. After review and discussion, Mayor Pro-Tem Sitka made a motion to approve an interim wastewater treatment agreement with Eddy Packing, Inc. Motion was seconded by Councilmember McCoy and carried unanimously.

APPOINTMENTS were made to the Hotel Occupancy Tax Advisory Board upon motion by Mayor Pro-Tem Sitka as follows: Annie Rodriguez and Theresa Bowe for one-year terms, Carl O'Neill, Layne Brandt, and Larry Gregorczyk for two-year terms. Second was made by Councilmember McCoy; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to approve a revised 2015 City of Yoakum tax roll as presented by the DeWitt County Tax Assessor Collector. Motion was seconded by Councilmember O'Neill and carried unanimously.

MOTION by Councilmember McCoy to authorize the City Manager to advertise for bids for the rehabilitation of Well #5 and aeration system in an amount not to exceed $64,500, and to act in all matters related to the contract. Second was made by Councilmember Jahn; motion carried unanimously.

COUNCILMEMBER O'Neill made a motion authorizing the City Manager to subcontract for rehabilitation of the Municipal Airport Terminal Building in an amount not to exceed $50,000. Motion was seconded by Councilmember McCoy and carried unanimously.

DISCUSSION was held regarding a proposed agreement with the Texas Disposal Services for the disposal of excess recycling materials at the City Municipal Transfer Station. After review and discussion, Councilmember McCoy made a motion to authorize execution of the agreement as presented. Motion was seconded by Councilmember Jahn and carried unanimously.

UNDER the City Manager's Report, representatives from the Way Company met with City Staff to review the proposed changes to City facilities to assist with energy efficiency. Council was made aware that the City Manager has asked for the AMI system to be removed for the project list to be addressed separately. Information was provided on phases/priorities that will be addressed; specifically grouping the General Administration and Utility Administration properties in one category and isolating the Police Department Building. The Way Company was requested to re-style the proposal and bring back for review at a later date to City Staff. City Manager Coleman made an announcement that Director of Finance Sandra Jacob finished the final steps to become a certified government finance official. The City has partnered with the Yoakum EDC
to bring Business Etiquette Training to the City employees, as well as other local businesses for employee training. The contractor has mobilized to begin the demolition process for the standpipe behind HEB. Mr. Coleman announced the upcoming retirements of employees Katrina Lopez on November 30, 2015 and Jimmie Caballero on January 31, 2016. Council was reminded of the Christmas on the Grand sponsored by the Yoakum Area Chamber of Commerce will be held on Saturday, December 5th and the Library Open House scheduled for December 11th. Future Council agenda items will include a revision to the Fire/EMS and Public Works equipment rental fee schedule.

MAYOR Rodriguez announced that the City of Cuero presented a certificate of appreciation to the City of Yoakum for assistance provided with the flood of 1998.

THERE being no further business, the meeting adjourned at 7:25 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
November 23, 2015
Conference Room – 5:15 PM
City Hall

SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez .................................................. Mayor
Elorine Sitka ........................................................................... Mayor Pro-Tem
Timothy L. McCoy ................................................................. Councilmember
Carl O'Neill ............................................................................ Councilmember
Kevin M. Coleman ............................................................... City Manager
Kenneth E. Kvinta ................................................................. City Attorney
Theresa A. Bowe ................................................................. City Clerk
Gery Maneth ........................................................................ YEDC President

ABSENT: Rodney Jahn ................................................................. Councilmember

MAYOR Rodriguez opened the meeting to the public at 5:20 PM in compliance with V.T.C.A., Gov. Code, Sec. 551.041.

Council convened into Executive Session at 5:20 PM to deliberate regarding economic development negotiations for commercial or financial information from Shopko Stores Operating Co., LLC of Green Bay, WI. seeking to locate in or near the City of Yoakum (V.T.C.A., Gov. Code, Sec. 551.087).

Council re-opened into open session at 5:40 PM.

ACTION resulting from Executive Session: Motion by Councilmember McCoy to adopt a resolution (recorded as No. 2015-27) establishing a Chapter 380 Economic Development Program in the City of Yoakum. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MOTION was made by Councilmember O'Neill to authorize the Mayor to execute a proposed Chapter 380 Economic Development Program between the City of Yoakum and Shopko Stores Operating Co., LLC of Green Bay, WI. Motion was seconded by Councilmember McCoy and carried unanimously.

THERE being no further business, the meeting adjourned at 5:42 PM.

[Signature]
Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

[Signature]
Theresa A. Bowe, City Clerk
JOINT MEETING OF THE YOAKUM CITY COUNCIL
and
THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, December 7, 2015
City Hall Conference Room – 5:30 PM

PRESENT: Anita R. Rodriguez, Mayor/Vice-President
Elorine Sitka, Mayor Pro-Tem
Rodney Jahn, Councilmember
Tim McCoy, Councilmember/Director
Carl O’Neill, Councilmember
Kevin Coleman, City Manager
Kenneth E. Kwinta, City Attorney
Theresa A. Bowe, City Clerk

Gery Maneth, President
Tommy Barre, Director
Arthur G. Hermann III, Secretary
Larry Leahy, Director
Zenith Stevens, Director

ABSENT: Debbie Sadler, Director of Economic Development

MAYOR Rodríguez called the meeting to order at 5:30 PM. Information was presented by YEDC President Maneth indicating the current YEDC priorities including the negotiations with Shopko, continuing grant programs, the creation of a database of downtown buildings, owners, and their strategies for those buildings. Ideas were presented for creating jobs. Questions posed regarding the feasibility/benefits of the YEDC purchasing land for a possible industrial park. Discussion was held regarding contact with a developer to provide additional housing for middle-to-low income employees for newly created jobs. Consultants hired previously provided feedback that indicated that Yoakum needs to find a way to increase Yoakum’s curb appeal; specifically addressing empty buildings, and properties in dis-repair.

INFORMATION provided by City Manager on code enforcement, specifically along the area of 77A where it intersects with Carl Ramert Dr. and the manufactured homes being stored on that property.

INFORMATION was discussed regarding the electric provider area and possible negotiations with GVEC. Also discussed was the application received from Tammie Steinmann for the opening of the theatre in the downtown area.

DISCUSSION was held regarding creating additional grants to make funding available to unique businesses to assist in the rehabilitation buildings in the downtown area.

QUESTIONS were posed regarding what the City Council’s position is regarding the park improvement projects, and the HEB expansion and the loss of sales tax going to Cuero and Hallettsville. Discussion was held.
DIRECTION was given to Director of E/D to contact developers to determine the feasibility of bringing additional homes to Yoakum. Instruction was given to go to networking meetings to make contacts.

THERE being no further business, the meeting adjourned at 6:40 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk

CITY OF YOAKUM
TEXAS
REGULAR MEETING OF THE CITY COUNCIL

PRESENT:  
Anita R. Rodriguez .............................................. Mayor  
Elorine Sitka .......................................................... Mayor Pro-Tem  
Rodney Jahn .......................................................... Councilmember  
Timothy L. McCoy .................................................... Councilmember  
Carl O'Neill ............................................................ Councilmember  
Kevin M. Coleman .................................................... City Manager  
Kenneth E. Kvinta ..................................................... City Attorney  
Theresa A. Bowe ....................................................... City Clerk  
Sandra Jacob ........................................................... Finance Director

ABSENT:  
None

Mayor Rodriguez called the City Council meeting to order and Councilmember O'Neill gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION was made by Mayor Pro-Tem Sitka to adopt the minutes from the meetings of November 10, November 23 and December 7, 2015 as presented. Second was made by Councilmember McCoy. Motion carried unanimously.

DISCUSSION was held regarding the previously tabled Change in Zoning for property located in the 100 Block of Cooper Street. After review, Mayor Pro-Tem Sitka made a motion to adopt an ordinance on first reading granting a Change in Zoning from Commercial (C-2) to Residential (R-4) on property described as Part of Block 78 in the Yoakum Townsite Addition as shown on the official tax roll (for location reference only: 100 Block of Cooper Street) (property owned by Sara Vazquez). Motion was seconded by Councilmember O'Neill and carried unanimously.

COUNCILMEMBER McCoy made a motion to adopt an ordinance (recorded as No. 2087) on second and final reading amending Fiscal Year 2014-2015 Budget Ordinance No. 2072, specifically Police Department Special Fund, Hotel Tax Special Fund, Fire Special Fund, and Library Special Fund. Second was made by Councilmember Jahn; motion carried unanimously.

Mayor Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2101) on second and final reading granting a Change in Zoning from Residential (R-2) to Residential (R-3) as defined in the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning on property described as Lot 5 of Block 1103 in the West End Addition as shown on the official tax roll (for location reference only: 222 McGee Street). Motion was seconded by Councilmember McCoy; motion carried with Mayor Rodriguez, Mayor Pro-Tem Sitka, Councilmembers McCoy and O'Neill voting in favor and Councilmember Jahn voting against.

Mayor Rodriguez opened a public hearing to receive recommendations from the Planning and Zoning Commission and provide for citizen comments regarding the following request for a Zoning Change as it pertains to Chapter 52: Zoning of the City of Yoakum Code of Ordinances:
a) Granting a Planned Unit Development for property described as all of
Yoakum Independent School District Property at 701 W. Grand Ave, 412 Simpson St.,
& 200 Aubrey Street

ASSISTANT Superintendent for Administration Chris Kvinta was present representing the
Yoakum Independent School District to provide information and answer questions. Proposed
changes were reviewed. No opposition had been received to the request and the request is in
compliance with the Future Land Use Plan. After discussion, the Public Hearing was closed.

COUNCILMEMBER Jahn made a motion to adopt an ordinance (recorded as No. 2102)
granting a Planned Unit Development for property described as All of Block 1045, and Lots 8-11 of
Block 1126 in the Lewis Addition as shown on the official tax roll (for location reference only: 701 W.
Grand Ave). Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION was made by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2103)
granting a Planned Unit Development for property described as All of Block 1068 in the Yoakum
Townsite Addition as shown on the official tax roll (for location reference only: 412 Simpson St.).
Second was made by Councilmember O'Neill and motion carried unanimously.

A motion was made by Councilmember McCoy to adopt an ordinance (recorded as No. 2104)
granting a Planned Unit Development for property described as All of Block 1268 in the Clifton
Addition, Part of Abstract 34 in the John May Addition, Los 7-9 in Block 1074 in the Yoakum Townsite
Addition, and Lot 1 of Block 1 in the Pietsch Addition as shown on the official tax roll (for location
reference only: 200 Aubrey St.). Councilmember Jahn seconded the motion. Motion carried
unanimously.

REVIEW was held on tabled issues for properties described as Lots 17 & Part of 16 of Block
2, and Lots 18 & 19 of Block 2 both in the Oak Ridge Addition located at 704 & 706 Walnut Street.
The property owner has brought both properties into compliance with the previous orders. No action
was required or taken.

MOTION was made by Councilmember McCoy to adopt revisions to the City of Yoakum
Personnel Manual as presented. Mayor Pro-Tem Sitka seconded the motion; motion carried
unanimously.

INFORMATION was reviewed and explanations were provided regarding proposed changes
to the City of Yoakum Manual of Fees and Service Charges. City Manager Coleman and Fire Chief
Mark Hrchek provided information. Councilmember Jahn made a motion to adopt a resolution
(recorded as No. 2015-28) adopting changes to the City of Yoakum Manual of Fees and Service
Charges, specifically Solid Waste Transfer Station Fees, EMS Transfer Fees, and Utility Deposit
Fees. Second was made by Mayor Pro-Tem Sitka. Motion carried unanimously.

COUNCILMEMBER McCoy made a motion to authorize the distribution of Unrestricted Fund
Balances to the General Fund Reserve Account as presented. Motion was seconded by
Councilmember O'Neill and carried unanimously.

POLICE Chief Karl Van Slooten was present to provide information regarding the purchase
of radios for the Police Department. After discussion, Councilmember Jahn made a motion to
authorize the purchase radios as budgeted. Second was made by Councilmember Mayor Pro-Tem
Sitka; motion carried unanimously.
DISCUSSION was held regarding the need to purchase an unbudgeted replacement tractor for the Street Department. City Manager Coleman provided the details and recommendations from staff. After review, Councilmember O'Neill made a motion to authorize the purchase of an unbudgeted tractor from the Street Department General Fund in the amount of $13,500. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

CITY Manager Coleman provided information regarding a cost sharing proposal with the Yoakum Economic Development Corporation for the repair to the Yoakum Community Center roof repair/replacement project. After review and discussion, Councilmember McCoy made a motion to authorize the City Manager to advertise for bids for roof repair/replacement for the Yoakum Community Center. Second was made by Councilmember Jahn; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to proclaim the month of January 2016 as School Board Recognition Month. Motion was seconded by Councilmember McCoy and carried unanimously.

UNDER the City Manager's Report, City Manager Coleman reminded the Council of the Yoakum Heritage Museum Christmas Tree Display; the City participated in decorating a tree in the exhibit. Council was also reminded of an event to be held at the Carl & Mary Welhausen Library on December 11, 2015 beginning at 5:30 PM. The City facility holiday closure information was provided and sanitation routes were reviewed. Council will be provided an agenda item to consider additional fee changes to the Manual of Fees and Service Charges at the January Council meeting. Mr. Coleman provided information to the Council regarding the Friends of the Carl & Mary Welhausen Library have begun the process of becoming a 501(c)3 organization. The auditor is scheduled to be in City Hall December 9, 2015 to do in house work on the 2014-2015 budget. The audit may be complete and ready for presentation at the February 2016 meeting. The contractor has begun work on the demolition of the standpipe. The agreement made with Texas Disposal Systems to receive the City's excess recycle material has been delayed for the time being. Staff will continue to keep Council posted on the progress. An addition to the City's Rodeo Arena concession stand has been proposed by the Yoakum Future Farmers of America. The group is hoping to have the improvement completed by the January 2016 4H Livestock Show. The Police Department had made a change from 8 hour shifts for the Police Officers to 12 hour shifts; however, due to ongoing vacancies, the department is shifting back to 8 hour shifts to ensure full coverage and to handle vacation, sick leave, etc.

MAYOR Rodriguez presented a photo of the newest billboard sponsored by the Hotel Occupancy Tax Board located on Highway 183 facing south on the north side of Cuero, Texas. And congratulations was provided to Police Chief Karl Van Slooten on his one-year anniversary with the City.

THERE being no further business, the meeting adjourned at 0:30 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk