January 9, 2018
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

ABSENT: Sandra Jacob ................................................................. Finance Director

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
December 12, 2017 as presented. Second was made by Councilmember Jahn. Motion carried
unanimously.

MAYOR Rodriguez and Council recognized Mr. Bill Lopez for his dedicated service to the
Yoakum Community and the Yoakum Area Chamber of Commerce; congratulating him on his
retirement as Chamber President, Council presented Mr. Lopez with a Certificate of Appreciation.

MS. Sharon Parr was present to make a request to Council to consider changing the 10-year
age limit for manufactured homes inside the City limits. Mayor Rodriguez explained the ordinance
and the Council’s reasoning in implementing the restriction. Council thanked Ms. Parr for attending
the meeting, however, her request for consideration of revising the ordinance was declined.

CHRISTI Svec representing the Yoakum Shape Shop was present to provide information
and make a request on behalf of the Dash For Downs Committee. After hearing the request, Mayor
Pro-Tem Sitka made a motion to authorize the closure of certain streets and the use of ATVs on City
streets for the Annual 5K Dash For Downs & Kids Fun Run scheduled for May 19, 2018. Motion was
seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember Jahn to adopt a resolution (recorded as No. 2018-01) amending
the City of Yoakum Manual of Fees and Service Charges specifically Subsection X. Solid Waste
Management Facility Rates & Fees of the Utilities Section. Second was made by Mayor Pro-Tem
Sitka and motion carried unanimously.

COUNCILMEMBER O’Neill made a motion to adopt a resolution (recorded as No. 2018-02)
amending Resolution 96-06 exempting inscription requirements for certain municipal-owned motor
vehicles for the Police Department to include the Purchasing Agent, City Manager, and Police Chief
as authorized representatives. Motion was seconded by Councilmember McCoy and carried
unanimously.
MOTION by Councilmember McCoy to adopt a resolution (recorded as No. 2018-03) authorizing, establishing the procedures for, and appointing the election officials for the City General Election to be held on May 5, 2018. Second was made by Councilmember Jahn; motion carried unanimously.

COUNCILMEMBER Jahn made a motion to authorize the City Manager to enter into a Lease Agreement with Lavaca County for HAVA compliant election equipment. Motion was seconded by Councilmember Jahn and carried unanimously.

INFORMATION was provided regarding a proposed citizen's committee to review and make recommendations on proposed zoning and downtown redevelopment issues. Director of Economic Development Chuck Dart was present to provide an outline as discussed by the Yoakum Economic Development Corporation Board of Directors. After discussion, Council directed staff to develop a committee based on the following criteria: a seven (7) member board consisting of one (1) Councilmember, one (1) YEDC member, three (3) members from the business district (either property owners or business owners), and two (2) members from the general public.

DISCUSSION was held regarding the City's match toward the Economic Development Administration proposed grant for the Eddy Packing, Inc. Infrastructure Improvement Project. The City's grant administrator, GrantWorks, Inc. suggests moving forward with submission of the grant. Award will be made at the end of March and more details will be available regarding match requirements. The item will be reviewed at a future meeting for consideration.

INFORMATION regarding an Engineering Services Agreement with TRC, Inc. of Austin, Texas for the Sanitary Sewer Improvements Project related to the Texas Capital Fund Grant was not provided. Details will be presented at a future meeting.

MAYOR Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2018-04) authorizing the City Manager to apply for a grant through the Golden Crescent Regional Planning Commission and the Office of the Governor - Criminal Justice Division for Police Safety Equipment. The grant will provide updated in-car cameras with a 20% match required from the City. Motion was seconded by Councilmember O'Neill and carried unanimously.

MOTION by Councilmember McCoy to authorize the closure of certain streets in coordination with the Shelley King Concert hosted by the Carl & Mary Welhausen Library scheduled for March 16, 2018 at 810 Front Street. Second was made by Councilmember Jahn; motion carried unanimously.

UNDER the City Manager's Report, Council was provided information regarding 1) the Guadalupe Valley Water Association meeting to be hosted by the City of Yoakum on Thursday, January 18, 2018 at the Yoakum Community Center; 2) the Friends of the Library Potato Luncheon fund raiser scheduled for Monday, January 22, 2018; 3) the Yoakum Area Chamber of Commerce 100th Annual Banquet to be held on Thursday, January 25, 2018; 4) important dates related to the May 5, 2018 General Election; and 5) the retirement celebration for Water/Wastewater Superintendent Richard Clark on Wednesday, January 31, 2018. The Quarterly Financial Reports were presented for Council information. An update was provided regarding Hurricane Harvey repairs and the FEMA reimbursement process currently pending. A review was provided of the Sewer Improvement Project and details that the contractor will be revisiting street repair issues prior to final payment; the Street Department is working through last year's Project and a budget amendment will be brought to Council for consideration to cover portions that were not completed during last year's budget; and Street Superintendent Gerard
Novosad is working with the Street Project contractor on issues at North South Street at the railroad crossing. Steve Van Mannen with Harrison, Waldrop & Uherek will be presenting the 2016-2017 Financial Audit in February for Council consideration. Staff will continue negotiations with Texas Disposal System of Austin, Texas for roll-off services for the City of Yoakum Solid Waste Customers to be brought to Council for consideration at a future meeting. The final agreement with Eddy Packing, Inc. will be brought to Council for consideration, as well.

THERE being no further business, the meeting adjourned at 6:35 PM.

Anita R. Rodriguez, Mayor  
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
February 13, 2018
Conference Room – 5:30 PM
City Hall

SPECIAL 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 meeting to order at 5:30 PM.

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, 2017. 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 presented and reviewed in detail. After discussion and review, Councilmember McCoy made a motion to accept the Fiscal Year 2017 Audit Report as presented. Councilmember Jahn seconded the motion; motion carried unanimously.

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

Anita R. Rodríguez, 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 McCoy gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed. Mayor Rodriguez with the assistance of Council presented a recognition to the Yoakum High School Lady Bulldog Cross Country Team, Korina Anzualda (individual District Champion), Ella Coleman, Kaelie Knezek, Gabby Moreno, Jayla Morris, April Novosad, and Bailey Petras, for their outstanding performances throughout the year and as 2018 State Qualifiers.

MOTION was made by Councilmember McCoy to adopt the minutes from the meeting of January 9, 2018 as presented. Second was made by Councilmember Jahn. Motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments regarding the rescission of Specific Use Permits for the placement of mobile homes on the following properties: 1) Lot 16-FR, and 17 of Block 2 in the Oak Ridge Addition (704 Walnut Street); and 2) Lot 13 and a portion of a closed alley of Block 1112 in the A. May Addition (201 Alexander Street). Property owners for the property located at 704 Walnut Street were not present. The structure has been vacant since 2016 and meets the statutory requirements for rescission of the Specific Use Permit. Property representatives for the property located at 201 Alexander Street were present to request additional information and direction from Council. The property owner of record on this property is Herman Rosales, now deceased. Katherine Guerrero, Mr. Rosales’ daughter, was present representing the estate. Although City staff were unable to locate documentation that a Specific Use Permit was requested or issued for this property, official notice and procedures were followed to inform property owner. Information was provided by City Manager Coleman and City Attorney Kvinta regarding the details surrounding the property. Ms. Guerrero was informed of the guidelines and the need to remove the trailer within 120 days of the date of the official notice to be sent out after this meeting. The removal will be required regardless of whether the property is sold or retained by the family. Hearing no further comments from the public, Mayor Rodriguez closed the public hearing.

COUNCILMEMBER Jahn made a motion to adopt the following two ordinances on emergency reading: 1) (recorded as No. 2138) rescinding a Specific Use Permit for the placement of a mobile home on property described as Lots 16-FR and all of Lot 17 of Block 2 in the Oak Ridge Addition as shown on the official tax roll within the City of Yoakum City Limits (for location reference:
704 Walnut Street); and 2) (recorded as No. 2137) rescinding a Specific Use Permit for the placement of a mobile home on property described as Lot 13 and a portion of a closed alley of Block 1112 in the A. May Addition as shown on the official tax roll within the City of Yoakum City Limits (for location reference: 201 Alexander Street). Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

BECKY Janak was present to make a request on behalf of the Lavaca County Senior Citizen Center located on Klinta Drive for the City to provide assistance with utility payments. The Center is experiencing funding cut backs from State and Federal funding sources. Local managers are looking for ways to continue the service the Center provides to the 60-80 residents that are assisted each day through the facility. Discussion was held and the Center's utility costs were reviewed. After consideration, Mayor Pro-Tem Sitka made a motion to reimburse the Yoakum branch of the Lavaca County Senior Citizen Center $250.00 per month for utility service beginning with the month of March 2018. Second was made by Councilmember McCoy; motion carried unanimously.

BASED on a request from Mr. Travis Mc Kee to allow the construction of an additional private hangar at the Yoakum Municipal Airport, Mayor Pro-Tem Sitka made a motion to authorize the City Manager to execute and submit FAA Form 7460 to the Federal Aviation Administration requesting permission to build on the property. Motion was seconded by Councilmember McCoy and carried unanimously.

BID tabulations were presented on proposals submitted for the Brushy Creek Well No. 7 Rehabilitation Project and the Park Water Plant Booster Pump No. 2 Rehabilitation Project. After review of received bids, Councilmember O'Neil made a motion to award the Brushy Creek Well No. 7 Rehabilitation Project to Friedel Drilling Company of Yoakum, Texas in the amount of $31,483.35, and Park Water Plant Booster Pump No. 2 Rehabilitation Project to Friedel Drilling Company of Yoakum, Texas in the amount of $12,533.20. Second was made by Councilmember Jahn; motion carried unanimously.

BID tabulations were presented for review for the purchase of a sanitation truck for the Solid Waste Department. After review and discussion, Councilmember O'Neill made a motion to accept the bid from Santex Truck Center, Ltd. of San Antonio, Texas in the amount of $158,459 and authorize the sale of related surplus equipment. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to authorize the purchase of a tractor for the Street Department from BuyBoard vendor Shoppa's Farm Supply, Inc. of Shiner, Texas in the amount of $52,026.89 as budgeted. Second was made by Councilmember O'Neill and motion carried unanimously.

QUOTES were reviewed for removal of brush located at the Transfer Station; staff is waiting for one more quote expected by the end of the week. After discussion, Councilmember McCoy made a motion to award the contract to the low bidder based on received bids not to exceed $23,699. Motion was seconded by Councilmember Jahn and carried unanimously.

INFORMATION was provided regarding the proposed Fiscal Year 2018 Street Improvement Project. Areas around the schools are being reviewed by staff since the construction has been completed; suggestions were posed by Council to consider other options to renovate the streets besides patching and seal coating in an effort to create a smoother surface. Direction was provided by Council to move forward with the proposed streets to be included in the project as presented. Finalized plans will be brought back to Council at the March 2018 meeting for consideration.
COUNCILMEMBER McCoy made a motion to approve the use of Reserve Funds for above budget expenditures in the Street Department to purchase a track loader to assist in the Street and Solid Waste Departments, in the Solid Waste Department to assist in the purchase of the track loader, additional funds to cover a bill received after the close of Fiscal Year 2017 from Texas Disposal Systems, Inc. for brush grinding services, and to cover an upgrade to the scale software at the Transfer Station, and in the Fire Department to cover expenses for emergency repairs for an engine in an ambulance. Second was made by Councilmember Jahn; motion carried unanimously.

MOTION by Councilmember Jahn to allocate Fiscal Year 2017 Fund Balance increases to the General Fund Reserve Account: 1) Fire Department Fire Truck - $94,000; 2) Solid Waste Department Sanitation Equipment - $125,000; and 3) Street Department Capital Improvement Project - $105,800 for a total allocation in the amount of $324,800, and Fiscal Year 2017 Fund Balance increase to the Utility Fund Reserve Accounts as follows: 1) Technology (for upgrade to SCADA System) - $100,000; 2) Water Department Equipment - $100,000; 3) Sewer Department Equipment - $90,000; 4) Salary Survey - $50,000; 5) AMR System - $200,000; and 6) Electric Plan Study - $27,000. Mayor Pro-Tem Sitka seconded the motion. Motion carried unanimously.

INFORMATION was provided regarding storm related damage to the Library was provided for review. After discussion, Councilmember O’Neill made a motion to authorize the City Manager to advertise for bids for storm related repairs to the Carl & Mary Welhausen Library. Motion was seconded by Councilmember McCoy and carried unanimously.

ECONOMIC Development Director Chuck Dart presented the 2017 Annual Yoakum Economic Development Corporation Report as outlined in the Board’s By-laws. Mr. Dart summarized the projects that had begun over the past year, reviewed the progress on the National Register District project, the Eddy Packing Infrastructure Improvement Project, and the grant programs. Information was provided on the University of Houston – Victoria Small Business Development Center training that has been brought to the local businesses, the opening of the Yoakum General Store, and a grant summary for the prior fiscal year. The Council thanked Mr. Dart and the YEDC for their hard work throughout the year.

MAYOR Pro-Tem Sitka made a motion to approve Change Order No. 1 – Revised for Yoakum TxCDBG 7216510 (Texas Community Development Block Grant) Sewer Improvement Project as presented. Second was made by Councilmember O’Neill and motion carried unanimously.

COUNCILMEMBER McCoy made a motion to adopt a Resolution (recorded as No. 2018-05) authorizing the filing of a grant application with the Golden Crescent Regional Planning Commission for a regional solid waste grant. Motion was seconded by Councilmember Jahn and carried unanimously.

MOTION by Councilmember O’Neill authorizing the City Manager to advertise for Requests for Proposals to update the previous Master Parks Plan. Second was made by Councilmember Jahn and motion carried unanimously.

COUNCILMEMBER McCoy made a motion to establish a Downtown Revitalization Committee and appoint the following members: Councilmember Carl O’Neill, YEDC representative Tommy Barre, D/T Building Owner representatives Mary Bulot and Alexa Fikac, Chamber representative Bill Lopez, and General Public representatives Stormy Seekamp and Diane McCommas. Motion was seconded by Councilmember Jahn and carried unanimously.
MOTION by Councilmember Jahn to appoint City Manager Coleman, Mayor Pro-Tem Sitka and Councilmember McCoy to the City/School Summer Recreation Board. Second was made by Councilmember O'Neill and motion carried unanimously.

COUNCILMEMBER O’Neill made a motion to proclaim the week of March 5th – March 9th, 2018 as Texas Public Schools Week." Motion was seconded by Councilmember McCoy and carried unanimously.

UNDER the City Manager’s Report, Council was provided information regarding Council was reminded of the Yoakum Volunteer Fire Department Benefit scheduled for Sunday, February 18, 2018 at the Yoakum Community Center, of the FEMA Training scheduled for Tuesday, February 27, 2018 beginning at 1:00 PM, of the Dr. Seuss Birthday Party hosted by the Carl & Mary Welhausen Library on March 2, 2018 beginning at 2:30 PM, and of the Shelley King Concert hosted by the Carl & Mary Welhausen Library scheduled for March 16, 2018 beginning at 6:30 PM. A review was held of the upcoming activities for 2018 Spring Clean Up Program: bulk item pick up will be handled by City crews the week of April 2nd through April 6th. An update was provided regarding Hurricane Harvey repairs and the FEMA reimbursement process currently pending. Staff will be developing a written policy regarding in-stock material sales from the City Warehouse as recommended by the auditors, to be brought back to Council at a future meeting. Staff is continuing negotiations with Texas Disposal System of Austin, Texas for roll-off services for the City of Yoakum Solid Waste Customers to be brought to Council for consideration at a future meeting.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:20 PM to deliberate the appointment, employment, evaluation, etc. of the Municipal Court Judge (V.T.C.A., Gov. Code, Sec. 551.074), to deliberate the appointment, employment, evaluation, etc. of the City Attorney (V.T.C.A., Gov. Code, Sec. 551.074), and to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting was re-opened to the public at 7:38 PM. Action resulting from Executive Session: 1) Motion by Mayor Pro-Tem Sitka to increase to monthly salary of the Municipal Court Judge to $1,200 effective February 10, 2018. Second was made by Councilmember McCoy; motion carried unanimously; and 2) Motion by Mayor Pro-Tem Sitka to increase the hourly rate of the City Attorney to $120.00 for consultation with a monthly retainer fee remaining at $400. Motion was seconded by Councilmember O’Neill and carried unanimously.

THERE being no further business, the meeting adjourned at 7:39 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
March 13, 2018
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 gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed. Lenzy Meza was introduced as the new Telecommunications Operator in the Police Department.

MOTION was made by Councilmember McCoy to adopt the minutes from both meetings of February 13, 2018 as presented. Second was made by Councilmember Jahn. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2018-06) approving the updated Lavaca County Hazard Mitigation Plan. Motion was seconded by Councilmember O’Neill and carried unanimously.

MOTION was made by Councilmember O’Neill to re-appoint Harrison, Waldrop & Uherek, L.L.P. for Fiscal Year 2018 auditing services in accordance with the Single Audit Act initiating the final renewal of the current contract. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

DIRECTOR of Economic Development Chuck Dart was present to provide information regarding the rebranding effort; points were made regarding the economic changes that have taken place over the years, and the need to accurately reflect what the community has to offer. The Yoakum Economic Development Corporation Board of Directors has been approached, as well as the Yoakum Area Chamber of Commerce in order to determine the interest of each party in participating in the effort. Consensus of the Council was to move forward with City participation in the project. The Chamber of Commerce will initiate Requests for Proposals and funding consideration will be considered at a later date based on total cost estimates.

MOTION by Councilmember Jahn to approve a service agreement with Texas Disposal Systems to provide transportation of commercial roll-off containers as presented. Councilmember McCoy seconded; motion carried unanimously.

POLICE Chief Karl Van Slooten was present to provide information and answer questions regarding an unbudgeted funding request. Police Department and Fire Department staff have been working on the emergency response trailer for use during disaster and emergency incidents. The
project was listed in the five-year plan; however, utilizing donations and other revenue sources, funds have been freed up to complete the mobile response unit. The mobile response unit will replace the Police Department in the event of an evacuation of the building and will serve as a command center in the event of an emergency. In conjunction with the mobile unit, an updated records management system is being required to meet Federal specifications and will also need to be purchased. After review and discussion, a motion was made by Mayor Pro-Tem Sitka to approve the unbudgeted revenue for use to complete the mobile response unit, and to authorize the City Manager to execute a purchasing agreement with Kologik of Baton Rouge, LA. as a sole source provider for Police Department software in an amount not to exceed $17,300. Motion was seconded by Councilmember O’Neill and carried unanimously.

COUNCILMEMBER O’Neill made a motion to authorize allocation of reserve funds for emergency HVAC repairs at the Carl & Mary Welhausen Library to replace one unit serving the upstairs portion of the library in the amount of $12,000. Second was made by Councilmember O’Neill; motion carried with Councilmember Jahn abstaining and all other members voting in favor.

MOTION by Councilmember McCoy to reallocate budgeted funds to cover expenses related to the Texas Municipal League Region 11 Quarterly Meeting to be hosted by the City of Yoakum on April 12, 2018 from the Election Budget. Second was made by Councilmember O’Neill and motion carried unanimously.

COUNCILMEMBER McCoy made a motion adopting a resolution (recorded as No. 2018-07) accepting a Certificate of Unopposed Candidates, cancelling the May 5, 2018 City of Yoakum General Election, and declaring each unopposed candidate elected to office for City Council Place 4 – Elorine Sitka & City Council Place 5 – Billy Goodrich. Motion was seconded by Councilmember Jahn and carried unanimously.

INFORMATION was provided regarding the Pool Crisis Management Plan. After discussion, Councilmember O’Neill made a motion to adopt the updated City of Yoakum Pool Crisis Management Plan as presented. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MOTION by Councilmember McCoy to appoint Dennis Kutach, Scott Witte, and Carl O’Neill to the Parks & Recreation Advisory Committee. Councilmember Jahn seconded. Motion carried unanimously.

COUNCILMEMBER McCoy made a motion to appoint Shannon Blaschke and Joyce Foster to fill vacancies for the Downtown Revitalization Committee. Motion was seconded by Councilmember Jahn and carried unanimously.

MOTION by Councilmember Jahn to appoint Anita R. Rodriguez as Council Representative to the Yoakum Volunteer Fire Department Pension Board/Texas Emergency Services Retirement System for a two-year term.

MAYOR Pro-Tem Sitka made a motion to nominate the following to respective Golden Crescent Regional Planning Commission Advisory Committees: Regional Economic Development Advisory Committee (REDAC) (DeWitt County) Charles “Chuck” Dart; Regional Environmental Communications Advisory Committee (RECAC)(DeWitt County) Karl Van Slooten and Yvonne Rodriguez, (Lavaca County) Mark Herchek; Regional Environmental Resources Advisory Committee (RERAC) (DeWitt County) Michael Bennett and Gerard Novosad; Regional Health & Human Services Advisory Committee (RHHASC) (DeWitt County) Tishanne Carroll; Regional Homeland Security Advisory Committee (RHSAC) (Lavaca County) Mark Herchek; and Regional
Public Protection Advisory Committee (RPPC) (DeWitt County) Karl Van Sloaten. Second was made by Councilmember O'Neill and carried unanimously.

MOTION by Councilmember McCoy to proclaim the month of April 2018 as Fair Housing Month. Motion was seconded by Councilmember O'Neill and carried unanimously.

COUNCILMEMBER O'Neill made a motion to adopt a resolution (recorded as No. 2018-08) authorizing the submission of an application to the U.S. Department of Commerce Economic Development Administration’s (EDA) 2017-18 Program for grant funds to construct electrical, sewer, water system, and street access improvements to foster economic development activity and designate the City Manager as the City’s authorized signatory. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

UNDER the City Manager’s Report, Council was invited to the Shelley King Concert hosted by the Carl & Mary Welhausen Library scheduled for March 16, 2018 beginning at 6:30 PM. Council was reminded of the bi-annual City of Yoakum Bulk item Spring Clean Up Program scheduled for the week of April 2nd – April 6th, 2018. Council was also invited to the Friends of the Library Luncheon scheduled for Monday, April 9, 2018. City Manager Coleman reminded the Council that City facilities will be closed in observance of Good Friday for half a day on March 30, 2018. An update was provided on Hurricane Harvey recovery/reimbursement processes. Bids will be going out for the repairs to the library; the document is currently under review by the Texas Department of Emergency Management and staff is waiting on recommendations for changes to the proposed advertisement. The Little League Association has taken on the project to repair the dugout that was damaged by the storm. The permitted burn is on its final extension; the Fire Department will be asked to extinguish what remains of the smolder and removal processes will begin. The 2018 Street Improvement Project will be brought to Council for consideration at the April meeting. Staff is getting ready for Spring cleaning projects at the golf course and little league fields. Information was provided regarding the conversion from AT&T internet services to Spectrum. Facilities are being transferred as Spectrum’s construction schedule allows. Requests for Proposals will be sent out for the revision of the Park Plan. Engineer Billy Berger will be reviewing the Police Department facility to make recommendations. The policy regarding in-stock material sales from the City warehouse will be brought before Council at a later date. Staff is preparing documentation for the rescission of two specific use permits for Council to consider at the April meeting.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:00 PM to consult with the City Attorney on contemplated litigation regarding a current Code Enforcement issue (V.T.C.A., Gov. Code, Sec. 551.071). The meeting was 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
April 10, 2018  
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  
Carl O’Neill ............................................................... 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 Mayor Pro-Tem Sitka gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed. Trent McCarty was introduced as the new Officer in the Fire/EMS Department.  

MOTION was made by Mayor Pro-Tem Sitka to adopt the minutes from the meeting of March 13, 2018 as presented. Second was made by Councilmember O’Neill. Motion carried unanimously.  

MAYOR Rodríguez opened a public hearing to receive citizen comments and consider rescinding Specific Use Permits for the placement of mobile homes on the following properties: 1) Lot 10 of Block 1227 in the AD Ryan Addition (607Clark Street previously identified as 711 Clark Street); and 2) Lots 8 & 9 of Block 1189 in the Marshall Subdivision of the Davis Addition (310 Rose Street). Property owner Raymond Hall was present provide information, answer questions, and request that the permit not be rescinded. The manufactured home has been vacant for an extended period of time. Mr. Hall indicated that he is currently living in his son’s home however, resides in the subject property from time to time. He also indicated that he would like to have the home leveled and the property backfilled to raise the property above flood level. Utility usage was reviewed — no water usage and minimal electrical usage has been reported over the past 90 days. Photos were presented for review; drainage issues were reviewed and will be addressed by City staff. There being no further discussion on the 607 Clark Street address, the public hearing moved on to hear from Mr. Gonzales, owner of the property located at 301 Rose Street. The existing manufactured home was placed on the property without an approved specific use permit sometime around 1981. The utilities have been disconnected for over 90 days and the manufactured home does not meet the current building standards to be reconnected to City utilities. Mr. Gonzales asked that the specific use permit not be rescinded and indicated that he would like to use the home as rental property. Hearing no further comments from the public, the public hearing closed.  

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2139) on emergency reading rescinding Ordinance No. 1243 providing for a Specific Use Permit for the placement of a mobile home on property described as Lot 10 of Block 1227 in the AD Ryan Addition as shown on the official Tax Roll and providing 120 days for removal of the structure. Second was made by Councilmember Jahn; motion carried unanimously.
COUNCILMEMBER Jahn made a motion to adopt an ordinance (recorded as No. 2140) on emergency reading rescinding a Specific Use Permit for the placement of a mobile home on property described as Lots 8 & 9 of Block 1189 in the Marshal Subdivision of the Davis Addition and providing for 120 days for the structure to be removed. Motion was seconded by Councilmember O'Neill and carried unanimously.

MOTION by Councilmember Jahn to adopt an ordinance (recorded as No. 2141) on emergency reading amending Chapter 10 of the City of Yoakum Code of Ordinances specifically Sec. 10-114 to prohibit junk vehicles as outlined in State law. This ordinance will allow Code Enforcement to cite individuals whose property is in violation of the minimum housing standards in court instead of removing the vehicles to the City impound yard. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2018-09) in support of an application for a National Incident Based Reporting System (NIBRS) to the Office of the Texas Governor. Motion was seconded by Councilmember O'Neill and carried unanimously.

MOTION by Councilmember O'Neill to adopt a resolution (recorded as No. 2018-10) suspending the proposed gas reliability infrastructure program interim rate adjustment of Texas Gas Service Company. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

COUNCILMEMBER Jahn made a motion to adopt a resolution (recorded as No. 2018-11) accepting the proposed base rates and interim rate of Texas Gas Service Company as presented. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt resolutions 1) designating authorized signatories for contractual documents and the document for requesting funds pertaining to the Texas Community Development Block Grant Program (recorded as No. 2018-12); and 2) reaffirming Civil Rights procedures as required by the Texas Community Development Block Grant Program (recorded as No. 2018-13). Motion was seconded by Councilmember O'Neill and carried unanimously.

INFORMATION was presenting regarding a request for street closures from the Yoakum Area Chamber of Commerce. Miranda Wenske representing the Chamber was present to provide information and answer questions. Maps outlining the parade route were provided for review and discussion was held regarding fencing in the Park area in coordination with the music events. After review and discussion, Councilmember Jahn made a motion 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 90th Annual Tom Tom Festival activities to be held May 31st – June 3rd, 2018 as presented. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to authorize “No Parking” designation on the portion of Davis Avenue between Volland Street and S. Park Road on Saturday, June 2, 2018 in coordination with the 90th Annual Tom Tom Festival. Motion was seconded by Councilmember O'Neill and carried unanimously.

COUNCILMEMBER O'Neill made a motion to approve the streets to be included in the 2018 Street Improvement Project and authorize the City Manager to advertise for seal coat and concrete repair bids as presented. Second was made by Councilmember Jahn and motion carried unanimously.
MOTION by Councilmember O’Neill to authorize the City Manager to advertise for Requests for Qualifications for Hazard Mitigation Assistance Grant Application Development, Grant Administration, and Project Management Services in relation to FEMA mitigation grants. Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER Jahn made a motion to approve a recommendation from the Yoakum Economic Development Corporation Board of Directors amending the Section 380 Sales Tax and Economic Development Agreement with the Yoakum General Store. Second was made by Councilmember O’Neill and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to approve funding recommendations from the Hotel Occupancy Tax Advisory Board to fund Tom Tom Billboard Promotions in the amount of $1,600 and a multi-community partnership promotion project in an amount not to exceed $500. Second was made by Councilmember O’Neill and motion carried unanimously.

MOTION by Councilmember Jahn to appoint Connie Zimmerman and Glen Renken to the Yoakum Housing Authority Board of Commissioners for two-year terms and Evelyn Miculka to an unexpired two-year term. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to appoint Tim Respondik to the Parks & Recreation Advisory Board for a two-year term. Second was made by Councilmember O’Neill and motion carried unanimously.

COUNCILMEMBER O’Neill made a motion to proclaim the month of May 2018 as Yoakum Business Appreciation Month. Motion was seconded by Mayor Pro-Tem Sitka; motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to proclaim the month of May 2018 as Preservation Month. Second was made by Councilmember O’Neill and motion carried unanimously.

MOTION by Councilmember O’Neill to approve proclamation acknowledging Public Library Week, Telecommunications Operator Week, Administrative Professionals Week, Municipal Clerks Week, Police Officer Week, Emergency Medical Service Week, Public Works Week, and Economic Development Week. Motion was seconded by Councilmember Jahn and carried unanimously.

COUNCILMEMBER Jahn made a motion to accept the Quarterly Investments Report as presented. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

UNDER the City Manager’s Report, information was provided regarding the bi-annual City Bulk Item Spring Clean Up. Staff reported a smaller load than in years past; however, noticed a larger number of tires. Council was reminded of the TML Region 11 Quarterly Meeting scheduled for April 12, 2018 hosted by the City of Yoakum at the Yoakum Community Center beginning at 5:30. The City of Yoakum will host the Golden Crescent Regional Planning Commission’s General Assembly meeting on August 12, 2018. Staff is still working closely with the City’s FEMA representative to complete preparations for submitting claims due to damage caused by Hurricane Harvey. Staff is scheduled to do a walk-through with an architect at the Police Department. Staff has recommended coordinating the bi-annual Council/YEDC workshop for late May. Plans are to present recommended changes to the current grant guidelines and possible new grants. The Planning and Zoning Commission will be providing recommended changes to the Zoning Ordinance to be presented to Council at a future meeting. Information will be presented from Texas Disposal Systems for changes to the current contract. Council was
informed of civic projects performed by staff members from the Lower Colorado River Authority – Steps Forward: the addition of new landscaping at the Yoakum Police Department; and the renovation/rehabilitation of the railroad control building located at the corner of South South Street and W. Gonzales Street.

MAYOR Rodriguez asked the Council to assist with the recognition of Councilmember Rodney Jahn for six and a half years of dedicated service on the Yoakum City Council; all members present extended their gratitude to Councilmember Jahn for his service to the community.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:10 PM to consult with the City Attorney on contemplated litigation regarding a current Code Enforcement issue (V.T.C.A., Gov. Code, Sec. 551.071). The meeting was re-opened to the public at 7:21 PM. No action resulted from Executive Session.

THERE being no further business, the meeting adjourned at 7:21 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. Rodríguez ................................................. Mayor
Elorine Sitka ................................................................. Mayor Pro-Tem
Billy Goodrich ............................................................. Councilmember
Timothy L. McCoy ......................................................... Councilmember
Carl O'Neill .................................................................. Councilmember
Kevin M. Coleman ......................................................... City Manager
Kenneth E. Kvinta .......................................................... City Attorney
Theresa A. Bowe ............................................................. City Clerk

ABSENT:  
Sandra Jacob ............................................................... Finance Director

MAYOR Rodríguez 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.

MAYOR Rodríguez presented Certificates of Election for Councilmembers Elorine Sitka and Billy Goodrich. City Clerk Bowe administering the Statement of Elected Officers and the Oaths of Office to both elected officers.

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

MAYOR Pro-Tem Sitka made a motion to adopt the minutes from the meeting of April 10, 2018 as presented. Second was made by Councilmember McCoy; motion carried unanimously.

MAYOR Rodríguez allowed comments from Karissa Johnson to recognize members of the Yoakum Fire Department and Yoakum Volunteer Fire Department for providing prompt care and ongoing service above and beyond the call of duty to her and her daughter during the emergency situation occurring as a result of complications during the birth of her child. City Clerk Bowe called for point of order as information being presented was not outlined on the agenda and was inappropriate for discussion during the Council meeting. Mayor Rodriguez called a short recess at 6:06 PM to allow time to regain order of the meeting.

THE meeting was called back to order at 6:08 PM.

MAYOR Rodríguez opened a public hearing to receive citizen comments and recommendations from the Planning and Zoning Commission on the approval of changes to the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning Ordinance, specifically in Article II. District Regulations: Division I. Generally: Section, 52.39. Minimum lot requirements, 52.42. Distances between residential buildings, and Division II. Residential districts: 52.71. R-3 Residential districts. Information was presented regarding the recommendations from the Planning and Zoning Commission. Discussion was held regarding the outlined changes. Hearing no further discussion and receiving no comments from the public, the public hearing closed.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2142) on first reading amending City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning Ordinance,
specifically in Article II. District Regulations: Division I. Generally: Section, 52.39. Minimum lot requirements, 52.42. Distances between residential buildings, and Division II. Residential districts: 52.71. R-3 Residential districts as presented. Second was made by Councilmember O'Neill. Motion carried unanimously.

INFORMATION was presented regarding the renewal of an interlocal agreement with DeWitt County for emergency notification services through Emergency Communications Network (CodeRed). After review of the cost distribution between the participating entities, Councilmember McCoy made a motion to authorize the City Manager to enter into an interlocal agreement with DeWitt County for emergency notification services through CodeRed in an amount not to exceed $4,386.69. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Councilmember O'Neill to award a bid for the LED Street Light Replacement Project to TechLine, Inc. of Austin, Texas through the LCRA Group Contract in the amount of $45,897.50. Second was made by Councilmember McCoy; motion carried unanimously.

AFTER review of qualifications received as a result of Requests for Qualifications, Councilmember Goodrich made a motion to authorize the City Manager to negotiate with H2O Partners of Austin, Texas for hazard mitigation assistance grant application development, administration, and project management services. Councilmember O'Neill seconded the motion; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to authorize the City Manager to execute an agreement with Texas Disposal Systems of Austin, Texas for waste management services extending the services provided to the City of Yoakum to include transfer station hauling, sludge container and removal services, and compactor and open-top handling services; with a proposed rate schedule through 2025 for these services with an increase of 3.5% annually for each service. Second was made by Councilmember McCoy. Motion carried unanimously.

BID tabulations were reviewed for the 2018 City of Yoakum Street Improvement Seal Coat Project and 2018 Street Improvement Concrete Project. After discussion, Councilmember McCoy made a motion to award the bid for the 2018 City of Yoakum Street Improvement Seal Coat Project to H&C Construction of Shiner, Texas in the amount of $101,699.55 and award the bid for the 2018 City of Yoakum Street Improvement Concrete Project to Pinewoods Construction Service of Cuero, Texas in the amount of $83,958.75. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

COUNCILMEMBER O'Neill 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 (203 Nelson Street) on May 28, 2018 as requested. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

MOTION by Councilmember McCoy to authorize "No Parking" designation on the portion of Davis Avenue between Vollentine Street and S. Park Road on Friday, June 1, 2018 in coordination with the 90th Annual Tom Tom Festival. Councilmember Goodrich seconded the motion; motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorizing the closure of certain streets in coordination with the Library Summer Reading Program scheduled for July 25, 2108 at 810 Front Street as presented. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

COUNCIL received a report from Director of Economic Development Chuck Dart regarding the Downtown Revitalization Committee recommendations. Information was presented and a summary of findings provided. The Downtown Revitalization Committee met twice; information from
various cities was accumulated including usage of sign ordinances specific to the downtown area, creating a Zoning Overlay Map, and other ordinances to improve the downtown area. Ordinance language from the cities that were contacted will be compiled and recommendations brought back to the Council at a future meeting.

MOTION by Mayor Pro-Tem Sitka to re-appoint Annie Rodriguez and Theresa Bowe to the Hotel Occupancy Tax Advisory Board for a two-year term. Second was made by Councilmember McCoy and motion carried unanimously.

DISCUSSION was held regarding the Golden Crescent Regional Planning Commission Annual General Assembly meeting to be hosted by the City of Yoakum on August 22, 2018. After discussion, Mayor Pro-Tem Sitka made a motion to authorize expenditures in an amount not to exceed $1,000 in coordination with the event. Motion was seconded by Councilmember Goodrich and carried unanimously.

UNDER the City Manager’s Report, Council was reminded City facility closures in observance of Memorial Day, and of the Memorial Day Services scheduled for May 28, 2018 at the Fire Station located at 203 Nelson Street beginning at 10:00 AM. Council was also reminded of the 90th Annual Tom Tom Festival scheduled for June 1st through June 3rd, 2018. Information was provided regarding the opening of the Municipal Swimming Pool and the Summer schedule was provided. The Library Summer Reading Program is underway and going well. Staff has been working with FEMA regarding reimbursement from damage caused by Hurricane Harvey; nearing the end of the process and should see results in the near future. Director of Public Works Michael Bennett and Street Superintendent Gerard Novosad are working with the Yoakum Independent School District’s engineers on drainage issues surrounding the high school. The infrastructure project for Eddy Packing, Inc. has been delayed; the company has asked to delay the signing of that contract to coincide with the start of construction. Impact of the delay will be reviewed to determine the effect it may have on the Texas Capital Fund and the Economic Development Association applications. A mid-year City Council/YEDC workshop has been scheduled for May 22, 2018. Information will be provided regarding the revised grant programs, the logical next steps for the rebranding effort, and additional items of interest can be included as Council chooses.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:03 PM to consult with the City Attorney on contemplated litigation regarding a current Code Enforcement issue (V.T.C.A., Gov. Code, Sec. 551.071), and to deliberate the appointment, employment, evaluation, etc. of the Director of Finance. The meeting was re-opened to the public at 7:25 PM. No action resulted from Executive Session.

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
MAYOR Rodriguez called the meeting to order at 5:24 PM and welcomed the YEDC Board.

A report was provided regarding the 4th Annual Business Appreciation Luncheon: 125 guests were in attendance. Costs were reviewed, the panel discussion with different perspectives of downtown revitalization held at the luncheon was reviewed, ideas for improvement were discussed, and program suggestions were reviewed.

IMPLEMENTATION of the survey results and recommendations from the Downtown Revitalization Committee were reviewed. The seven member committee met twice and were tasked with surveying multiple communities to determine what strategies have worked best for cities comparative to Yoakum. The City Manager was provided direction to enlist the assistance of the Planning and Zoning Commission to develop a Zoning Overlay. Six cities participating in the survey will be contacted for examples of the implementation of the overlay to assist with customizing the map for Yoakum. Specific recommendations will be brought before the Council for consideration. Discussion was held regarding the specific areas that may be considered in the Zoning Overlay process and the historic buildings that exist in the areas; communication with the building owners in the historic district was discussed — one on one interviews were suggested; and a suggestion was made to consider developing uniform plaques to be placed on each building with the unique history of the building inscribed. The next task will be to create a separate committee that will develop the ordinances pertaining to these suggestions.

RETAIL report was provided by DED Dart: the ALCO building on Highway 77A South has been sold; one tenant has been contracted and another is considering another 10,000 square feet of space in the building. The Yoakum Perk & Brew coffee shop has been approved for a grant through the YEDC and is working toward opening in a building downtown. A national retailer is under contract at a site on Highway 77A South. The Grand Theater is working on expanding into the next door building to open a second smaller screen and the YEDC anticipates an application for additional funds. Tim Respondik has partnered with Tammy and Phillip Steinmann for a restaurant
in the same building. Tacos Los Gildos will be moving into a building downtown. Dairy Treet is moving into a larger facility on West Grand Avenue. DED Dart is working with the owner of the Stanley Center to replace Dairy Treet as a tenant. DED Dart has also been working with Eddy Packing, Inc. to assist with retaining staff. Certain aspects that affect the turnover of employees are the need for extended hours day care, transportation, housing, and skills development. The old Park Place School property is up for sale and being considered for purchase and placement of 10 affordable homes.

After review and discussion, the consensus of the Council and YEDC Board was to give direction to staff to follow through with the downtown revitalization project as the highest priority.

MAYOR Rodriguez thanked the Council and the Board for meeting. The next joint meeting was tentatively scheduled for October 16, 2018 at 5:00 PM.

THERE being no further business, the meeting adjourned at 6:55 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. Rodríguez ........................................... Mayor
Elorine Sitka ......................................................... Mayor Pro-Tem
Billy Goodrich ....................................................... 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: Timothy L. McCoy ............................................. Councilmember

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

COUNCILMEMBER O’Neill made a motion to adopt the minutes from the meetings of May 8 and May 22, 2018 as presented. Second was made by Councilmember Goodrich; motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2142) on second and final reading amending City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning Ordinance, specifically in Article II. District Regulations: Division I. Generally: Sections, 52.39. Minimum lot requirements, 52.42. Distances between residential buildings, and Division II. Residential districts: 52.71. R-3 Residential. Second was made by Councilmember O’Neill and motion carried unanimously.

MAYOR Rodríguez opened a Public Hearing to receive recommendations from the Planning and Zoning Commission and to provide for citizen comments regarding the following requests for amendments to Chapter 52: Zoning of the City of Yoakum Code of Ordinances:

a) A Specific Use Permit for the operation of a home occupation on property located at 205 Dallas Street; and
b) A Change in Zoning from Residential (R-2) to Residential (R-3) on property located in at 409 Mathew Street.

Applicant Ashley Massey was present to provide information and answer questions. A pre-manufactured building had been placed on the property and will be moved to the proper location in compliance with restrictions based on the property’s zoning designation; customers will be provided off-street parking; additional information was discussed regarding the condition of the property. Santos Aleman was present representing property located at 311 & 313 Mathew Street to provide information and answer questions. A portion of the property is being consider for purchase and the potential buyer will only commit to the purchase if the property is zoned to allow for a double-wide manufactured home. Hearing no further comments from the public, the public hearing closed.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2143) on first reading granting a Specific Use Permit for the operation of a home occupation as defined in section 52-69(19) on property described as Part of Lot 2, and all of Lot 3 of Block 1173 in the Nelson Addition as shown on the official tax roll (for location reference only: 205 Dallas St.). Second was made by Councilmember Goodrich; motion carried unanimously.
COUNCILMEMBER O'Neill made a motion to adopt an ordinance (recorded as No. 2144) on first reading granting a Change in Zoning from Residential (R-2) to Residential (R-3) on property described as Lots 5-8 of Block 1121 in the Park Heights Addition as shown on the official tax roll (for location reference only: 409 Mathew St.) in the City of Yoakum, as it pertains to the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning. Motion was seconded by Councilmember Goodrich and carried unanimously.

CITY Manager Coleman presented a proposed agreement with H2O Partners of Austin, Texas for hazard mitigation grant assistance that has become available due to the effect of Hurricane Harvey on our region. Two projects were identified as needs that will qualify for the grant: emergency power generators at the Fire Department building and the Brushy Creek Water Plant, and lightning arrestors at critical locations in the City’s water and waste water systems. A third project may be considered. Under the proposed agreement, H2O will charge the City $8,000 for the development and submittal of the applications. If funded, H2O will provide us a separate contract to administer the grant reporting and closeout. If funded, application and administration expenses would be reimbursed by FEMA at 75% of costs. If not approved, the application fee will be a direct expense to the City. After discussion, Councilmember Goodrich made a motion to authorize the City Manager to execute a Professional Services Agreement with H2O Partners of Austin, Texas for the development and submittal of grant applications for the City for FEMA funded Hazard Mitigation Grants. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

CITY Manager Coleman provided information regarding a proposed contract for building code inspection services through a third party vendor. The vendor will provide services during the period while City Code Enforcement Officers are working toward licensing requirements and will provide continued support services after City employees are licensed which will give the Inspection Department additional flexibility for inspection services. Mayor Pro-Tem Sitka made a motion to authorize the City Manager to execute a Professional Services Agreement with Bureau Veritas for building code inspection services contingent upon reconciling the limited liability clause within the contract. Second was made by Councilmember O'Neill and motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to adopt an ordinance (recorded as No. 2145) on first reading amending the 2017-2018 City of Yoakum Fiscal Year General Fund, Utility Fund, and Special Funds Budget. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

DISCUSSION was held regarding a drainage improvement project on McKinnon Street proposed by the Yoakum Independent School District. Current construction on the high school and junior high facilities has worsened the drainage issue at the location. City staff met with Yoakum ISD representatives to review the situation and discuss a plan of action. City staff believes the cost of the project can be lessened with the oversight of the project being handled by City staff in coordination with the project engineers, and the pavement repair and drainage construction handled by City crews. Councilmember Goodrich made a motion to approve in-kind services for oversight, complete the grading work and street repair, and provide funding up to $30,000 to assist with the project. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MOTION by Councilmember O'Neill to authorize the closure of certain streets in coordination with the St. Joseph Catholic Church Jack-O-Lantern Run scheduled for October 27, 2018. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the closure of certain streets in coordination with the Bi-Annual Asberry School Reunion parade scheduled for July 7, 2018. Motion was seconded by Councilmember O'Neill and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2146) on first reading amending the City of Yoakum Code of Ordinances, Chapter 10. Buildings and Construction,
Article II. Additional Local Requirements, Division 4. Unsafe Building Abatement Code, Sec. 10-118.
Prohibited Acts regulating premanufactured buildings and manufactured homes. Second was made
by Councilmember Goodrich; motion carried unanimously.

INFORMATION was presented regarding employee insurance benefits through Texas
Municipal League MultiState Intergovernmental Employee Benefits Pool. Additional options have
been requested and will be reviewed by staff. Recommendations will be provided at the July Council
meeting. No action was taken regarding execution of the rerate notice, Continuation of Coverage
Agreement, nor the Request for Qualifications for consulting services to assist with insurance
benefits bidding process.

MOTION by Mayor Pro-Tem Sitka to appoint the following to respective City Boards:
Bobby Wade and Vicki White for three-year terms to the Planning and zoning Commission; Wilbern
Hairrell, Harvey Pekar, Bobby Wade, Connie Zimmerman, and Michael Machalec as members for
two-year terms to the Building and Standards Commission and Sandra Bergey as an alternate (Alan
Kahanek and Christine Zimmerman declined reappointment to the Building and Standards
Commission leaving two vacancies); Roberta Bittick, Lynn Brewer, Bill Haas, and Amanda Sykora
to the Library Board for two-year terms; Norman Kaiser, Dwayne Bowe, and Bill Natho to the
Construction Board of Adjustment and Appeals for three-year terms; Elorine Sitka to the Yoakum
Heritage Museum Board as City Council Representative; and Mark Jahn, Scott Moehlman, Darlene
Renken, and Michael Machalec to the Zoning Board of Adjustment and Appeals for three-year terms
(Christine Zimmerman declined reappointment leaving an additional vacancy). Second was made
by Councilmember Goodrich and motion carried unanimously.

UNDER the City Manager's Report, Council was reminded that City facilities will be closed
on Wednesday, July 4, 2018 for Independence Day. Information was provided regarding changes
made to the age requirement for children at the Municipal Swimming Pool to allow children 12
years and older entry without an adult; children 9 year to 12 years may be accompanied by an
older sibling; and children under the age of 9 must be accompanied by an adult. Representatives
with Eddy Packing, Inc. requested alternatives to their commitment to the number of additional
employees through the grant requested from the Texas Capital Fund. Fewer committed
employees will affect the amount of funds that the company will be eligible for through that grant.
The Company has also requested that language within the contract prohibiting the sale of property
without prior approval was reevaluated and changed to prohibiting sale of the improvements/investment that the grant funding is being utilized to build. Staff is still waiting on
a response from the Federal Aviation Administration regarding the placement of a proposed
hangar at the Yoakum Municipal Airport. Documentation has been submitted to FEMA for
possible reimbursement to assist with recovery efforts from Hurricane Harvey; additional
information on two of the projects will be submitted. Interviews were held for the Director of
Finance position and references will be contacted for further consideration. Budget workshops
were discussed and one was set for Tuesday, August 7, 2018 at 5:15 PM.

THERE being no further business, the meeting adjourned at 7:11 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk
July 10, 2018  
Conference Room – 6:00 PM  
City Hall

REGULAR MEETING OF THE CITY COUNCIL

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

ABSENT:  
Sandra Jacob ............................................................ Director of Finance

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.

MAYOR Pro-Tem Sitka made a motion to adopt the minutes from the meeting of June 12, 2018 as presented. Second was made by Councilmember O’Neill; motion carried unanimously.

ASHLEY Massey was present to provide information and answer questions regarding a Specific Use Permit for the operation of a home occupation and property standards that must be met prior to opening the business. Guidelines and stipulations were reviewed with Ms. Massey. After discussion, Mayor Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2143) on second and final reading granting a Specific Use Permit for the operation of a home occupation as defined in section 52-69(19) on property described as Part of Lot 2, and all of Lot 3 of Block 1173 in the Nelson Addition as shown on the official tax roll (for location reference only: 205 Dallas St.); contingent upon bringing the exterior of the property into compliance prior to the issuance of any plumbing or electrical permits. Second was made by Councilmember McCoy; motion carried unanimously.

COUNCILMEMBER McCoy made a motion to adopt an ordinance (recorded as No. 2144) on second and final reading granting a Change in Zoning from Residential (R-2) to Residential (R-3) on property described as Lots 5-8 of Block 1121 in the Park Heights Addition as shown on the official tax roll (for location reference only: 311 Mathew St.) in the City of Yoakum, as it pertains to the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning. Motion was seconded by Councilmember Goodrich and carried unanimously.

COUNCILMEMBER O’Neill made a motion to adopt an ordinance (recorded as No. 2146) on second and final reading amending the City of Yoakum Code of Ordinances, Chapter 10. Buildings and Construction, Article II. Additional Local Requirements, Division 4. Unsafe Building Abatement Code, Sec. 10-118. Prohibited Acts regulating premanufactured buildings and manufactured homes. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MAYOR Rodriguez opened a Public Hearing to receive citizen comments and consider rescinding Specific Use Permits for the placement of a mobile home on property described as Lot 9 of Block 1055 in the Original Townsite Addition (112 Hope Street). Information was presented by City Manager Coleman. Property owners have been unable to be contacted. Notices were posted on the property, published in the newspaper, and letters sent to the last known address of the property owner without success. Staff recommendation to Council is to pass the rescinding
ordinance on first reading and allow staff additional time to attempt contact with the property owner. Hearing no further comments from the public, Mayor Rodriguez closed the public hearing.

MOTION by Councilmember Goodrich to adopt an ordinance rescinding Ordinance No. 1653 providing for a Specific Use Permit for the placement of a mobile home on property described as Lot 9 of Block 1055 in the Original Townsite Addition as shown on the official Tax Roll (for location reference: 112 Hope Street). Staff will continue efforts to contact the property owners prior to second reading at the August 2018 Council meeting. Motion was seconded by Councilmember McCoy and carried unanimously.

INFORMATION was presented regarding the proposed birthday celebration for Yoakum. Mrs. Diane McCommas was present to provide details and request street closures for the event. After review and discussion, Councilmember McCoy made a motion to approve the closure of certain streets in coordination with the City of Yoakum Birthday Bash Street Dance scheduled for July 28, 2018 as presented. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

GERY Knoepe was present representing National Farm Life Insurance Company to propose optional life insurance benefits to City employees. After review and discussion, a motion was made by Mayor Pro-Tem Sitka to authorize National Farm Life Insurance Company to provide optional life insurance benefits to City employees. Second was made by Councilmember McCoy and motion carried unanimously.

STAFF recommendations were reviewed for the Library Repair Project bids. After review, Mayor Pro-Tem Sitka made a motion to award the bid for the 2018 Carl & Mary Welhausen Library Repair Project to Weaver & Jacobs Constructors of Cuero, Texas and authorize the City Manager to negotiate details for the contract with the contractor based on FEMA regulations. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember O'Neill to adopt a resolution (recorded as No. 2018-14) authorizing the City Manager to submit an application for and act in all matters related to a 2019 Border Star Grant through the Office of the Governor for Police Department funding. Second was made by Councilmember McCoy; motion carried unanimously.

AMENDMENTS to the Yoakum Economic Development Corporation 2017-2018 Fiscal Year Budget were presented for consideration as recommended by the YEDC Board of Directors. Funds were shifted to provide additional funding for the Retail Enhancement and Business District Grants; the National Register District consultant contract funding was extended into the next fiscal year; and functions were put in place for a rolling monthly grant process to replace the once per year grant process. Motion by Councilmember McCoy to approve amendments to the 2017-2018 YEDC Budget as presented. Motion was seconded by Councilmember O'Neill and carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the City Manager to advertise for bids for the 2018 Electric Pole Replacement Project, and the Park Water Treatment Plant Power Pole Assembly Replacement Project through FEMA. Second was made by Councilmember McCoy. Motion carried unanimously.

MOTION by Councilmember McCoy to authorize the City Manager to execute a Rerate Notice and Benefit Verification with the Texas Municipal League Intergovernmental Employee Benefits Pool. Councilmember Goodrich seconded the motion; motion carried unanimously.

COUNCILMEMBER McCoy made a motion to approve the proposed annual City of Yoakum pay plan adjustment as presented. Second was made by Councilmember O'Neill; motion carried unanimously.

MOTION by Councilmember Goodrich to nominate Councilmember Tim McCoy and Mayor Pro-Tem Elorine Sitka to the Golden Crescent Regional Planning Commission General Assembly
Board of Directors for a one-year term. Second was made by Councilmember O’Neill and motion carried unanimously.

INFORMATION was presented regarding the application submitted on behalf of Eddy Packing Company to the Texas Department of Agriculture for a 2017 Texas Community Development Block Grant Program - Texas Capital Fund grant of up to $600,000 to construct electric, sewer, and water improvements. Details were reviewed, however, additional information is being collected and will be available at a future meeting. The proposed resolution and agreements concerning the program were tabled for a future meeting.

UNDER the City Manager’s Report, Council was invited to the Texas Municipal League Region 11 Quarterly meeting hosted by the City of Hallettsville scheduled for August 9, 2018. The Golden Crescent Regional Planning Commission General Assembly meeting hosted by the City of Yoakum scheduled for August 22, 2018; Council was offered an opportunity to provide nominations for the awards to be presented. The TML Annual Conference is scheduled for October 10 – 12, 2018 in Fort Worth, Texas. Placement of the proposed hangar at the Yoakum Municipal Airport remains unconfirmed: staff continues to wait for a response from the Federal Aviation Administration. An update was provided regarding the Hurricane Harvey recovery and reimbursement process. FEMA has broken down the list of damages into eight projects; five have been completed and are pending funding by FEMA; the Library Repair Project is still pending and the power pole at the Park Water Treatment Plant is still pending. The burn project has been completed, and staff is still waiting on information on the overtime issues occurring as a result of the event. Information was provided on the street light replacement program and options are being reviewed. The Street Improvement Concrete Project contractor is roughly 65% complete; City crews are in the process of demolition and re-work of portions of the project. Damage to the well located at Jamison Park is being reviewed by the engineers; recommendations should be received in the near future. Council may be receiving a list of repairs to be considered at the Wastewater Treatment Plant. The Quarterly Financial/Investment Report was presented. A Budget Workshop was scheduled for August 7, 2018. Depository contracts will be sent out for bid and will be presented for action to Council at the September Council meeting; staff is researching the possibility of extending the term of the contract for a period of longer than two years. State law allows contracts to be in place for up to five years. No response has been received from the Yoakum Independent School District regarding the joint drainage improvement project located on McKinnon Street. Council was informed of record high electric bills that were billed out for the month of June.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:05 PM to deliberate the appointment, employment, evaluation, etc. of the Director of Finance, and to consult with the City Attorney on contemplated litigation regarding a current Code Enforcement issue (V.T.C.A., Gov. Code, Sec. 551.071). The meeting was re-opened to the public at 7:35 PM. Action resulting from Executive Session: Mayor Pro-Tem Sitka made a motion to provide a 3% merit increase to the City Manager effective immediately. Second was made by Councilmember O’Neill; motion carried unanimously.

THERE being no further business, the meeting adjourned at 7:11 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
August 7, 2018
Conference Room – 5:30 PM
City Hall

SPECIAL CITY COUNCIL MEETING & BUDGET WORKSHOP

PRESENT: Anita R. Rodriguez, Mayor
Elorine Sitka, Mayor Pro-Tem
Billy Goodrich, Councilmember
Carl O’Neill, Councilmember
Kevin Coleman, City Manager
Theresa A. Bowe, City Clerk
Sandra Jacob, Director of Finance
Kenneth E. Kvinta, City Attorney

ABSENT: Tim McCoy, Councilmember

MAYOR Rodriguez called the City Council meeting to order at 5:30 PM in compliance with (V.T.C.A., Gov. Code, Sec. 551.041) and opened the meeting to the public. Director of Public Works Michael Bennett, City Clerk Theresa Bowe, Fire/EMS Director Mark Hercek, Director of Finance Sandra Jacob, and Chief of Police Karl Van Slooten were present to provide information and answer questions on the 2018-2019 City of Yoakum Fiscal Year Budget.

REVIEW was held of options related to the 2018 property tax rate. After review, Council provided direction to staff to place an item on the September agenda with an increase to the property tax rate of 4%.

INFORMATION was presented on options for increases to the City of Yoakum Pay Plan and merit increase plan. Increase to pay ranges for the Fire Department, Police Department, and certain Public Works positions that require additional certifications were discussed. After review, Council provided direction to proceed with an option to make increases to the departments as follows: 10% pay range increase to Police and Fire 1st Tier ranges; 8% pay range increase to Police 2nd Tier and S-40 (general government, certified by non-supervisory); 5% pay range increase to all 1st Tier general government ranges; 2% pay range increase to all 2nd Tier pay ranges except Police and Fire; 4% merit cap for employees that see an October 1 increase; and an 8% merit cap for all other employees.

REVENUES and proposed funds transfers for Fiscal Year 2018-2019 were reviewed and discussed. Direction was provided to move forward with the transfers as outlined and presented for action at the September Council meeting.

DETAILS of the proposed budget were discussed for each department as recommended by the City Manager. Council received a review of proposed funded and unfunded requests from Department Heads.
MAYOR Rodriguez 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.
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 7:05 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
           Billy Goodrich ........................................... 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 ................................................ Director of Finance

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. Council welcomed Crystal Varela as the newest Telecommunications Operator with the Police Department and Mario Juarez as a Fire/EMS Officer with the Fire Department.

MOTION by Mayor Pro-Tem Sitka to adopt the minutes of July 10, 2018 and August 7, 2018 as presented. Second was made by Councilmember Goodrich and motion carried unanimously.

INFORMATION was presented regarding a demolition order to remove a manufactured home located on property described as Lot 10 of Block 1227 in the AD Ryan Addition (607 Clark Street previously identified as 711 Clark Street). Mr. Eugene Hall was present as owner of the property to request a rescission of the demolition order indicating that he still lives in the structure. The utility usage report indicates that no water usage and minimal electric usage. The property was placed on the list to be considered for rescission due to the breadth of the code violations across the property. The property has been an issue on the Building and Standards Commission agenda since March of 2016 with little cooperation from the property owner. After review and discussion, Mayor Pro-Tem Sitka made a motion to grant a 90 day extension to provide the property owner time to remove the structure. Motion was seconded by Councilmember O’Neill and carried with Councilmember Goodrich and Councilmember McCoy abstaining.

ADDITIONAL efforts had been made by staff to contact the property owner of 112 Hope Street after the property had been recommended for rescission of the Specific Use Permit for the placement of a manufactured home. The children would like to retain the structure. Staff informed the contact that the City will not be taking possession of the trailer and that removing the trailer will satisfy the rescission order. After discussion, Councilmember McCoy made a motion to adopt an ordinance (recorded as No. 2147) on second and final reading as amended rescinding Ordinance No. 1653 providing for a Specific Use Permit for the placement of a mobile home on property described as Lot 9 of Block 1055 in the Original Townsite Addition as shown on the official tax roll (for location reference only: 112 Hope Street). Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

COUNCIL entered into their designation as Second Panel of the Building and Standard Commission to hear an appeal for demolition of property located at 407 Aubrey. Property owner Ray Johnson was present to provide information and request the demolition order be overturned. Mr. Johnson indicated that the property is for sale, that the house is solid, and has been on the market for three to four weeks. The property has been on the Building and Standards Commission agenda since March of 2016. Mr. Johnson indicated that he would have the RV and dead tree removed, and he has begun removal of the boat. After review of the appeal letter and discussion,
Mayor Pro-Tem Sitka made a motion to table the order of demolition for 120 days, and allow 30 days to secure the property and remove debris. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember Goodrich authorizing the City Manager to enter into a lease agreement with Travis McKee for an area at the Yoakum Municipal Airport for placement of a hangar. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

DIRECTOR of Economic Development Chuck Dart was present to provide a report regarding retail activity and business recruitment, website development, publicity activity, workforce development, housing activity, downtown activity, events, the National Register District, zoning development, YEDC grant activity, small business activity and training, and director time management.

INFORMATION was presented regarding Public Improvement Districts. These districts require that the City take on debt for infrastructure of subdivisions with the understanding that the owners of the property repay the debt through assessments. Council provided staff with direction to research additional information to determine requirements and policy issues related to the adoption of districts and provide details at a future meeting.

THE Downtown Zoning district information was presented for review. Details from the Planning and Zoning Commission were unavailable and will be provided at a future meeting. Contact was made with other communities to gather information on a downtown zoning district and related overlay map. An intern has been working on the project over the summer. The project is meant to assist with controlling the downtown building aesthetics, and continue to allow the Zoning Ordinance to control the types of activities inside those buildings. The Planning and Zoning Commission will be meeting to provide recommendations to Council. Further discussion will be held at a later date.

CITY Attorney Ken Kvinta provided a report on potential changes to the City of Yoakum Code of Ordinances related to fences, allowed building materials, and livestock. According to research, the Government Code allows municipalities to regulate the materials utilized to build fences; building materials would need to be regulated uniformly across the City; in designated districts, building materials can be regulated. Livestock regulations were reviewed; ordinances can be created to require permanent fencing for certain animals and prohibit the staking of those animals. Council gave direction to staff to research neighboring cities to develop a more restrictive fence ordinance.

COUNCILMEMBER McCoy made a motion to authorize the charge-off of listed ambulance, utility account receivables, and Library fees and fines as presented. Motion was seconded by Councilmember O’Neill and carried unanimously.

ADDITIONAL information is being gathered regarding the received bid for the Carl & Mary Welhausen Library Renovation Project. Staff will bring recommendations to Council at a later Council meeting.

DETAILS related to the 2018-2019 Fiscal Year Budget were presented for review. Staff noted the large transfer from the Utility Fund to the General Fund to cover certain expenses. A special meeting was scheduled for September 18, 2018 at 5:00 to finalize the budget process.

BIDS were requested for the 2018 Electric Pole Replacement Project and the Park Water Treatment Plant Power Pole Assembly Replacement Project through FEMA. No bids were received. Contractors indicated an over-abundance of jobs creating difficulty in obligating themselves for additional work and recommended waiting until November. Staff will prepare bid packets for that timeframe in the hopes of receiving competitive bids from multiple contractors.
MAYOR Pro-Tem Sitka made a motion to appoint Gery Maneth, Tommy Barre, and Zenith Stevens to the Yoakum Economic Development Corporation Board of Directors for two-year terms. Second was made by Councilmember McCoy and motion carried unanimously.

MOTION by Councilmember O'Neill to approve the 2018 Certified Appraisal Roll of the City of Yoakum as certified by the DeWitt County Chief Appraiser. Councilmember Goodrich seconded the motion; motion carried unanimously.

COUNCILMEMBER McCoy made a motion to adopt a resolution renewing the City of Yoakum Investment Policy as presented. Motion was seconded by Councilmember O'Neill and carried unanimously.

MOTION by Councilmember McCoy to accept ownership of an abandoned 2015 Impala in compliance with Chapter 683 of the Transportation Code and transfer the vehicle to the General Administration Department as recommended by the City of Yoakum Police Department staff; and authorize the sale of a 2010 Crown Victoria as surplus equipment. Councilmember O'Neill seconded the motion. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to approve the closure of portions of the City Park and Golf Course and S. Park Road on Saturday, August 25, 2018 in coordination with the Yoakum Independent School District Cross Country meet and waive any related fees. Motion was seconded by Councilmember McCoy and carried unanimously.

COUNCIL tabled an item regarding a purchasing agreement with Kologik of Baton Rouge, LA. for Police Department Records Management Software. Staff is waiting on additional information from the vendor prior to moving forward.

UNDER the City Manager’s Report, Council was reminded of the Golden Crescent Regional Planning Commission General Assembly meeting scheduled to be hosted by the City of Yoakum on August 22, 2018 at the Yoakum Community Center; the Texas Municipal League Annual Conference scheduled for October 10-12, 2018 in Fort Worth, Texas; and the retirement of Sandra Jacob on August 31, 2018. An update was provided regarding the Hurricane Harvey recovery/reimbursement process. The concrete portion of the 2018 Street Improvement Project is complete except for clean up. Council was informed of an active shooter drill to be held at City Hall on Thursday, August 16, 2018. The Budget process will be handled during two meetings in September: the regular Council meeting scheduled for September 11th at 6:00 PM and a Special meeting scheduled for September 18th at 5:00 PM. The financial institution depository contract will be bid out in the month of August for presentation to Council at their September Council meeting. No information has been received from the Yoakum ISD on the drainage improvement project located on McKinnon Street. A letter has been received from the Texas Department of Agriculture regarding the Eddy Packing Infrastructure Improvement Project requesting additional information. Those items will be addressed and additional information brought to Council.

THERE being no further business, the meeting adjourned at 8:07 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
          Billy Goodrich ............................................ Councilmember
          Timothy L. McCoy ......................................... Councilmember
          Carl O’Neill ................................................ Councilmember
          Kevin M. Coleman ........................................... City Manager
          Kenneth E. Kvinta .......................................... City Attorney
          Theresa A. Bowe ............................................ City Clerk

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 by Mayor Pro-Tem Sitka to adopt the minutes of meeting of August 14, 2018 as presented. Second was made by Councilmember McCoy and motion carried unanimously.

A request was received from David and Andrea Aselin to encroach on to City of Yoakum Right-of-Way adjacent to property located at the corner of Poth and Elvin Streets. David Aselin was present to make the request to build a carport over the driveway that encroaches onto City right-of-way and build a fence that would fence in the right-of-way adjacent to the Aselin property. Discussion was held and Mayor Rodriguez explained that the City does not allow the private fencing of City right-of-way. Motion by Mayor Pro-Tem Sitka to approve encroachment of the right-of-way for the carport, and deny encroachment of the fence. Second was made by Councilmember Goodrich. Motion carried unanimously. City Manager Coleman indicated that an agreement will be prepared and sent to the property owner for execution.

INFORMATION was presented regarding the amended funding request for the Eddy Packing project adjusting the funding amount to $143,120. Mayor Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2018-16) authorizing submission of an application to the Texas Department of Agriculture for funding through the Texas Capital Fund for Infrastructure Improvements benefitting Eddy Packing Co. of Yoakum, Texas. Motion was seconded by Councilmember McCoy and carried unanimously. Corrected contracts should be available by the October Council meeting.

COST estimates for FEMA reimbursement for the Carl & Mary Welhausen Library Renovation Project were presented for review. The current estimate for work is $134,000 with $104,000 of available funding. Staff recommendation is to approve the contract, modified to exclude the exterior portion of the project for budgetary purposes and evaluate additional funding at a later date. After review and consideration, Councilmember McCoy made a motion to award the modified contract to Weaver and Jacobs of Cuero, Texas and authorize the City Manager to act in all matters related. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

THE City of Yoakum Police Department received a grant for the Office of the Governor for the purchase of a records management software that will improve communication internally and externally bringing the City into State compliance. The grant pays the cost of the first 2 years of the agreement in the amount of $74,900. After discussion, Councilmember O’Neill made a motion to authorize the City Manager to execute a purchasing agreement with Kologik of Baton Rouge, LA. as
a sole source provider for Police Department software. Motion was seconded by Councilmember McCoy and carried unanimously.

BIDS were reviewed for the Bank Depository Contract. Three bids were received: from Yoakum National Bank, First State Bank of Yoakum, and Prosperity Bank of Yoakum. Details were reviewed and rates were compared. After discussion, Councilmember Goodrich made a motion to award the Bank Depository Contract to Yoakum National Bank for a two-year period. Second was made by Councilmember McCoy. Motion carried with Mayor Rodriguez, Councilmembers Goodrich, McCoy, and O'Neill voting in favor and Mayor Pro-Tem Sitka abstaining.

MOTION by Councilmember O'Neill to adopt a resolution (recorded as No. 2018-17) establishing the signatories for the City's contracted bank depository as City Manager Kevin M. Coleman, Mayor Anita R. Rodriguez, and Mayor Pro-Tem Elorine Sitka. Councilmember McCoy seconded the motion; motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on the 2018-2019 City of Yoakum Fiscal Year Budget. Questions were posed and addressed from the public. City Manager Coleman addressed questions regarding the proposed use of budgeted capital reserve funds. This year $1.2 million are allocated for streets, fire department, equipment for parks, as well as funds set aside for building and utility improvements; discussion was held on the opportunity to receive funds from FEMA that must be budgeted if the City is to be able to utilize any funds received. Information was also presented explaining that funds have been placed in the reserve accounts over the years from increased revenues from the Transfer Station, increases from Sales Tax Revenue, and remaining funds after audit from prior years. Hearing no further comments, the public hearing was closed.

DETAILED review was held of the proposed City of Yoakum 2018-2019 Fiscal Year Budget proposing an 8% merit increase and paygrade increases for the lower paygrades as presented. After review and discussion, Mayor Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2148) on first reading adopting the City of Yoakum 2018-2019 Fiscal Year Budget. Motion was seconded by Councilmember Goodrich and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2149) on first reading levying taxes to be assessed and collected and that the property tax rate be increased by the adoption of a tax rate of 0.10816 ($0.04398 for Maintenance and Operation; $0.06418 for principal and interest on debt of this City), which is effectively a 6.23% increase in the tax rate. Second was made by Councilmember O'Neill and motion carried unanimously.

MOTION by Councilmember O'Neill 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 2017-2018 for the payment of principal, interest, and administrative fees, the 2006 Texas Water Development Board Certificates of Obligation debt, and the 2008 Texas Water Development Board General Obligation Bond debt as presented (Ad Valorum – I/S Rate - $149,062; Utility Revenue - $310,938; Total - $460,000). Second was made by Councilmember McCoy and motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to adopt a resolution (recorded as No. 2018-18) amending the City of Yoakum Manual of Fees and Service Charges, specifically Section IX. Solid Waste Rates and Fees, and Section X. Solid Waste Management Facility Rate and Fees as presented. Second was made by Mayor Pro-Tem Sitka. Motion carried unanimously.

CONSIDERATION of an above budget expense for the repairs to Well #7 was tabled for a future meeting.

MOTION by Councilmember McCoy to authorize the City Manager to execute a renewed agreement with the Yoakum Area Chamber of Commerce for Community Center Concessionaire
Management as presented. The Community Center Rental Agreement will be reviewed and a recommendation will be brought back for Council consideration at a later date. Councilmember Goodrich seconded the motion; motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to cast votes for candidates for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees to serve six-year terms and authorize the Mayor to execute a certificate casting votes for candidates as presented. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember Goodrich to appointment Glenn Klander to the Building and Standards Commission for a two-year term and Zoning Board of Adjustment and Appeals for a three-year term. Second was made by Councilmember O'Neill; motion carried unanimously.

UNDER the City Manager’s Report, City Manager Coleman provided information on projects and administrative developments, city functions, and department projects. Council was reminded of the Special Meeting of the City Council scheduled for September 18, 2018 at 6:00 PM; the City of Yoakum Employee Services Awards Banquet to be held at the Yoakum Community Center on September 27, 2018 beginning at 6:00 PM; the TML Annual Conference to be held in Fort Worth, TX on October 10-12, 2018; coordination was made for the Bi-Annual Joint City Council/YEDC on October 16, 2018 at 5:00 PM; and Council was invited to open house with Yoakum Nursing & Rehab on September 18, 2018 beginning at 5:30 PM. An update was provided on Hurricane Harvey recovery/reimbursement process; power pole replacement was reviewed, the damage to the Library, and damage on the little league fields. Information was presented regarding the status of City projects: remedial work that needs to be done on Well #7, staff is waiting on engineer specs to give to the contractor; preparing streets for the street improvement project scheduled to begin October 8th; bulk item pick up for the Fall bi-annual Clean Up Program will be held the week of October 29th through November 3rd. Future possible agenda items were reviewed: the Zoning Board of Adjustments and Appeals may be asked to consider an application for a Zoning Variance for the placement of a cell tower. Staff is waiting on details from the applicant. Unless the applicant is able to provide technical details outlining the reason they are unable to locate on the existing tower, staff’s recommendation will be to decline the request; the Downtown Zoning policy was reviewed by the Planning and Zoning Commission at their last meeting. Continued review will be held at additional meetings. Once complete, recommendations will be provided for Council consideration. Council will be reviewing the allocation of LCRA Energy Cost Rebate at a future meeting to determine whether to put the funds into reserve or rebate back to customers. The Downtown Christmas Lighting Program is being considered for re-initiation. Details will be reviewed and liability waivers will be put in place to protect the City from risk if participation is authorized.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:08 PM for consultation with the City Attorney on contemplated litigation regarding a current Code Enforcement issue at 704 Sheehan Street. The meeting reopened to the public 7:25 PM with no action resulting from Executive Session.

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
SPECIAL MEETING OF THE CITY COUNCIL

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

ABSENT: None

MAYOR Rodríguez called the meeting to order and opened the meeting to the public at 6:00 PM.

A Public Hearing was opened to receive citizen comments on the 2018-2019 City of Yoakum Fiscal Year Budget. Information was presented and discussion was held. Hearing no comments from the public, the public hearing closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2148) on second and final reading adopting the City of Yoakum 2018-2019 Fiscal Year Budget. Motion was seconded by Councilmember O'Neill and carried unanimously.

MAYOR Rodríguez opened a Public Hearing to receive citizen comments on the 2018 City of Yoakum Tax Rate. Information was presented. Hearing no comments from the public, the Public Hearing closed.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2149) on second and final reading levying taxes to be assessed and collected and that the property tax rate be increased by the adoption of a tax rate of 0.10816 ($0.04398 for Maintenance and Operation; $0.06418 for principal and interest on debt of this City), which is effectively a 6.23% increase in the tax rate. Second was made by Councilmember McCoy. Motion carried unanimously.

THERE being no further business, the meeting adjourned at 6:03 PM.

Anita R. Rodríguez, 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
Billy Goodrich ........................................ Councilmember
Timothy L. McCoy ...................................... Councilmember
Carl O’Neill ........................................ Councilmember
Kevin M. Coleman .................................... City Manager
Kenneth E. Kvinta .................................... City Attorney
Theresa A. Bowe ....................................... City Clerk

ABSENT:  None

MAYOR Rodríguez 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 by Councilmember McCoy to adopt the minutes of meetings of September 11 and September 18, 2018 as presented. Second was made by Councilmember Goodrich and motion carried unanimously.

MAYOR Rodríguez opened a public hearing to receive citizen comments on recommendations from the Planning and Zoning Commission on the following requests as they pertain to Chapter 52: Zoning of the City of Yoakum Code of Ordinances: 1) approval of a request from Martina Gonzales for a Specific Use Permit for the operation of a home occupation on property located at 608 McCarty Street; and 2) approval of a request from Kurtis Howell for a Change in Zoning from Residential (R-3) to Residential (R-4) on property located at 412 Aubrey Street. The property owner was present to provide information and answer questions for the property located at 608 McCarty Street. The permit will allow Ms. Gonzales to open a store to sell new and used clothes and shoes. The original application was for a change in zoning to a C-2; however, the Planning and Zoning Commission recommended approval of a Specific Use Permit for the operation of a home occupation instead. This provides for the current owner to utilize the location for the selling of merchandise which will cease if the property is ever sold. The property owner was not present to represent the property located at 412 Aubrey. Staff provided details regarding the request: the owner is planning to place a single-wide manufactured home on the property to provide housing for a family member. The proposed manufactured home meets the standards as required in the Zoning Ordinance to be allowed inside the City Limits. Hearing no further comments, the public hearing was closed.

MOTION by Mayor Pro-Tem Sitka to adopt an ordinance (recorded as No. 2150) on first reading granting a Specific Use Permit for the operation of a home occupation for the sale of used merchandise without outside sales for a two-year period as defined in section 52-69(19) on property described as Lot 1 and 1/2 of Lots 2 of Block 1031 in the Yoakum Addition as shown on the official tax roll (for location reference only: 608 McCarty Street) in the City of Yoakum, as it pertains to the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning. Second was made by Councilmember O’Neill; motion carried unanimously.
COUNCILMEMBER McCoy made a motion to adopt an ordinance (recorded as No. 2151) on first reading granting a Change in Zoning from Residential (R-3) to Residential (R-4) on property described as Lots 14 & 15 of Block 1 in the Pletsch Addition as shown on the official tax roll (for location reference only: 412 Aubrey Street) in the City of Yoakum, as it pertains to the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning. Motion was seconded by Councilmember Goodrich and carried unanimously.

MAYOR Rodriguez opened a final public hearing to receive citizen comments on the Texas Community Development Program Contract 7216510 Community Development Fund Grant. Hearing no comments from the public, the public hearing closed.

A request was received from the Yoakum Area Chamber of Commerce for the closure of certain streets in coordination with the Christmas on the Grand event scheduled for November 30th through December 1st, 2018. Chamber representatives Director Miranda Wenske and President Dean Madden were present to provide information and answer questions. After review and discussion, Councilmember Goodrich made a motion to authorize the closure of certain streets as requested by the Yoakum Area Chamber of Commerce as presented. Councilmember McCoy seconded the motion. Motion carried unanimously.

DISCUSSION was held regarding City participation in the Downtown Lighting Program. Chamber representatives provided details regarding the proposed project. The Yoakum Economic Development Corporation has agreed to provide grant funding to cover one half of the cost of the lights; the Chamber will be covering the other one half of the purchase cost. Downtown property owners will be contacted to confirm participation and required to execute agreements releasing the City from liabilities prior to the installation of lights. After review, Councilmember McCoy made a motion to authorize City participation in the proposed Downtown Christmas Lighting Program for the immediate downtown area. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

MOTION by Councilmember O'Neill to authorize an extension to the contract with Friedel Drilling of Yoakum, Texas and authorize an above budget expense for the repairs to Well #7 in the amount of $60,054.93. Councilmember McCoy seconded the motion; motion carried unanimously.

COUNCILMEMBER McCoy made a motion to approve an extension of a contract for culvert/concrete repair on South South Street with Fred's Contract Services, LLC of Yoakum, TX and authorize the City Manager to act in all matters regarding the project in an amount not to exceed $15,105.14. Second was made by Councilmember Goodrich; motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to authorize the City Manager to advertise for bids for the 2018 Electric Pole Replacement Project and the 2017 deferred Park Water Treatment Plant Power Pole Assembly Replacement Project through FEMA. Motion was seconded by Councilmember O'Neill and carried unanimously.

STAFF presented a revised City of Yoakum Personnel Manual. Details were reviewed, questions were posed and addressed. After discussion, Mayor Pro-Tem Sitka made a motion to adopt the City of Yoakum Personnel Manual as presented. Second was made by Councilmember O'Neill; motion carried unanimously.
DISCUSSION was held regarding the Lower Colorado River Authority Fuel and Power Cost Recovery Factor overpayment allocation. Council gave direction to the City Manager to place the overpayment funds into a reserve account for use for SCADA equipment improvements.

STAFF requested Council nominations to the Yoakum Oak Grove Cemetery Association Board of Directors. Suggestions were provided and staff will contact the individuals for consideration at the next Council meeting.

INFORMATION was unavailable regarding the Eddy Packing, Inc. Infrastructure Improvement Project being considered through the Texas Capital Fund Program.

MOTION by Councilmember Goodrich to authorize the purchase of a radio console for the Police Department Dispatch through the BuyBoard in the amount of $31,447.34. Second was made by Councilmember O'Neil and motion carried unanimously.

UNDER the City Manager's Report, City Manager Coleman provided information on projects and administrative developments, city functions, and department projects. Council was reminded of the Texas Municipal League Annual Conference scheduled for October 10-12, 2018 in Fort Worth, Texas. Council was informed of the Joint City Council/YEDC meeting scheduled for October 16, 2018 at 5:00 PM, the TML Region 11 Meeting to be held in Victoria, Texas on November 29, 2018, and the Fall Clean-Up Program scheduled for October 29 – November 3, 2018. Staff continues to deal with FEMA representatives on calculations on what is storm damage at the Library; the rehabilitation project begins the middle of October and is planned to be completed by February 2019. The annual Street Improvement Project is on schedule for the last week in October. Information was presented on the Quarterly Investment Report. The Downtown Zoning policy continues to be reviewed by the Planning and Zoning Commission. Once complete, recommendations will be provided for Council consideration. In future Council agenda item, Council will be reviewing the property located 407 Aubrey Street in their capacity as Second Panel of the Building and Standards Commission, the collection contract for delinquent accounts, the rescission of the Specific Use Permit for the operation of an educational institute at 1108 Dunn Street, and the demolition and mowing delinquent fees.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:10 PM for consultation with the City Attorney on contemplated litigation regarding a current Code Enforcement issue at 704 Sheehan Street. The meeting reopened to the public 7:10 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 7:10 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk
October 16, 2018  
Conference Room – 5:00 PM  
City Hall

JOINT MEETING OF THE CITY COUNCIL and  
THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  
Anita R. Rodríguez .............................................. Mayor/YEDC Vice-President  
Elorine Sitka .............................................................. Mayor Pro-Tem/YEDC Director  
Billy Goodrich ............................................................. Councilmember  
Timothy L. McCoy ...................................................... Councilmember  
Carl O’Neill ................................................................. Councilmember  
Arthur Hermann .......................................................... YEDC Secretary  
Tommy Barre ............................................................... YEDC Director  
Zenith Stevens ............................................................. YEDC Director  
Kevin M. Coleman ....................................................... City Manager  
Kenneth E. Kvinta ....................................................... City Attorney  
Chuck Dart ................................................................. Director of Economic Development  
Theresa A. Bowe ......................................................... City Clerk

ABSENT:  
Gery Maneth ............................................................ YEDC President  
Whitney Boone .......................................................... YEDC Director

MAYOR Rodriguez called the meeting to order and opened the meeting to the public at 5:15 PM.

DISCUSSION was held regarding the Downtown Zoning District project. Director of Economic Development Chuck Dart presented information. Staff has been working with the Planning and Zoning Commission to develop a Central Business District. The goal is to complement the downtown area with what will be allowed in specific areas of downtown in coordination with the current Zoning restrictions.

INFORMATION was presented regarding the YEDC grant application process. Review was held of the grants that have been completed, budget information as it pertained to the grant funding and adjustments that were made throughout the course of the grant processes. Grant application changes that will be implemented for future grant applicants were reviewed including score sheets.

DED Dart presented information to the Council and YEDC regarding a Downtown Stakeholders survey taken which encompassed business owners, building owners, and area merchants to assist with future activity that may be considered. An effort was made to determine the needs of the occupants of the buildings; it was also meant to assist in matching up those who may need more space with those that could provide the space. Recommendations were reviewed. Details were provided regarding the completion of the National Register District project. Suggestions were discussed regarding creating a downtown organization similar to the main street program or downtown preservation program.

ADDITIONAL information was presented regarding the Texas Capital Fund Grant project for Eddy Packing, Inc. The project is meant to increase the infrastructure that services the Eddy Packing facility plus an anticipated 20% growth. The infrastructure improvements will include electric service, water, wastewater and street improvement for the industrial park area, including a separate circuit to allow for additional growth in the industrial district. The acting-CEO for Eddy Packing is working
through the project; waiting on the project until a final decision is made. The contract signing has been extended until the end of October. The long term plan for the sanitary sewer project that is planned is to do away with the settlement ponds and route all of the wastewater from Eddy Packing through the City's wastewater treatment plant. Until the ponds are no longer necessary, the company is unable to expand in their current location.

A proposed fence regulation ordinance may be considered at the direction of Council. These ordinances can be put in place to control the material used for fencing, location of fences, encroachment into City right-of-way, and can be utilized in coordination with animal storage inside the City limits.

THE National Register District project was reviewed; the application will be submitted to the State for review and be placed on the agenda for the Board's review in January 2019 with possible designation being completed by April or May 2019. This designation could provide multiple benefits including increased tourism, a faster track to receive tax credits for renovations for those who own buildings inside the district, and provide an incentive to the building owners to make the renovations instead of an enforcement mechanism to force the renovations. Enforcement is only done on a local level. Discussion was held regarding the enforcement ordinance.

GOALS were reviewed. Council approved the City participation in the Downtown Christmas Lighting project. The process of contact the property owners has begun. Discussion was held regarding the installation of the lights. Information was presented regarding City Drug moving to a new location on Highway 77A. The owner of the Yoakum Herald-Times is considering selling the building or beginning renovations. The owner of the Complete Hometown Physical Therapy has a contract on the Ashley Building located on Highway 77A. Discussion was held regarding parking issues in the downtown area.

RETAIL development was discussed. Anytime Fitness will be moving into a portion of the building on Highway 77A (the old Alco Building); Ace Hardware will rent the other portion of the building. O'Reilley's Auto Store is in the process of purchasing property on Highway 77A. Anytime Fitness has submitted a request for grant funding to the YEDC to be considered at their next meeting.

HOUSING development was reviewed. The Texas Association of Community Development has a program that can be utilized to assist with workforce housing projects. Workforce housing programs are allowable funding programs for the YEDC. Discussion was held regarding land banking which would allow the YEDC an opportunity to purchase property for future use.

INFORMATION was provided to the Council and YEDC Board regarding The Grand Theater being nominated for the Game Changer Award through the Texas Downtown Association.

THE next Joint City Council/YEDC meeting was scheduled for April 16, 2019 at 5:00 PM

THERE being no further business, the meeting adjourned at 6:43 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

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

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

ABSENT: None

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

MOTION by Councilmember McCoy to adopt the minutes of meetings of October 8, 2018
and October 16, 2018 as presented. Second was made by Mayor Pro-Tem Sitka and motion carried
unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2150) on
second and final reading granting a Specific Use Permit for the operation of a home occupation for
a two-year period as defined in Section 52-69 (19) on property described as Lot 1 and ½ of Lot 2 of
Block 1031 in the Yoakum Addition as shown on the official tax roll (for location reference only: 608
McCarty Street) in the City of Yoakum, as it pertains to the City of Yoakum Code of Ordinances,
Division 5 of Chapter 52: Zoning. Motion was seconded by Councilmember O’Neill and carried
unanimously.

MOTION by Councilmember McCoy to adopt an ordinance (recorded as No. 2151) on
second and final reading granting a Change in Zoning from Residential (R-3) to Residential (R-4) on
property described as Lots 14 & 15 of Block 1 in the Pietsch Addition as shown on the official tax roll
(for location reference only: 412 Aubrey Street) in the City of Yoakum, as it pertains to the City of
Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning. Second was made by
Councilmember Goodrich; motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments and consider
rescinding a Specific Use Permit for the operation of an educational institute (educational purposes)
on property described as Lot 8 of Block 74 in the Yoakum Townsite Addition (for location reference
only: 1108 Dunn Street). Ms. Ella Hopkins was present representing the property and the original
applicant for the permit. Ms. Hopkins provided information to the Council regarding the status of the
property, her intended plans for the property to utilize it as an educational resource center in the
future, and accomplishments outside of the property that have prepared her for the development of
this program. She explained that medical issues had slowed her progress on the project. City Staff
informed Council that a stop-work-order had also been placed on the property until engineer certified
plans have been provided to the City. The property will need to be surveyed and marked
appropriately for setback requirements, parking requirements will need to be outlined, and ingress
and egress options will need to be reviewed and finalized. Instructions for Ms. Hopkins included
correctly proceeding through the Specific Use Permit process when plans have been finalized,
provide proof of ownership to the City (an executed deed), provide an engineering report to the City,
and prepare a detailed plan of action prior to the next request for a Specific Use Permit. Hearing no
further comments from the public, the public hearing closed.
MOTION by Councilmember McCoy to adopt an ordinance (recorded as No. 2152) on emergency reading rescinding Ordinance No. 2134 providing for a Specific Use Permit for the operation of an educational institute (educational purposes) on property described as Lots 8 of Block 74 in the Yoakum Townsite Addition as shown on the official tax roll. Second was made by Councilmember O'Neill and motion carried unanimously.

COUNCIL entered into their designation as Second Panel of the Building and Standards Commission to review and consider action regarding Case #263, property described as Lots 3-4, Block 1280, DW&S Addition (407 Aubrey Street). Staff provided photos and a detailed report on improvements made to the property. After review and discussion, Councilmember McCoy made a motion to rescind the demolition order on the property and provide instructions to the Building and Standards Commission to continue to monitor. Second was made by Councilmember Goodrich. Motion carried unanimously.

MOTION by Councilmember Goodrich to award the 2018 Electric Pole Replacement Project in the amount of $34,500, and the alternate bid for the 2017 deferred Park Water Treatment Plant Power Pole Assembly Replacement Project through FEMA in the amount of $18,500 to Sendero Power Line Construction of Victoria, Texas and authorize the City Manager to act in all matters regarding the projects. Motion was seconded by Councilmember McCoy and carried unanimously.

COUNCILMEMBER O'Neill made a motion to adopt revisions to the City of Yoakum Personnel Manual amending Section 6-3 Overtime/Compensatory Time – Exempt Employees as presented. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MOTION by Councilmember McCoy to appoint Mark Jahn to the Yoakum Oak Grove Cemetery Association Board of Directors for a three-year term. Motion was seconded by Councilmember Goodrich and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to approve the 2018 RAMP Agreement with the Texas Department of Transportation for improvements to the Municipal Airport in the amount of $20,000 and authorize the City Manager to act in all matters related to the grant. Second was made by Councilmember O'Neill and motion carried unanimously.

AFTER review, Councilmember O'Neill made a motion to approve the updated City of Yoakum Identity Theft Prevention Policy as presented. Councilmember McCoy seconded the motion; motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to adopt a resolution (recorded as No. 2018-19) authorizing the Mayor to enter into an Interlocal Participation Agreement with the Texas Local Government Purchasing Cooperative GoodBuy Program and appointing the City Manager as the Program Coordinator. Second was made by Councilmember O'Neill and motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to authorizing the purchase of a patrol car for the Police Department through the GoodBuy Program in the amount of $33,536.25 as budgeted. Motion was seconded by Councilmember McCoy and carried unanimously.

MOTION by Councilmember Goodrich to authorize the purchase of a tract loader and attachments for the Solid Waste Department through the BuyBoard, awarding the bid to BobCat of Houston, Texas in the amount of $58,410 as budgeted. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to authorize the sale of the 1998 International Pumper Truck as surplus equipment to Oakridge Volunteer Fire Department for fair market value in the amount of $20,000. Motion was seconded by Councilmember McCoy and carried unanimously.
MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:30 PM to deliberate the appointment, employment, evaluation, etc. of the Director of Finance (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public 7:45 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 7:45 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk

CITY OF YOAKUM
TEXAS
December 11, 2018
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

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

ABSENT: None

MAYOR Rodríguez 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.

MOTION by Mayor Pro-Tem Sitka to adopt the minutes of meetings of November 13, 2018
as presented. Second was made by Councilmember Goodrich and motion carried unanimously.

CROSSROADS Bank of Yoakum President Layne Brandt was present to make a request
for a variance to the sign ordinance to allow for a larger sign in the current location of the former First
State Bank sign. Information was presented from City Manager Coleman indicating communications
with the Texas Department of Transportation concluded that the Department would not provide
written consent for encroachment into the State Right of Way. Verbal communication with
representatives indicated that the encroachment would not cause an increase in the existing traffic
hazard. Mr. Brandt addressed Council stating that the oversight was unintentional. Questions were
posed and addressed. After review and discussion, Councilmember McCoy made a motion to
approve a request from the Crossroads Bank of Yoakum, Texas for a variance to Article II – Design,
Construction and Location Specifications, Section 36-23. – Setbacks. – for the placement of sign
within the foot setback requirement. Second was made by Mayor Pro-Term Sitka and motion carried
unanimously.

COUNCIL entered into their designation as Second Panel of the Building and Standards
Commission to hear an appeal for clean-up of property located at 315 Cross Street. The applicant
contacted staff and indicated that due to an illness he would be unable to attend the Council meeting.
The issue was table until a future meeting.

INFORMATION was presented by City Manager Coleman regarding potential provisions to
include in the City of Yoakum Code of Ordinances for fencing restrictions. After review and
discussion, Council gave direction to staff to move forward with recommendations and bring a
proposed ordinance for consideration at a future meeting.

COUNCIL reviewed a request to prohibit parking in the 1400 block of Carl Ramert Dr (FM
3475). No action was taken.
DIRECTOR of Economic Development Chuck Dart was present to provide information regarding a recommendation from the YEDC to approve an expenditure. After review and discussion, Councilmember McCoy made a motion to adopt a resolution on second and final reading authorizing the expenditure of Type B Sales Tax Funds in the amount of $25,000 in conjunction with B Fit Anytime, LLC, dba Anytime Fitness located at 201 US Hwy 77A South. Motion was seconded by Councilmember O'Neil and carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2145) on second and final reading amending Ordinance No. 2130 adopting the 2017-2018 City of Yoakum Fiscal Year General Fund, and Special Fund Budget. Second was made by Councilmember O'Neil and motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments regarding the submission of an application to the Texas Department of Agriculture, Texas Community Development Block Grant Program (TxCDBG). Information was presented by City Manager Coleman. This is one of three separate funds available for competitive applications. If approved, staff anticipates tying the funds to water line improvements that were unable to be funded through the Eddy Packing Company project. Hearing no comments from the public, the public hearing closed.

MOTION by Councilmember McCoy to adopt a citizen participation plan in coordination with the Texas Department of Agriculture Community Development Block Grant Program, and the Hurricane Harvey Relief Fund through the Texas General Land Office. Councilmember Goodrich seconded the motion; motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the City Manager to advertise for Requests for Proposals for grant administration for the 2018-2019 Texas Department of Agriculture Texas Community Development Block Grant Program, the Hurricane Harvey Disaster Recovery Funds through the Texas General Land Office, and the Texas Department of Agriculture Downtown Revitalization Program. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MOTION by Councilmember O'Neil to authorize the City Manager to advertise for Requests for Proposals for engineering services for the 2018-2019 Texas Department of Agriculture Texas Community Development Block Grant Program, the Hurricane Harvey Disaster Recovery Funds through the Texas General Land Office, and the Texas Department of Agriculture Downtown Revitalization Program. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

COUNCILMEMBER McCoy made a motion to authorize the City Manager to advertise for the annual Brush/lumber Grinding contract. Second was made by Councilmember O'Neil. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to proclaim the month of January 2019 as School Board Appreciation month. Motion was seconded by Councilmember Goodrich and carried unanimously.

UNDER the City Manager's Report, City Manager Coleman provided information on projects and administrative developments, city functions, and department projects. Council was reminded of the December activities at the Yoakum Heritage Museum, and the Carl & Mary Welhausen Library. Information was presented on the Co-sponsored Senior Citizen Christmas Party scheduled for December 12, 2018 at the Senior Citizen Center on Kvinta Drive. City Manager Coleman provided an update on the Hurricane Harvey recovery/reimbursement
process, specifically regarding the replacement of the power pole at the park water plant and final approval for library renovations. Information from the contractor indicates that renovations should be complete at the library by February 2019. The Annual Street Improvement Project is complete. Seal coat work will require continued work by the contractor. Mr. Hall on Clark Street has begun the cleanup process at 307 Clark Street as instructed by Council in their designation as Building and Standards Commission Second Panel. The rehabilitation of Well # 7 was reviewed; the well casing may need to be replaced within the next 5 to 10 years. The Planning and Zoning Commission continues to work on the downtown zoning map; public comment sessions were held to review the map with property owners to receive recommendations to be taken to the Commission. Revisions have been made and additional review by property owners will be requested to be presented at the next Planning and Zoning Commission meeting. Staff anticipates completion in February for review by Council in March 2019.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 6:50 PM to deliberate the appointment, employment, evaluation, etc. of the Director of Finance (V.T.C.A., Gov. Code, Sec. 551.074), for consultation with the City Attorney on contemplated litigation regarding a current Code Enforcement issue at 704 Sheehan Street, and to deliberate the purchase, exchange, lease, or value of real property at 307 Crittenden Street (V.T.C.A. Gov. Code, Sec. 551.072). The meeting reopened to the public 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