REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ......................................... Mayor
          Elorine Sitka .................................................. Mayor Pro-Tem
          Billy Goodrich .............................................. Councilmember
          Glenn Klander ............................................... 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 Goodrich gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION by Councilmember Klander to adopt the minutes from the meeting of December 10, 2019 as presented. Second was made by Councilmember Goodrich; motion carried unanimously.

KRISTY Svec representing the Dash For Downs Committee was present to make a request for the closure of streets in conjunction with the 10th Annual Dash For Downs 5K and Kids Fun Run scheduled for May 9, 2020. The revised route was present and reviewed. After discussion, Councilmember Goodrich made a motion to approve the request for the closure of certain streets and the use of ATVs on City streets for the 10th Annual Dash For Downs 5K and Kids Fun Run as presented. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MR. Kenneth Buetler was present to request authorization for the placement of "A Little Library" within City right-of-way on Aldersgate Street adjacent to Austin Street Baptist Church property. The Little Library would be placed in memory of Dick and Claire Beem who were members of the Austin Street Baptist Church. Family in the area have agreed to maintain the structure. Mr. Buetler has discussed the issue with the Deacons at the Church who have agreed to the placement. City installation services have been requested; height, placement, and installation specifics would be the responsibility of the City. After review and discussion, Mayor Pro-Tem Sitka made a motion to approve the placement of the structure contingent upon all stipulations, criteria, and regulation of a City developed agreement were agreed upon and upheld. Second was made by Councilmember Klander; motion carried unanimously.

MOTION by Councilmember O’Neill to adopt an ordinance (recorded as No. 2165) on first reading establishing May Street between Lott and Front Streets as one-way traffic and provide for traffic control devices. Second was made by Mayor Pro-Tem Sitka. Motion carried unanimously.

COUNCILMEMBER O’Neill made a motion to authorize the City Manager to execute an updated Letter of Agreement with Eddy Packing, Inc. of Yoakum, Texas for acceptance of effluent flow to the City of Yoakum Waste Water Treatment Plant. The effluent flow that has been received from Eddy Packing over the course of the prior agreement has been well within the measures
required. Construction of Eddy Packing's in-house effluent treatment facility will continue to be monitored for compliance. Motion was seconded by Councilmember Klander and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to authorize the City Manager to execute an agreement with TRC, Inc. of Austin, Texas for preliminary design and cost allocation for the improvements to the FM 318 Lift Station. Cost of the design services will be shared with Eddy Packing, Inc. in coordination with the previously approved Letter of Agreement to receive effluent flow. Eddy Packing's portion will be roughly $2,500. Second was made by Councilmember Klander. Motion carried unanimously.

MOTION by Councilmember Klander to authorize the City Manager to advertise for street maintenance materials for the Street Department. Second was made by Councilmember Goodrich; motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the City Manager to enter into an agreement with VelocityEHS of Chicago, IL. for employee training and MSDS compliance software in an amount not to exceed $6,500. Mayor Pro-Tem Sitka seconded the motion. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to adopt a resolution (recorded as No. 2020-01) suspending the February 6, 2020 effective date of Texas Gas Service Company's requested increase to permit the City time to study the request, establish reasonable rates, approving cooperation with other cities in the Texas Gas Service Company's Central Texas and Gulf Coast Service areas, hiring legal and consulting services to negotiate with Texas Gas, authorizing intervention in GUD No. 10928 at the Railroad Commission and requiring reimbursement of the City's rate as expenses. Motion was seconded by Councilmember Klander and carried unanimously.

MOTION by Councilmember O'Neill to adopt an ordinance (recorded as No. 2020-02) authorizing the City of Yoakum General Election to be held on May 2, 2020, establishing the procedures, and appointing election officials (Irma Chomout, Election Judge, and Steven Cuellar, Alternate Judge). Second was made by Councilmember Goodrich. Motion carried unanimously.

COUNCILMEMBER Goodrich 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 Klander and carried unanimously.

BID tabulation was reviewed for the Brushy Creek Well No. 6A Rehabilitation Project. After review and discussion, Councilmember O'Neill made a motion to award the project to Friedel Drilling of Yoakum, Texas in the amount of $31,478.75. Second was made by Councilmember Klander; motion carried unanimously.

UNDER City Manager's Report, Council was invited to the Guadalupe Valley Water Association meeting hosted by the City of Yoakum scheduled for January 16, 2020 at the Yoakum Community Center, reminded of the Yoakum Area Chamber of Commerce 102nd Annual Chamber Banquet scheduled for January 23rd, and provided information regarding the Annual Friends of the Library Potato Luncheon scheduled for January 27th. City Manager Coleman provided information regarding the bi-annual Clean Up Program scheduled for March 30th through April 3rd. Council was provided information regarding the use of body cameras by our Police Officers as of January 9th. Information was provided regarding the Building and Standards 2nd Panel issue at 708 Lavaca Street. The proper postings and notifications have been made; the demolition order is in the 30 day window.
that allows the property owner to appeal the decision with the District Court. Final word from the Texas Department of Agriculture indicating that the Sidewalk Grant has been approved in the amount of $350,000; the City’s match to the grant is $70,000. The approved funding from the Texas General Land Office for Hurricane Harvey related projects is approximately $1,400,000. Council was invited to the retirement celebration for Tony Maldonado on January 31st. Council was informed of the progress by the Yoakum Economic Development Corporation Board of Directors in their employment search for a Director of Economic Development. Nearing the final stages of the process; final information will be presented as it becomes available. Final design work has been completed on the Wayfinding signage project for local points of interest; the proposed design has been sent to the Texas Department of Transportation for approval. After final approval, there will be a two-week period of production and then a two-week installation period by the contractor. Sharla Pohl has resigned from the Yoakum Housing and Authority and will be taking the open position at the Yoakum Area Chamber of Commerce as the President. A consultant firm will be engaged to handle the HUD reporting for the Housing Authority and three operational employees will continue the local processes. Staff will be putting together a comparison of employee benefits which may be brought back to Council for consideration to make employee benefits competitive with surrounding municipalities. The 2020 Street Improvement Project will be brought to Council for review and consideration. Staff suggested scheduling a workshop to meet with a representative from Ameresco for automated meter reading services and/or facility improvements. A special meeting was scheduled from Wednesday, January 22, 2020 at 5:30 PM. Information was provided from DeWitt County Appraisal District regarding the election of Conyetta Gaus Swayne to the DeWitt County Appraisal District Board. Walt Hairell was elected to the Lavaca County Central Appraisal District Board.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 6:54 PM for consultation with the City Attorney on pending litigation – Case No. 5:18-cv-1303 – Karissa Johnson (V.T.C.A., Gov. Code, Sec. 551.071), and to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 7:23 PM with no action resulting from Executive Session

THERE being no further business, the meeting adjourned at 7:23 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk

CITY OF YOAUKUM
TEXAS
WORKSHOP/MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ................................................. Mayor
         Elorine Sitka .............................................................. Mayor Pro-Tem
         Billy Goodrich ......................................................... Councilmember
         Glenn Klander ............................................................ 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 5:30 PM. Project Manager Joe Bennett and Director of Public Works Michael Bennett were present.

GEORGE Rash representing Ameresco, Inc. of Phoenix, AZ. was present to provide information regarding the development of an advanced metering infrastructure system for the City's water and electric utilities through an energy service agreement. Mr. Rash preformed a review of the City records and provided an overview of the probable water and electric loss and uncollected revenue occurring with the process currently being used. If the review project moves forward with Ameresco, all meters will be pulled and tested to ensure accuracy of the numbers. Financing options were discussed. Ameresco is a member of the BuyBoard and can be awarded the project as a sole source provider should the Council so choose. Pricing and advantages of utilizing automated meter infrastructure were discussed, including additional training opportunities that will open up, and streamlining of maintenance and operation of the system. Council provided direction to the City Manager to move forward with the agreement with Ameresco, Inc. of Phoenix, AZ. to complete an investment grade energy audit of the City's current water and electric utilities infrastructure, street light and selected buildings.

THERE being no further business, the meeting adjourned at 6:28 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
Glenn Klander ........................................................... 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 Klander gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed.

MOTION by Councilmember Klander to adopt the minutes from the meetings of January 14 and January 22, 2020 as presented. Second was made by Councilmember O’Neill; motion carried unanimously.

MAYOR Rodríguez opened a public hearing to receive citizen comments on establishing one-way traffic on May Street between Lott and Front Streets and providing for traffic control devices (stop signs) at the intersection. Clarification was requested from Conyetta Gaus-Swaney regarding the direction of the flow. Staff indicated the intended flow of traffic would be from Lott Street toward Front Street from West to East. Discussion was held and opposition was received from several citizens. Requests were made for the City to explore other options, increase lighting in the area, to check with surrounding businesses for use of private parking areas, to check with the Yoakum National Bank for use of that parking area, consider mandating time limits to parking, installing parking meters, and the City purchasing property to create a paid parking lot. After discussion, Mayor Rodríguez closed the public hearing.

COUNCIL gave direction to staff to coordinate with TRC Solutions to provide an engineered concept of the one-way street project. The ordinance was tabled for a future meeting.

A request was presented from the Yoakum Heritage Museum for an increase in the annual stipend provided from the City. Museum Director Laura Henson was present to provide information and answer questions. Mayor Rodríguez informed the representatives that consideration may be taken at the Council’s mid-year budget review scheduled for April. At that time, Council will be able to determine if funding is available. Museum representatives were informed that Fiscal Year budget requests should be sent to staff in August of 2020 for consideration. Mayor Rodríguez praised the Museum representatives for the imagination and effort that has been going into the projects.

INFORMATION from the Hotel Occupancy Tax Advisory Board was presented for consideration. After discussion, Councilmember Goodrich made a motion to approve the execution of a contract for the continued billboard advertising for the billboard located on Highway 77 in Victoria, Texas, and to approve funding assistance to provide a NASA display for the Spring of 2020 multi-
day event hosted by the Yoakum Heritage Museum not to exceed $3,000 as recommended by the HOT Advisory Board. Second was made by Councilmember Klander; motion carried unanimously. Direction was provided to staff to consult the HOT Advisory Board regarding a specialized billboard advertisement for the NASA exhibit.

GEORGE Rash was present to provide information and answer questions regarding the proposed agreement with Ameresco, Inc. for an energy audit to be performed. Mr. Rash provided a brief overview of an Automated Meter Infrastructure project and questions were posed and addressed. After discussion, Councilmember Klander made a motion to authorize the City Manager to execute an agreement with Ameresco, Inc. of Phoenix, AZ. for the development of an investment grade audit of utility and facility infrastructure. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

COUNCILMEMBER O'Neill made a motion to authorize the purchase of LED street lights from TechLine, Inc. of Austin, Texas as a sole source provider in the amount of $29,500. Second was made by Councilmember Goodrich. Motion carried unanimously.

INFORMATION was provided regarding the 2020 Street Improvement Project. After review, Councilmember O'Neill made a motion to authorize the City Manager to advertise for bids for the 2020 Street Improvement Project and culvert replacement project on Airport Road. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

BID tabulation sheets were presented for review on the 2020 Street Material Bid. After review and discussion, Councilmember Goodrich made a motion to award the bids to the low bidders as presented. Second was made by Councilmember Klander; motion carried unanimously.

DISCUSSION was held regarding the purchase of turnout gear for the Volunteer Fire Department. Funding in the amount of $20,000.00 is currently budgeted for this project. The actual cost is $29,045. The Volunteer Fire Department applied for and received a grant in the amount of $9,045 to cover the over budget expenditure. After review, Mayor Pro-Tem Sitka made a motion to authorize the purchase of the turnout gear for the Yoakum Volunteer Fire Department personnel from Municipal Emergency Services of Houston, Texas as a sole source provider for an above budget amount of $29,045 with the over budget funds being reimbursed by the Volunteer Fire Department. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Councilmember Klander to appoint Billy Goodrich, Elorine Sitka, and City Manager Kevin Coleman to the City/School Summer Recreation Board. Second was made by Councilmember O'Neill and motion carried unanimously.

LIBRARIAN Gena Jiral was present to provide information on requests in coordination with Library functions. After discussion, Councilmember Klander made a motion to authorize the waiving of fees at the City Pool in conjunction with the Library Summer Reading Program from June 1 through August 31, 2020. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

COUNCILMEMBER Klander made a motion to authorize the waiving of certain Library fines in coordination with the Library Summer Reading Program allowing for the waiving of up to $1.50 of late fees through September 30, 2020. Second was made by Councilmember O'Neill; motion carried unanimously.

MOTION by Councilmember Goodrich to authorize a budget amendment to cover additional expenses for the repairs to the Carl & Mary Welhausen Library from the Library Special Fund Building
Improvement Account in the amount of $5,000 for chair repairs. Mayor Pro-Tem Sitka seconded the motion. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to authorize the re-appointment of Daniel Pelech as Municipal Court Judge for a two-year term to include a 5% merit increase. Motion was seconded by Councilmember Klander and carried unanimously.

COUNCILMEMBER O’Neill made a motion to proclaim the week of February 24th – February 28th, 2020 as “Texas Public Schools Week.” Motion was seconded by Councilmember Goodrich and carried unanimously.

UNDER City Manager’s Report, Council was reminded of the Yoakum Volunteer Fire Department Benefit scheduled for February 16, 2020 at the Yoakum Community Center. Information was provided regarding the bi-annual Clean Up program scheduled for March 30th through April 3rd to provide bulk item curbside pick-up by City crews. A conference call has been scheduled with the Texas Department of Agriculture for a preliminary review of the Community Development Block Grant received for a Downtown Revitalization Grant for sidewalk improvements. Sign Masters of Victoria, Texas will be on site the first week of March for installation of the Wayfinding Signs for local points of interest project. The penalty notice received from the Internal Revenue Service related to the 2017 1095C reporting issue has been rectified and the IRS has waived the penalty. A joint Council/Yoakum Economic Development Corporation Board of Directors meeting was discussed and scheduled for the evening of April 20, 2020 pending consensus of the YEDC Board. Economic Development Executive Director Terry Stokes began February 10th and plans to reopen the strategic long range plan in order to clarify goals that will be expected. The Quarterly Investment Report was presented for review. Information was presented regarding a meet and greet with University of Houston-Victoria regional committee representative Kathy Manning scheduled for February 20, 2020 at the Perk & Brew in downtown Yoakum from 5:30 PM to 7:30 PM. The Code Enforcement issues surrounding 708 Lavaca Street may be requested to be revisited by the Council at a future meeting based on conversations with the property owner. Library staff has been updating the five-year plan; once approved by the Library Board, Council will be asked to consider approval. Amendments to the contract with Linebarger Goggan Blair and Sampson, LLP for the collection of delinquent utility and EMS accounts will be presented. A report from the architect reviewing the City Hall and Police Department facilities will be presented to staff; Council will be asked to schedule a workshop to receive information.

THERE being no further business, the meeting adjourned at 7:30 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk
March 10, 2020
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
Glenn Klander .......................................................... 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 gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending. Visitors were acknowledged and welcomed. Sean Mooney was introduced as an unopposed candidate for the May 2, 2020 General Election. He will take his seat at the May meeting.

MOTION by Councilmember Klander to adopt the minutes from the meeting of February 11 as presented. 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 placement of a mobile home on property described as Lots 10, 11, and 12 of Block 47 (NCB 1047) in the Original Townsite Addition (for location reference only: 109 E. Grand Avenue). Information was presented by City Manager Coleman. Property owner Maxine Rocha was present to provide information and answer questions. The Code Enforcement Office provide details regarding the property: specifically, the property is unsecured and open to the elements and is currently not connected to utilities; the property is currently used for storage only. Ms. Rocha indicated that the property holds furniture. Complaints have been received for area residents of rodents and snakes coming from the property. The Specific Use Permit was originally issued in 1982; Ms. Rocha has owned the property since 1988. There being no further comments from the public, the public hearing closed.

MAYOR Pro-Tem Sitka made a motion to adopt an ordinance (recorded as No. 2166) on emergency reading rescinding Ordinance No. 1333 providing for a Specific Use Permit to locate a mobile home on Lots 10, 11, and 12 of Block 47 (NCB 1047) in the Original Townsite Addition (for location reference only: 109 E. Grand Avenue) 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 hear appeals to action taken by the Building and Standards Commission. An appeal was heard from Eric Mendoza, owner of the property located at 306 Concrete Street. Mr. Mendoza indicated that the property was given to him as a Christmas present from his mother, and that he did not have a plan of action at the time of receiving the notices. He has since been in contact with a contractor to have the structure power-washed and the roof repaired; he is waiting on funds from his income tax return and time off from his employment to complete repairs. Mr. Mendoza indicated that the floor of the structure is solid, will be replacing the current paneling with sheet rock, and replacing
some of the kitchen appliances. The property was first reviewed by the Building and Standards Commission at their October 2019 meeting; at that time the Commission ordered the property to be secured. Code Enforcement Office provided information that the back door had been secured, however, one window is still partially unsecured. Property owner requested until the end of 2020 to complete the pressure washing and painting of the exterior.

CONTINUING their role as Second Panel of the Building and Standards Commission, Council received an appeal from the property owner of 107 Hope Street. Mr. Raymond Green was present representing the property owner, Bobby Anderson. Mr. Green indicated that he had begun remodel of the structure but received a “stop work order” from the City of Yoakum Code Enforcement Office due to no building permit being obtained. Mr. Green assured the Council that the interior of the structure is in good condition and a contractor has been contacted for an estimate. Mr. Green continued his assurance that the home can be leveled and new siding installed on the building. Ms. Anderson owns the structure next door to this property, as well. That structure is also on the Building and Standards Commission upcoming list of properties to be reviewed. Mr. Green indicated that he plans on completing the repairs to both properties. A third property owned by Ms. Anderson is currently in a similar condition as these two properties. Council requested information regarding why a timeline was not presented to the Building and Standards Commission; no response was provided. Code Enforcement Officer Lilley provided details regarding the status of both electrical and plumbing within the structure. Mr. Green requested a stay of the demolition order without a timeline for completion.

CONTINUING their role as Second Panel of the Building and Standards Commission, Council received an appeal of the demolition order for a structure located at 708 Lavaca Street. Property owner Mary Jo Rosales was present to make the request. Ms. Rosales indicated that she will be receiving funds through her income tax return within the next six weeks and plans to improve the electrical and plumbing needed in the structure. Code Enforcement provided information indicating that the structure was first placed on property in August of 2017, and has been on the Building and Standards Commission agenda since November of 2018. The property owner requested additional time to make the needed repairs to salvage the structure.

AFTER discussion, Mayor Pro-Tem Sitka made a motion to stay the order of demolition of 306 Concrete Street for a 90 day period to allow the property owner to make substantial repairs to the property to bring the structure into Code compliance. Motion was seconded by Councilmember Klander and carried unanimously.

COUNCILMEMBER Klander made a motion to uphold the demolition order for property located at 107 Hope Street. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MOTION by Councilmember Goodrich to stay the order of demolition on property described as 708 Lavaca Street for a 90 day period in order for the property owner to make arrangements for sewer connection, and substantially complete repairs to plumbing, electrical, water heater, smoke detectors, exterior siding, steps for entrance to the structure, establish a back exit/entrance (door), and provide a heat source. Second was made by Councilmember O’Neill; motion carried with Rodriguez, Sitka, Goodrich, and O’Neill voting in favor, and Klander voting against.

COUNCILMEMBER O’Neill made a motion to adopt a resolution (recorded as No. 2020-03) accepting a Certificate of Unopposed Candidates, cancelling the May 2, 2020 City of Yoakum General Election, and declaring each unopposed candidate elected to office for the City of Yoakum Places 4 & 5. Motion was seconded by Councilmember Klander and carried unanimously.
INFORMATION was presented regarding a proposed ordinance to establish a portion of W. May Street between Lott and Front Streets as one-way traffic and provide for traffic control devices. Citizens were present to request additional information, provide feedback, make suggestions regarding lighting in the downtown area, request clearer markings for the current parking spaces, suggested the creation of fee-based parking lots within the downtown area, suggested mandating two-hour parking restrictions and fifteen minute loading zone restrictions, and suggested businesses establish valet parking. Traffic control devices were discussed and details were provided on the placement of the stop signs at all four corners of the intersection of W. May and Lott Streets. Citizens were not in favor of creating a one-way street in the specified location; favorable comments were received for the placement of stop signs. After receiving comments from each citizen requesting to be heard; the public hearing was closed.

AFTER review, Councilmember Klander made a motion to adopt an ordinance (recorded as No. 2165) as amended, providing for traffic control devices at the intersection of W. May and Lott Streets. Motion was seconded by Councilmember O'Neil and carried unanimously.

MOTION by Councilmember O'Neill to adopt a resolution (recorded as No. 2020-04) authorizing the submission of a grant program application to the Texas Office of the Governor and authorizing the City Manager to act in all matters related to the grant. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to approve and adopt a Hazardous Communication Policy as recommended by City Staff as presented. Motion was seconded by Councilmember Klander and carried unanimously.

MOTION by Councilmember Klander to adopt a revised Municipal Pool Crisis Management Plan as presented. Councilmember Goodrich seconded the motion. Motion carried unanimously.

INFORMATION was presented regarding a proposed full-time employee at the Library. Budget appropriations and staffing outlines and schedules were reviewed. The request presented includes funding only for the remaining fiscal year to become effective March 11, 2020. After review, Councilmember Goodrich made a motion to approve an above budget expenditure for an additional full-time employee in the Library Department as presented. Second was made by Councilmember Klander and motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to approve a funding expenditure recommended by the Hotel Occupancy Tax Advisory Board to assist the Yoakum Heritage Museum with the purchase of a billboard space in coordination with the NASA display for a Spring 2020 multi-day event in the amount of $382.50. Second was made by Councilmember Goodrich. Motion carried unanimously.

MAYOR Pro-Tem Sitka made a motion to appoint Anita R. Rodriguez to the Yoakum Volunteer Fire Department Pension Board/Texas Emergency Services Retirement System for a two-year term. Motion was seconded by Councilmember Klander and carried unanimously.

MOTION by Councilmember O'Neill 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 92nd Annual Tom Tom Festival activities to be held June 5 through June 6, 2020. Second was made by Councilmember Klander and motion carried unanimously.
COUNCILMEMBER Klander made a motion authorizing a "No Parking" designation on the portion of Davis Avenue between Vollentine Street and South Park Road on Friday, June 5 – June 6, 2020 in coordination with the Annual Tom Tom Festival. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Mayor Pro-Tem Sitka to proclaim the month of April 2020 as Fair Housing Month. Councilmember O'Neill seconded the motion. Motion carried unanimously.

INFORMATION was presented regarding the Downtown Revitalization Grant through the Texas Department of Agriculture – Contract No. 7219312. After review, Mayor Pro-Tem Sitka made a motion to authorize the Mayor to execute a contract with TRC Engineering; authorize the Mayor to execute a contract with Esser & Company Consulting, LLC for project administration; to adopt a resolution (recorded as No. 2020-05) designating Authorized Signatories, to adopt a resolution (recorded as No. 2020-06) regarding Civil Rights requirements and authorizing the Mayor to sign all supporting documentation, appointing Esser & Company Consulting, LLC as Labor Standard Officer, authorizing the Mayor to execute an Initial Acquisition Report all for TxCDBG Contract No. 7219312 for sidewalk replacement/repair. Motion was seconded by Councilmember Klander and carried unanimously.

INFORMATION was not available for the proposed contract with Linebarger Goggan Blair & Sampson, LLP of Victoria, Texas and the item was not considered.

MOTION by Councilmember O'Neill to approve an amended agreement with GVEC.net for placement of antennas and other equipment on the Yoakum Street Water Tower as presented. Second was made by Mayor Pro-Tem Sitka and motion carried unanimously.

AN abandoned 16 foot flatbed trailer has been through the impound process without being claimed by the owner. Upon recommendation from staff, Councilmember O'Neill made a motion to accept ownership of the trailer in compliance with Chapter 683 of the Transportation Code and transfer the vehicle to the General Administration Department for City use. Motion was seconded by Mayor Pro-Tem Sitka and carried unanimously.

MOTION by Councilmember Klander to authorize the sale of surplus equipment including a 2001 F250 from the Solid Waste Department and a 2006 Chevrolet Colorado from the Parks & Recreation Department. Second was made by Councilmember Goodrich; motion carried unanimously.

UNDER City Manager's Report, Council was reminded of the Annual Yoakum Economic Development Corporation Business Appreciation Luncheon scheduled for May 6, 2020 beginning at 11:30 AM, the Yoakum Heritage Museum NASA Display Project scheduled for March 29 through June 8, 2020, and the Bi-Annual City clean Up Program scheduled for March 30 through April 3, 2020. Information was provided on the grant request for the Texas Community Development Block Grant Program and the FEMA reimbursement for the Hurricane Harvey funding. The contractor for the Wayfinding Sign Project is scheduled to be in Yoakum this week to set the bases for the signage. Staff will forward photos when complete. A Joint City Council/YEDC Board meeting has been scheduled for April 20, 2020 beginning at 5:30 PM. The City's Cyber Security coverage through the Texas Municipal League Intergovernmental Risk Pool was outlined for Council; Staff has opted to increase the coverage to a Tier 2 Level which will increase the cost by $25.00 per year. The next Level Tiers are at a much higher expense and the potential risk may not warrant the expense of the additional coverage. TMLIRP is creating a Cyber Security Training Program that will qualify under the current guidelines that are required and City computers have been upgraded from Windows 7 to
Windows 10 to maintain Microsoft support. Information was provided regarding the closure of City facilities in observance of Good Friday on April 10, 2020. The Library is sponsoring a Senior Prom on April 17, 2020 at the Yoakum Senior Citizen Center. The Friends of the Library Luncheon is scheduled for Monday, April 20, 2020 at the Yoakum Community Center. Potential future agenda items were provided including a possible coordination with the Yoakum ISD to create a school resource officer. Architects for the City Hall and Police Department Facilities discussed the multiple layers of dilapidation in the Police Station structure. According to the Architects, the City Hall facility is structurally sound, however functionality is an issue. Plans are being developed to upgrade City Hall as an administration building and look at the back side of the property that City Hall sits on for a Police Department structure. Other options being considered is converting City Hall into a facility for the Police Department and utilizing the back portion as an impound yard and parking for the employees. The rehabilitation of Well 6 is underway and will be over budget. The Contractor will be sending a camera down the well to determine if additional repairs will be needed. For context, the Well has not had rehabilitation services for the last 10 years.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:53 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072) and for consultation with the City Attorney on pending litigation – Case No. 5:18-cv-1303 – Karissa Johnson (V.T.C.A., Gov. Code, Sec. 551.071). The meeting reopened to the public at 8:10 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 8:10 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk
March 19, 2020
Conference Room – 5:30 PM
City Hall

SPECIAL EMERGENCY MEETING OF THE CITY COUNCIL

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

ABSENT:  
Billy Goodrich ........................................................... Councilmember

MAYOR Rodriguez called the City Council meeting to order AT 5:30 PM.

COUNCIL considered an extension to the Mayor’s declaration of emergency based on the COVID-19 Virus situation throughout the State of Texas and the United States. After review, Mayor Pro-Tem Sitka made a motion to adopt an order declaring a local state of disaster as a result of the COVID-19 Corona Virus beginning on March 13, 2020 and beyond, renewing the declaration of disaster initiated on March 14, 2020 by Mayor Anita R. Rodriguez. Second was made by Councilmember Klander. Motion carried unanimously.

CITY Manager Kevin Coleman requested Council consensus of the closure of facilities to public use until the disaster has passed. Efforts have been made to limit exposure to all personnel; utilities will not be disconnected during the disaster declaration, however, the $25.00 service fee will be assessed. Staff will be distributing fliers to notify customers to contact the Utility Office to make payment arrangements prior to March 24th at 10:00 AM and the $25.00 fee will be waived. Staff has recommended waiving the One Exemption Per Year rule. Current plans are to re-open on April 17, 2020. Council consensus was to move forward as outlined.

INFORMATION was presented regarding employee compensation and benefit leave in relation to the COVID-19 issue. Discussion included insuring the employees exhibiting symptoms would be sent home to isolate and to make contact with a medical professional. Sick leave will be utilized first, any accrued compensatory time may be used, and vacation time may be utilized when other time is exhausted. Staff is suggesting allowing employees to utilize additional sick leave that may be accrued at a later date, allowing the employees to go into a negative status with their sick leave hours. Considering school closures, the City will be as flexible as possible in order to accommodate employees with school age children that will need care. The Governor of Texas issued a message stating that seating in restaurants should be eliminated for the time being. Food Bank operations were discussed.

THERE being no further business, the meeting adjourned at 6:10 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

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

PRESENT: Anita R. Rodríguez ..................................................... Mayor
Elorine Sitka ................................................................. Mayor Pro-Tem
Billy Goodrich ............................................................... Councilmember
Glenn Klander ................................................................. Councilmember
Carl O’Neill ................................................................. Councilmember
Kevin M. Coleman .......................................................... City Manager
Kenneth E. Kvinta ......................................................... City Attorney
Gretta Klander ................................................................. Deputy City Clerk

ABSENT: Theresa A. Bowe .................................................. City Clerk

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.

INFORMATION was presented on a proposed policy to implement a Consent Agenda and updated Agenda Policy. Incorporating a Consent Agenda is in compliance with all Open Meetings regulations and will streamline the flow of the Council meetings. All Councilmembers have the authority to remove items listed within the Consent Agenda for separate consideration and discussion. Motion by Mayor Pro-Tem Sitka to adopt an amended Agenda Policy to include the Consent Agenda. Second was made by Councilmember Klander. Motion carried unanimously.

CONSENT Agenda: All consent agenda items listed are considered routine by the City Council and are enacted by one motion, unless a Council Member requests to move an item and consider it separately.

1) Approval of the minutes from the meetings of March 10, 2020 and March 19, 2020 as presented;
2) Authorize the Mayor to execute an Initial Acquisition Report for TxCDBG Contract No. 7219312;
3) Authorize the Mayor to execute a contract with Texas Department of Agriculture through the Texas Community Development Block Grant Program for Sidewalk and Infrastructure improvements;
4) Authorize the Mayor to execute contract No. 20-065-085-C246 with the Texas General Land Office Community Development Block Grant Program for Disaster Recovery Program Infrastructure Projects;
5) Adopt a resolution (recorded as No. 2020-08) regarding the Civil Rights Policies for the 2017 General Land Office Community Development Block Grant – Disaster Recovery (CDBG-DR) Program, Contract #20-065-085-C246;
6) Adopt a resolution (recorded as No. 2020-09) designating authorized signatories for contractual and financial documents pertaining to the 2017 General Land Office Community Development Block Grant – Disaster Recovery (CDBG-DR Program, Contract #20-065-085-C246;
7) Authorize the City Manager to solicit proposals for consultant/management services for grant writing services for the preparation of General Land Office CDBG-Mitigation
2015 and 2016 Floods, and Hurricane Harvey applications for funding flood mitigation projects and planning for future flood events and the subsequent implementation of the General Land Office CDBG-MIT Projects;

8) Proclaim the month of May 2020 as Business Preservation Month; proclaim Public Library Week, Telecommunications Week, Administrative Professionals Week, Municipal Clerk Week, Police Officer Week, Emergency Medical Service Week, Public Works Week, and Economic Development Week;

9) Approve an amended City Distributed Generation Agreement;

10) Authorize the City Manager to advertise for Requests for Qualifications for annual financial auditing services; and

11) Adopt a resolution (recorded as No. 2020-07) denying Texas Gas Service Company’s requested rate increase.

MOTION by Councilmember Goodrich to adopt the Consent Agenda; seconded by Mayor Pro-Tem Sitka and motion carried unanimously.

THE following items were removed from the Consent Agenda for singular discussion:

ADDITIONAL information was presented regarding contract with TRC, Inc. of Austin, Texas for engineering services for the Texas General Land Office Community Development Block Grant Program for Disaster Recovery Program. Addendums were received from the engineer including revised costs. After discussion, motion by Councilmember O’Neill to approve the engineering services contract and the additional services contract with TRC, Inc. of Austin, Texas as presented. Motion was seconded by Councilmember Klander and carried unanimously.

THE Business Appreciation Month proclamation was tabled for a future date.

NO further items were listed on the Consent Agenda.

MOTION by Councilmember O’Neill to appoint Glenn Renken to the Yoakum Housing Authority Board of Directors for a two-year term. Nominations for a replacement for outgoing Director Connie Zimmerman will be presented at a later meeting. Second was made by Councilmember Goodrich and motion carried unanimously.

CONSIDERATION of the requests for proposals for the collection of delinquent utility accounts, and emergency medical service accounts was delayed to a future meeting based on contract fulfillment from the current award bidder, Linebarger Goggan Blair & Sampson, LLP of Victoria, Texas.

BIDS were reviewed for the 2020 Street Improvement Project. After discussion, Councilmember Klander made a motion to award the 2020 Street Improvement Project to H&C Construction, Inc. of Shiner, Texas as low bidder. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Councilmember Klander to award the 2020 City of Yoakum Industrial Loop Replacement and Ditch Repair Project to Ken’s Material and Trucking, LLC of Yoakum, Texas. Second was made by Councilmember Goodrich and motion carried unanimously.

REVIEW was held of the Well #6 Rehabilitation Project. A camera was sent into the well to determine the extent of repair that will be needed. Casing has worn away, portions of the pipe are no longer in place. Approximately 450 feet down, additional erosion or hard water were recorded.
Staff met with Davis Engineering and received recommendations from Friedel Drilling Co. of Yoakum, Texas to clean the screen and send the camera back down the well for further review. Additional details and prioritization will be determined. Further information will be brought to Council for consideration at a future meeting.

INFORMATION was reviewed regarding the Governor of Texas Executive Order GA-14 related to the COVID-19 issues. Staff is continuing to monitor recommendations and guidelines from the State and Federal agencies. Neither Lavaca nor DeWitt Counties have indicated an intent to establish additional orders above the order issued by the Governor. The City of Yoakum Emergency Declaration is open ended and there is no need to extend. Council consensus was to forego any “stay-at-home” order or mandatory face mask order for the City. Council gave direction to staff to continue to monitor the situation as needed.

CITY operations were reviewed related to the COVID-19 issues. Part time staff have been furloughed for the time being, and City facilities are on skeleton crews in an effort to reduce the risk of exposure. City Hall and Transfer Station hours have been modified to 7:00 AM to 5:30 PM Monday through Thursday and facilities are closed on Friday and Saturdays. Police Department and Fire Department procedures were reviewed. Employees that were previously allowed to work part time with other agencies have been restricted from outside employment during the emergency period associated with COVID-19. Utility customers are not subject to disconnection from utility services at this time. Code Enforcement are rotating shifts to limit exposure. The Library is currently closed. Parks and Recreation crew members have been moved to more crucial departments to assist. Municipal Pool and Summer Recreation activities may be delayed at best; additional information will be reviewed at a later date for those programs.

UNDER City Manager’s Report, the Yoakum Area Chamber of Commerce are looking at alternate dates to hold the Tom Tom Festival. The Yoakum Heritage Museum NASA Exhibit has been postponed until July 2020. The City has sent letters to essential businesses who have chosen to remain open to remind them of best practices. Information was received from Texas Municipal League that provides ideas and suggestions for re-opening the City. The Wayfinding Sign for Local Points of Interest Project is still in the process. Signs should be placed within the next month. The March 2020 Clean Up Program has been cancelled. The Joint Council/YEDC meeting has been postponed to a later date to be determined. The Annual Yoakum Economic Development Corporation Business Appreciation Luncheon has been postponed – date to be determined.

THERE being no further business, the meeting adjourned at 6:57 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk

CITY OF YOAKUM, TEXAS
SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ............................................. Mayor
Elorine Sitka ............................................................. Mayor Pro-Tem
Billy Goodrich ......................................................... Councilmember
Glenn Klander .......................................................... 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 AT 5:30 PM with all Economic Development Executive Director Terry Stokes, YEDC President Gery Maneth, Councilmember-Elect Sean Mooney, and Yoakum Herald-Times representative Kaitlyn Stubbs present.

ECONOMIC Development Executive Director Terry Stokes provided details approved by the Yoakum Economic Development Corporation Board of Directors to assist local business in crisis due to the COVID-19 issues. Three additional grant programs were outlined along with loans available to employers with up to 500 employees. Guidelines were outlined and discussion was held. Applicants will be limited to one active program at a time. The YEDC has set aside $500,000 to be applied for through this Sustainability and Economic Recovery Program. Programs are scheduled to be available for applications on May 4, 2020. After discussion, Councilmember Klander made a motion to approve the program as presented. Motion was seconded by Mayor-Pro-Tem Sitka and carried unanimously.

BUDGET revisions were proposed for the Yoakum Economic Development Corporation to include the Sustainability and Economic Recovery Program Grant Funding, cover additional funds required for the Executive Director salary and travel expenses, and revised administrative service funds reimbursed to the City by the YEDC. Details were reviewed and discussed. Motion by Mayor Pro-Tem Sitka to approve the budget amendments as present. Second was made by Councilmember O'Neill. Motion carried unanimously.

MOTION by Mayor Pro-Tem Sitka to approve a revised agreement with the law firm of Linebarger Goggan Blair & Sampson, LLP as special counsel to perform all legal services necessary to collect delinquent utility accounts as provided by the Texas Constitution Art. 3, § 44 and § 53, section 2254.102 of Chapter 2254 in the Texas Government Code and authorize the execution of such agreement as presented. Second was made by Councilmember Klander and motion carried unanimously.

MOTION by Councilmember O'Neill approve a revised agreement with the law firm of Linebarger Goggan Blair & Sampson, LLP as special counsel to perform all legal services necessary to collect delinquent emergency medical services accounts as provided by the Texas Constitution Art. 3, § 44 and § 53, section 2254.102 of Chapter 2254 in the Texas Government Code and authorize the execution of such agreement as presented. Second was made by Councilmember Klander and motion carried unanimously.
NO new orders had been received from the Governor of Texas regarding the COVID-19 issues at the time of this meeting.

COUNCIL was provided details regarding continued City procedures related to the COVID-19 issue. Utility customers are not subject to disconnect at this time and payment arrangements are being allowed, and disconnect fees are being waived for customers who make arrangements to pay. The Governor of Texas order provide for only essential workers to report to work until April 30, 2020. Temporary assignments have been established for some of the City’s non-essential department employees. The cook shed and community center are not being utilized. No public access is being allowed for City Hall and steps are being taken specifically from the Center for Disease Control and the Governor’s Office to ensure the safety of our employees and those using the facilities. Direction from Council regarding the playgrounds and other park facilities was to open the parks and limit groups to 8 individuals or less in groups, no utilization of the pavilions beginning April 25, 2020 and the golf course may be opened to members only.

THERE being no further business, the meeting adjourned at 6:25 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

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

PRESENT:  Anita R. Rodríguez ........................................ Mayor
           Billy Goodrich ........................................... Councilmember
           Glenn Klander ........................................... Councilmember
           Carl O'Neill ............................................... Councilmember
           Sean Mooney ............................................. 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 at 5:15 PM with all Councilmembers present. Tim Gescheidle and John Stone with TSG Architects, of Gonzales, Texas were present to provide an updated report to the proposed New City Hall and Police Department facilities. The assessments began in the Fall of 2019 and due diligence was performed on each structure to determine the most appropriate action moving forward. The current concept is to demolish the current Police Department structure, use that property as a New City Hall site, and renovate the current City Hall structure to develop a functional Police Department facility. A recommendation was proposed to expand the footprint at the future police department location to the Westerly and South Westerly portion of the property to create a secure impound yard and animal control facility. The current concept includes a new structure to encompass the footprint of the Police Department and current Public Works building to serve as City Hall and Public Works offices. Questions were posed and addressed regarding the timing of bonds, plans, and construction including relocation of City Hall functions until all work is complete. Cost and bond options were reviewed.

AFTER review and discussion, Council expressed their appreciation to TSG Architects and City of Yoakum staff for their efforts on the project.

THERE being no further business, the meeting adjourned at 5:57 PM.

ATTEST:

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

Theresa A. Bowe, City Clerk

CITY OF YOAKUM, TEXAS
REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodriguez ......................................................... Mayor
          Carl O'Neill ................................................................. Mayor Pro-Tem
          Billy Goodrich ............................................................. Councilmember
          Glenn Klander .............................................................. Councilmember
          Sean Mooney ................................................................. 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 O'Neill gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending.

MAYOR Rodriguez presented Certificates of Election to Councilmembers Goodrich and Mooney. City Clerk Bowe administered the Statements of Elected Officers and Oaths of Office to each.

COUNCILMEMBER Klander made a motion to elect Anita R. Rodriguez as Mayor and Carl O'Neill as Mayor Pro-Tem. Second was made by Councilmember Goodrich; motion carried unanimously.

Visitors were acknowledged and welcomed.

CONSENT Agenda: All consent agenda items listed are considered routine by the City Council and are enacted by one motion, unless a Councilmember requests to move an item and consider it separately.

1) Approval of the minutes from the meetings of April 14, 2020 and April 23, 2020 as presented;
2) Authorize the City Manager to advertise for Requests for Proposals for consultant/management services for grant writing services and Engineering Services for additional funding through the Downtown Revitalization grant through the Texas Department of Agriculture (TDA Grant #2);
3) Adopt a resolution (recorded as No. 2020-12) authorizing the submission of a grant application for Coronavirus Emergency Supplemental Funding (CESF) FY2020 to the Office of the Governor
4) Authorize the Mayor to execute Amendment No. 1 to the Grant Administration & Environmental Services Contract in coordination with the Texas General Land Office Community Development Block Grant Program;
5) Appointment Anita R. Rodriguez and Theresa Bowe to the Hotel Occupancy Tax Advisory Board for two-year terms; and
6) Authorize the closure of certain streets in coordination with the Memorial Day Services to be held at the City of Yoakum Fire Station located at 203 Nelson Street on Monday, May 25, 2020.

MOTION by Councilmember Goodrich to adopt the Consent Agenda; second by Councilmember Klander and motion carried unanimously.

THE following items were removed from the Consent Agenda for singular discussion:

ADDITIONAL information was provided to Council regarding an Interlocal Agreement with DeWitt County for emergency notification services through Emergency Communications Network (CodeRED). The original invoice was incorrect and a corrected invoice is expected. The City of Cuero has declined to participate with this program, opting to utilize other methods of communication. Questions were posed and addressed. After discussion, a motion was made by Councilmember O'Neil to authorize the City Manager to enter into an Interlocal Agreement with DeWitt County for emergency notification services through Emergency Communications Network (CodeRED). Second was made by Councilmember Goodrich and motion carried unanimously.

A nominee for the vacant position on the Yoakum Housing Authority Board of Directors has not be established. The appointment will be considered at a future Council meeting.

NO further items were listed on the Consent Agenda.

A request was reviewed from local business owner Mahesh Patel with the Black Gold Inn for property tax, utility bill, and hotel occupancy tax relief. Information was presented by the City Manager and the City Attorney regarding the request. The margins that the City would be able to provide for relief that would not affect the City's needed revenue would be of little help to the business owners. The General Fund and Utility Funds will be reviewed but may be struggling with the financial impact of the COVID-19 on the economy. The City Attorney provided details regarding the Hotel Occupancy Tax rebate guidelines; funds received from that revenue source are under strict guidelines that have not been lifted by the State as of this date. Other cities have made requests for the loosening of those restrictions to provide some additional relief or rebate to the local hotels. Staff recommends waiting for additional direction from the State of Texas on relief measures.

MOTION by Councilmember Klander to approve a revised City of Yoakum Job Description Manual and Pay Plan as presented. Second was made by Councilmember O'Neil and motion carried unanimously.

RECOMMENDATIONS were received from the Hotel Occupancy Tax Advisory Board. After review and discussion, Councilmember O'Neil made a motion to defer payment of hotel occupancy tax funds from local businesses until September of 2020, and approve an additional billboard contract with Lamar, Inc. for advertisement assistance for the Yoakum Heritage Museum NASA Exhibit. Motion was seconded by Councilmember Klander and carried unanimously.

COMMUNICATIONS have been ongoing with the Yoakum Independent School District in an effort to develop a school resource officer program. In the proposed
agreement, the Yoakum ISD would pay the officer's salary for the time school is in session and be assigned to the Yoakum Junior High and High School campuses. The Yoakum ISD has committed to the contract. After discussion, Councilmember O'Neill made a motion to approve an agreement with the Yoakum Independent School District for employment of a School Resource Officer. Second was made by Councilmember Goodrich; motion carried unanimously.

INFORMATION was presented for review regarding amendments to the 2019-2020 Fiscal Year Budget based on mid-year expenses and revenues. Review was held of the sales tax and Solid Waste Transfer Station revenues, as well as the YEDC budget adjustments, increases to the Employee Recognition line item to cover the cost for employees for gym memberships, changes based on the request from the Yoakum Heritage Museum, and increases for the Library modified full-time position that was approved and created mid-year. After review, Councilmember Klander made a motion to adopt an ordinance (recorded as No. 2167) on first reading amending ordinance No. 2160 and approving a mid-year budget amendment of the General Fund. Second was made by Councilmember Mooney; motion carried unanimously.

REVIEW was held of the submitted Requests for Proposals for consultant/management services for the preparation of General Land Office Community Development Block Grant-Mitigation 2015 and 2016 Floods, and Hurricane Harvey grant application development, administration, and project management. After discussion and staff recommendation, motion was made by Councilmember Goodrich to award the contract to Langford Community Management Services of Leander, Texas. Motion was seconded by Councilmember O'Neill and carried unanimously.

STAFF requested direction on the operation of the Municipal Swimming Pool and Summer Recreation schedule for the Summer of 2020. The pool programs and options to handle the program were presented, including the cancelling of the Summer Recreation Program for the year and allowing funds to be utilized to hire additional Summer employees in the Public Works Department. After discussion, Councilmember Mooney made a motion to cancel the Summer Recreation Program, and approve the opening of the Municipal Swimming Pool implementing appropriate guidelines to protect the health of the attendees. Second was made by Councilmember Goodrich. Motion carried unanimously.

A report was received on the Well #6 Rehabilitation Project. Additional issues were discovered after the initial inspection by the contractor, including cracks and/or holes in the well casing. The City has engaged Mr. Chuck Davis Engineering to provide engineering review of the well. He has recommended installing slip casing to make the repairs. After discussion of additional options, Councilmember O'Neill made a motion to accept the recommendation of the engineer to patch the well with a slip casing as discussed. Motion was seconded by Councilmember Klander and carried unanimously.

TRC Solutions, Inc. provided a report on the FM 318 sanitary sewer lift station capacity and related cost. Details were presented regarding the flow from Eddy Packing Co., Inc. and its impact on the City's lift station. The current treatment system utilized by Eddy Packing is unable to sustain the flow during the packing plant's peak production output and Eddy is requesting that the City take on additional water flow. Additional steps have been implemented by Eddy Packing to improve the condition of the discharge received by
the City from the facility. Eddy Packing has indicated that the company will have engineers reviewing the system to provide a recommendation for solutions to the impact to the City's system, and may be making application with the Yoakum Economic Development Corporation for funding assistance with the project. When a viable solution and contract is developed, staff will be providing information to Council for consideration.

UNDER City Manager's Report, Mr. Coleman provided information on previous Building and Standards Commission projects and Second Panel demolition orders: properties have not had much progress and an update will be due back to Council at its July meeting; the property located at 708 Lavaca Street has been unimproved as of this date. The Wayfinding Sign for Local Points of Interest Project is near completion. Signs have been installed; one sign pointing to the HUB City RV Park and Hospital is not visible and will need to be relocated. The Quarterly Investment Report was presented for review. The energy audit and meter testing project being performed by Ameresco, Inc. has begun with some delay due to the COVID-19 issues. The company has changed out 70 water meters within the City's customer population to be sent out for testing. Electric meters are being tested onsite. A report is anticipated for presentation to the Council at the July 2020 Council meeting. Council was asked to provide direction on the Mid-Year Joint Council/YEDC Workshop. Council gave direction to wait until the next schedule meeting in October 2020. Council was informed of the City facility closures scheduled for Monday, May 25, 2020 in observance of Memorial Day. Council was invited to the Memorial Day Services scheduled for Monday, May 25, 2020 at 10:00 AM at the Yoakum Fire Station located at 203 Nelson Street. Re-opening procedures for City facilities from the COVID-19 response were reviewed; staff is waiting on Governor's orders to move forward. A graduation procession has been organized for Friday, May 15th with graduation ceremonies on schedule for the following Friday. Council will be appointing members to multiple City appointed Boards at the June Council meeting. A list of current members up for re-appointment were provided for review. Staff is anticipating the audit from the City appointed auditor in late June; the team is scheduled to be in the City offices on June 1st to compile information.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:30 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 7:50 PM with no action resulting from Executive Session.

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

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

ATTEST:
[Signature]
Theresa A. Bowe, City Clerk
REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez .................................................... Mayor
Carl O'Neil ................................................................. Mayor Pro-Tem
Billy Goodrich ......................................................... Councilmember
Glenn Klander ......................................................... Councilmember
Sean Mooney ............................................................ 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 Mooney gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending.

Visitors were acknowledged and welcomed.

MAYOR Rodríguez opened a public hearing to receive citizen comments regarding a petition by adjacent property owners to an alley located in the 800 Block of Andrew Street with openings on Andrew and Ducey Street. Information was presented by the City Manager with the petition being signed by all appropriate property owners. With no comments being received, the public hearing was closed.

MOTION by Mayor Pro-Tem O'Neill to adopt a resolution (recorded as No. 2020-13) as amended (removing the utility easement clause) closing a ten foot alley located between Lots 1-8 of Block 2 in the Keystone Addition and Lots 5-12 of Block 1282 in the Hugo Addition as shown on the official tax roll (for location reference only: parallel to Josephine Street with openings on Andrew and Ducey Streets). Second was made by Councilmember Goodrich; motion carried unanimously.

MAYOR Rodríguez opened a public hearing to receive citizen comments regarding a petition for the closure of Bulwer Street (an unimproved street with openings on Andrew and Ducey Streets). Information was presented by the City Manager. Questions were posed and addressed regarding the property with the Bulwer Street address. The property owner can pursue an address change should the need arise. The structure is currently out of compliance with Building Code and no utility service is connected to the structure at this time. Hearing no further comments from the public, the public hearing was closed.

COUNCILMEMBER Goodrich made a motion to adopt an ordinance (recorded as No. 2168) on first reading closing a fifty foot wide street between Block 2 and Block 4 of the Keystone Addition (Bulwer Street) as shown on the official tax roll as presented. Motion was seconded by Councilmember Klander and carried unanimously.
MAYOR Rodriguez opened a public hearing to receive citizen comments regarding the submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant for funding assistance for a Downtown Revitalization Project. City Manager Coleman provided details: the State has a larger pool of funds available than has been available in the last few decades. The City will be able to qualify for these grants as we score at this time. If received, these funds will be utilized for an additional sidewalk improvement project in the downtown area. Hearing no comments, the public hearing closed.

MAYOR Rodriguez opened a public hearing to receive citizen comments regarding the submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant for funding assistance for the 2020 Fire, Ambulance, Service Truck (FAST) Fund. City Manager Coleman provided details regarding the submission of the grant and grant funding. Indications are that the City of Yoakum will be able to score well on the grant application. If received, these funds would be used toward the purchase of a new ambulance without additional funding from another source, allowing the City to purchase two ambulances in the coming budget year. Hearing no comments from the public, the public hearing closed.

THE Council entered into their designation as Second Panel of the Building and Standards Commission to hear an appeal of the demolition order for property located at 715 Edgar Street. Property owners were not present at the meeting. Citizens were present to make statements regarding the condition of the property and indicated foul odors coming from the property with no activity to indicate that work would begin to clean the structure after it was damaged by fire. Information regarding the ownership and responsibility for the property was addressed by the City Attorney. After review and discussion, Councilmember Mooney made a motion to uphold the demolition order initiated by the Building and Standards Commission. Second was made by Councilmember Klander; motion carried unanimously. Council was informed that the property owners are still provided a 30 day window to appeal the decision with the district court prior to moving forward with the demolition bid process.

CONSENT Agenda: All consent agenda items listed are considered routine by the City Council and are enacted by one motion, unless a Councilmember requests to move an item and consider it separately.

1) Approval of the minutes from the two meetings of May 12, 2020 as presented;
2) Authorize the City Manager to execute a Rerate Notice and Benefit Verification with the Texas Municipal League Multistate Intergovernmental Benefits Pool;
3) Authorize the Mayor to execute Amendment No. 1 to the Professional Engineering Services Contract in coordination with the Texas General Land Office Community Development Block Grant Program;
4) Approve the revised Performance Statement for Engineering Services in coordination with the Texas General Land Office Community Development Block Grant Program;
5) Authorize the City Manager to solicit proposals for consultant/grant writing services for the preparation of a Texas Community Development Block Grant application for funding assistance for the 2020 Fire, Ambulance, Service Truck (FAST) Fund;
6) Make the following appointment to City appointed Boards:
   a. Planning and Zoning Commission – 3 Year terms: James Leist and Robert Zaruba
   b. Building and Standards Commission – 2 year terms: Harvey Pekar, Connie Zimmerman, Bobby Wade, Michael Machalec, Sandra Bergey, Alternates: Eddie Varela, Sr., Stuart Kalisek, Mark Manning
   c. Housing Authority Board of Commissioners 2 Year Term - Mark Jemelka
   d. Library Board – 2 Year Terms: Roberta Bittick, Lynn Brewer, Amanda Sykora, Phyllis Lauer, and Amy Malik
   e. Construction Board of Adjustment and Appeals - 3 Year terms: E. L. Moore
   f. Yoakum Heritage Museum Representative from City Council – 1 Year Term: Billy Goodrich
   g. Parks & Recreation Advisory Board – 2 Year Terms: Carl O’Neill, Scott Witte, Tim Respondek

MOTION to adopt the Consent Agenda as presented was made by Councilmember O’Neill. Second was made by Councilmember Klander; motion carried unanimously.

COUNCILMEMBER Klander made a motion authorizing an above budget expenditure in the Code Enforcement Department for one additional full-time employee for the remaining Fiscal Year Budget. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Councilmember Goodrich to approve an above budget expenditure in the General Administration Department for a full-time information technology position. Second was made by Councilmember Klander and motion carried unanimously.

DETAILS were outlined regarding revenue and expenditures in the 2019-2020 Fiscal Year Budget. After discussion, Councilmember O’Neill made a motion to adopt an ordinance (recorded as No. 2169) on first reading amending ordinance No. 2160 and approving a mid-year budget amendment of the Utility Fund and various Special Funds.

CITY programs and procedures were discussed in response to the current COVID-19 issues. The Municipal Swimming Pool is scheduled to open on Friday with modified hours; lobbies at City Hall are currently open limiting the occupancy level to three persons; the lobby at the Police Department is currently open and Municipal Court is open for session; the Community Center Cook Shed is open and the Community Center has a plan in place to maintain safety; Municipal Park Pavilions are not being rented out at this time; there have been no changes to the regulations at the Municipal Golf Course; the Senior Citizen Center has been handling their operations accordingly; and Harbus Building occupants are being contacted for operational details. Lavaca and DeWitt Counties have terminated their declaration of disaster. The City continues to fall under the Governor’s order regardless of declarations by the City or counties. This will provide the City a level of authority to initiate additional rules as the Council sees fit and gives the City the ability to apply for federal funding that may be available. The City Attorney added that the declaration could be useful as a law enforcement tool if left in place. Council consensus was to leave the declaration of disaster in place.
UNDER City Manager's Report, Mr. Coleman provided information regarding an appreciation meal hosted by the City of Yoakum Police Department in honor of the local Medical Personnel scheduled for June 16, 2020. The Fiscal Year 2021 Budget schedule was reviewed. Building and Standards Commission Second Panel issues for properties located at 708 Lavaca St and 306 Concrete are to be reviewed at Council’s July meeting. The energy audit and meter testing project being completed by Ameresco, Inc. is underway and roughly 30% complete. Information was provided regarding the Well #6 Rehabilitation Project; video has been sent to the engineer for review. Council was notified that City facilities will be closed on Friday, July 3 and Saturday, July 4, 2020 in observance of Independence Day. Auditor continue to work on the Fiscal Year 2019 Audit to be presented to Council at a future meeting.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 6:58 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), and to deliberate the annual performance evaluation of the City Manager by the City Council (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 7:20 PM. Action resulting from Executive Session: Motion by Councilmember O’Neill to approve a salary increase of 3% for the City Manager’s. Second was made by Councilmember Klander. Motion carried unanimously.

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
July 2, 2020
Conference Room — 6:00 PM
City Hall

SPECIAL MEETING OF THE CITY COUNCIL

PRESENT:  Anita R. Rodríguez ........................................ Mayor
Billy Goodrich .................................................. Councilmember
Glenn Klander .................................................. Councilmember
Carl O’Neill ..................................................... Councilmember
Sean Mooney .................................................. 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 at 6:00 PM with all Councilmembers present. Councilmember Mooney was present through video conference as allowed by the Texas Governor’s ruling during the COVID-19 pandemic.

CITY Manager Coleman presented information regarding additional funding that has become available through the Texas General Land Office. Lightening arrestors and generators that were unable to be funded through the Texas Division of Emergency Management. After discussion, Councilmember Goodrich made a motion to authorize the Mayor to submit a letter of approval for funding assistance for purchase and installation of lightening arrestors and generators at City facilities through the Texas General Land Office CDBG-MIT-HMG Supplemental Funding Grant Program. Motion was seconded by Councilmember Klander and carried unanimously.

STAFF was informed that a new Request for Proposal process to solicit for a consulting contract would not be necessary to apply for the additional funding through the Texas General Land Office. Previous submittal were received for the general program and may be utilized. After discussion, Councilmember Klander made a motion to award a contract to Langford Community Manager Services of Leander, Texas for grant writing services for the preparation of Texas General Land Office TxCDBG-MIT-HMG Supplemental Funding applications for funding flood mitigation projects and planning for future flood events and the subsequent implementation of the GLO TxCDBG-MIT-HMG Supplemental Funding projects and waiving the Request for Proposal process. Second was made by Councilmember O’Neill. Motion carried unanimously.

MOTION by Councilmember O’Neill to authorize the City Manager to solicit proposals for engineering services for the preparation of Texas General Land Office TxCDBG-MIT-HMG Supplemental Funding applications for funding flood mitigation projects and planning for future flood events and the subsequent implementation of the GLO TxCDBG-MIT-HMG Supplemental Funding projects. Councilmember Goodrich seconded the motion; motion carried unanimously.
DISCUSSION was held regarding changes to City operations due to the COVID-19 pandemic. The newest Executive Order from the Governor of Texas was presented for review. The new order indicates that mass gatherings of more than ten (10) must have prior approval from the Mayor, and requires face coverings inside any public building with certain exceptions. The Municipal Swimming Pool has regulations in place and staff are enforcing those regulations. Golf tournaments have not been scheduled and regulations have been put in place at the rodeo arena to limit gatherings to ten (10) or fewer. The new regulation could place further restrictions on opening the Community Center for events.

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

Anita R. Rodriguez
REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ........................................ Mayor
Carl O’Neill ...................................................... Mayor Pro-Tem
Billy Goodrich ................................................. Councilmember
Glenn Klander .................................................. Councilmember
Sean Mooney .................................................... 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.

COUNCIL received a request from the property owner of 107 & 109 E. Grand Avenue for an extension to the removal of structure order previously initiated by Council. Ms. Tina Hernandez was present representing the property owner Maxine Rocha. The property owner is in the process of locating someone to remove the structure and asked for an additional 90 day period to coordinate an effort by family members to demolish the structure. A plan is in place to demolish the structure in increments in order to remove the debris utilizing trucks and trailers in smaller loads rather than attempt to move the entire structure at one time. The only remaining item of concern would be the metal frame and axel. Council suggested coordinating with a contractor to remove the remaining portion. After discussion, Councilmember Klander made a motion to grant an additional 60 days for demolition of the structure and review the property at the October 10th meeting. Motion was seconded by Councilmember O’Neill and carried unanimously.

THE Council entered into their designation as Second Panel of the Building and Standards Commission to hear an appeal of the demolition order for properties located at 708 Lavaca Street and 306 Concrete Street.

A letter was received from the property owners of 708 Lavaca Street appealing the order of demolition initiated by the Building and Standards Commission. Staff received an email from the property owners indicating that they would be unable to be present due to being under quarantine from COVID-19. After review and discussion of the three year process that led up to the demolition order issued by the Building and Standards Commission, Councilmember Mooney made a motion to reinstate the demolition order. Motion was seconded by Councilmember Klander and carried unanimously.
MR. Mendoza was present to provide information and answer questions regarding an update to the progress on the property located at 306 Concrete Street. Property owner indicated that the exterior has been power washed, sealant work had been completed, and plans to paint the exterior structure in the next week. Questions were posed and addressed regarding the skirting of the structure and providing access for Code Enforcement Officers to review the interior of the structure to determine safety. The property owner indicated that he would make an appointment with Code Enforcement, be replacing a broken window at the rear of the structure, be replacing the backdoor, and is contemplating options to minimize the construction to bring the structure into compliance. Review was held of the history of the property with the Building and Standards Commission. Utilities have been disconnected from the property since December of 2017. After discussion, Councilmember Klander made a motion to allow 30 days for the property owner to schedule a meeting with Code Enforcement for a walk through of the structure and return at the August 11, 2020 meeting with a plan of action for moving forward. Second was made by Councilmember O'Neill and motion carried unanimously.

CONSENT Agenda: All consent agenda items listed are considered routine by the City Council and are enacted by one motion, unless a Councilmember requests to move an item and consider it separately.

1) Approval of the minutes from the meetings of June 9, 2020 and July 2, 2020 as presented;
2) Adopt an ordinance (recorded as No. 2168) on second and final reading closing a fifty foot wide street between Block 2 and Block 4 of the Keystone Addition (Bulwer Street) as shown on the official tax roll as presented;
3) Present a “Thank You” letter sent to the Yoakum Oak Grove Cemetery Association from Councilmember Carl O'Neill;
4) Adopt a resolution (recorded as No. 2020-14) appointing signatories for the City's contracted bank depository.

MOTION to adopt the Consent Agenda as presented was made by Councilmember Goodrich. Second was made by Councilmember Klander; motion carried unanimously.

COUNCILMEMBER O'Neill made a motion to approve a request from St. Joseph Catholic School PTC Jack-O-Lantern Jog Committee for the closure of certain streets in conjunction with the Annual Jack-O-Lantern Jog to be held on Saturday, October 24, 2020. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Councilmember Goodrich to award a contract for consulting, management, and/or grant writing services to Esser & Company Consulting, LLC of Uvalde, Texas and award a contract for engineering services to TRC Companies, Inc. of Austin, Texas in coordination with the Texas Community Development Block Grant Program for a Downtown Revitalization Project (Sidewalk #2) for additional funding through the Downtown Revitalization Program through the Texas Department of Agriculture. Second was made by Councilmember O'Neill. Motion carried unanimously.

COUNCILMEMBER Klander made a motion to award a contract for consulting, management and/or grant writing services in coordination with the Texas Community Development Block Grant Program for a Fire, Ambulance, Service Truck (FAST) Project
to Esser & Company Consulting, LLC of Uvalde, Texas. Motion was seconded by Councilmember Mooney and carried unanimously.

MOTION to nominate Blake Pretrash to the TML Health Benefits Pool Board of Trustees for the 2020 Trustee election was made by Councilmember O'Neill and seconded by Councilmember Goodrich. Motion carried unanimously.

COUNCILMEMBER Klander made a motion to nominate Randy Crissell to the TML Intergovernmental Risk Pool Board of Trustees for the 2020 Trustee Election. Motion was seconded by Councilmember O'Neill and carried unanimously.

RECONCILIATION of accounts indicated a possible discrepancy in funds held by the City’s bank depository and auditor findings. A detailed review of the accounts revealed a data entry error and a proposed above budget audit expense was found to be unnecessary and not acted upon by Council. The 2019 Audit will be presented at the August 2020 Council meeting.

DISCUSSION as held regarding the proposed 2020 Tax Rate for the 2021 budget. Options were presented for review. After review and discussion, Council gave direction to the City Manager to utilize the 8% increase option for budget purposes and bring the proposed rate back to Council for action at a future meeting.

MOTION by Councilmember Klander to authorize the use of Hotel Occupancy Tax funds to improve the visibility of the directional wayfinding signs previously installed in an amount not to exceed $4,000. Second was made by Councilmember Mooney and motion carried unanimously.

DISCUSSION was held regarding the intersection located at the corner of North South Street and East Gonzales Street. The intersection is currently only controlled by one stop sign and a yield sign. Council gave direction to staff to hire an engineer to review the intersection and bring a recommendation back to Council for increasing the safety of the intersection.

COUNCIL was provided a review of the precautions being taken by City staff during the COVID-19 pandemic. The Municipal Pool is open: staff has been able to keep the occupancy at the recommended level to maintain a safe standard. In order to take some of the burden off of the Solid Waste and Street Departments during this busy time of year, yard waste and limb pick up will be suspended from July to August. Revenues and expenses during the COVID-19 issue were reviewed. No major revenue shortages have been reported.

UNDER City Manager’s Report, Mr. Coleman provided information regarding the Yoakum Heritage Museum NASA Exhibit scheduled for July 8 through September 30, 2020. An update was provided on Building and Standards Commission projects and Second Panel demolition orders: the property on Edgar Street has been cleared; and Bulwer Street has missed the 30 day deadline implemented to clean the property to bring it into compliance and the property owner has been cited by the Code Enforcement Office and is facing a demolition order. Staff will be putting together a schedule for budget workshops over the next two months to be provided to Council as soon as possible. No update was available
from Ameresco, Inc. on the energy audit and meter testing project. Staff is expecting a report from the contractor on the Well #6 Rehabilitation Project outlining needed repairs along with estimates. Budget adjustments may be brought to Council for review and action. The Quarterly Financial Investment Report was presented for review. Staff has been working with engineers on the wastewater flow from the Eddy Packing facility located on Airport Road. The company will be facing a decision from the Texas Commission on Environmental Quality to either acquire a permit for their current irrigation system or work with the City on receiving the waste produced by the facility at the Wastewater Treatment Plant. A report was provided from YEDC Executive Director Terry Stokes on the YEDC emergency grant program, approved grants, pending applications, and business contacts. Bank Depository bids will be advertised in August and brought before Council at the September Council meeting for review and award. Receipt of the Fiscal Year 2019 Financial Audit should be brought to Council in August.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:20 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), to discuss an electric utility related matter (V.T.C.A., Gov. Code, Sec. 551.086) and to consult with the City Attorney on contemplated litigation (V.T.C.A., Gov. Code, Sec. 551.071). The meeting reopened to the public at 7:55 PM. Action resulting from Executive Session: Motion by Councilmember O'Neil to approve the disbursement of a $100,000 rebate from the Lower Colorado River Authority to City of Yoakum utility customers. Second was made by Councilmember Klander. Motion carried unanimously.

THERE being no further business, the meeting adjourned at 7:56 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk

City of Yoakum, Texas
SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ...................................................... Mayor
Carl O'Neill ................................................................. Mayor Pro-Tem
Billy Goodrich ............................................................ Councilmember
Glenn Klander .............................................................. Councilmember
Sean Mooney ............................................................... 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 in compliance with V.T.C.A., Gov. Code, Sec. 551.041.

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, 2019. 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. Mr. Van Mannen made a recommendation to complete all bank reconciliations on a monthly basis. After discussion and review, Mayor Pro-Tem O'Neill made a motion to accept the Fiscal Year 2019 Audit Report as presented. Councilmember Klander seconded the motion; motion carried unanimously.

There being no further business, the meeting adjourned at 5:35 PM.

ATTEST:

Anita R. Rodríguez, Mayor
City of Yoakum, Texas

Theresa A. Bowe, City Clerk
August 11, 2020  
Conference Room – 6:00 PM  
City Hall  

REGULAR MEETING OF THE CITY COUNCIL  

PRESENT:  
Anita R. Rodríguez ........................................................................ Mayor  
Carl O’Neill ....................................................................................... Mayor Pro-Tem  
Billy Goodrich ................................................................................ Councilmember  
Glenn Klander ................................................................................ Councilmember  
Sean Mooney .................................................................................. 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 Goodrich gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending.  

VISITORS were acknowledged and welcomed.  

COUNCILMEMBER Klander made a motion to approve the minutes from the meeting of July 14, 2020 as presented. Second was made by Councilmember Goodrich; motion carried unanimously.  

MAYOR Rodríguez opened a public hearing to receive citizen comments on a resubdivision/replat of property located at 204 Schill Street and 406 Culpepper Street. The applicant, Morgan Caballero was present to provide information and answer questions. The intent is to make the three lots into two parcels, changing the orientation of the property to face Schill Street and creating a layout that complies with the Residential (R-3) standards and ensuring compliance with the Zoning Code. City Manager Coleman explained that the request was not required to be heard by the Planning and Zoning Commission prior to review by Council. Hearing no other comments from the public, the public hearing closed.  

MOTION by Councilmember Goodrich to approve the resubdivision/replat of property described as Lots 13, 14, & 15 of Block 1087 in the Plaza Addition as shown on the official tax roll (for location reference only: 204 Schill Street & 406 Culpepper Street) as presented. Motion was seconded by Mayor Pro-Tem O’Neill and carried unanimously.  

COUNCIL entered into their designation as Second Panel of the Building and Standards Commission to hear an update on improvements to property located at 306 Concrete Street. Eric Mendoza was present to provide information and answer questions regarding an update to the progress on the property located at 306 Concrete Street. Property owner indicated that after careful review, he has determined that the property will be too expensive to renovate. He now intends to demolish the structure and asked Council for an additional 90 days for demolition. Mr. Mendoza indicated that he would be preforming the demolition on his own and will need the time to ensure proper clean up. After discussion, Councilmember Mooney made a motion to allow 90 days for the property owner to complete the demolition and clean-up process. Second was made by Councilmember Goodrich and motion carried unanimously.  

INFORMATION was received from Sharla Pohl, President of the Yoakum Area Chamber of Commerce regarding a request for street closures and use of City owned property for a proposed concert scheduled for September 19, 2020. Mrs. Pohl provided details of the event including COVID-19 guidelines outlined by the Governor’s Office, and a map showing the proposed structure of the event. Concerns were voiced by Police Chief Karl Van Slooten regarding adherence to the
guidelines. After discussion by Council, Councilmember Goodrich made a motion to approve, tentative on COVID-19 restrictions, a request from the Yoakum Area Chamber of Commerce to hold a concert scheduled for September 19, 2020 and authorize the closure of certain streets in conjunction with the event. Motion was seconded by Councilmember Klander. Motion carried on a four to one vote with Mayor Rodriguez voting against.

MOTION by Mayor Pro-Tem O'Neill to adopt a resolution (recorded as No. 2020-15) authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Downtown Revitalization Fund and authorizing the Mayor and City Manager to act as the City's Executive Officer and Authorized Representatives in all matters pertaining to the program. Second was made by Councilmember Klander; motion carried unanimously.

COUNCILMEMBER Klander made a motion to adopt a resolution (recorded as No. 2020-16) authorizing the submission of a single-jurisdictional Texas Community Development Block Grant Program TxCDBG application to the Texas Department of Agriculture for the Fire, Ambulance, and Services Track FAST Fund and authorize the City Manager to act in all matters related to the program. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Mayor Pro-Tem O'Neill to award a contract for engineering services to TRC Companies, Inc. of Austin, Texas for the preparation of a Texas General Land Office TxCDBG-MIT-HMGP Supplemental Funding application for funding flood mitigation projects and planning for future flood events and the subsequent implementation of the GLO TxCDBG-MIT-HMGP Supplemental Funding Projects. Second was made by Councilmember Klander and motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to appoint Zenith Stevens and Gery Maneth to the Yoakum Economic Development Corporation Board of Directors for two-year terms. Mayor Pro-Tem O'Neill seconded the motion; motion carried unanimously.

MOTION by Councilmember Mooney to nominate Billy Goodrich and Glenn Klander to the Golden Crescent Regional Planning Commission's General Assembly. Second was made by Mayor Pro-Tem O'Neill; motion carried unanimously.

MAYOR Pro-Tem O'Neill made a motion to adopt a resolution (recorded as No. 2020-17) amending the City of Yoakum Manual of Fees and Service Charges, specifically Subsection VIII. Electric Service Fees in the Utilities Section to include Distributive Generation Installation Service Fees as presented. Second was made by Councilmember Klander and motion carried unanimously.

MOTION by Councilmember Mooney to adopt an ordinance as amended (recorded as No. 2170) on emergency reading amending Chapter 18. Fire Protection and Prevention, specifically Division 2. Additional Local Regulations, prohibiting the use of a generator to provide electrical power to a structure for non-emergency or non-construction uses. Second was made by Councilmember Klander. Motion carried unanimously.

AFTER review, Councilmember Goodrich made a motion to allocate an above budget net income in the Utility Fund to a Project Reserve Account as presented. Motion was seconded by Councilmember Mooney and carried unanimously.

REVIEW was held regarding the projected 2020 Tax Rate for the 2021 budget. After discussion and explanation of options by City Manager Coleman, Councilmember Goodrich made a motion to move forward with the 2020 Tax rate at $0.12443. Motion was seconded by Councilmember Klander and carried unanimously.

MOTION by Councilmember Klander to adopt a resolution (recorded as No. 2020-18) renewing the City of Yoakum Investment Policy as presented. Second was made by Mayor Pro-Tem O'Neill. Motion carried unanimously.
CITY Manager Coleman provided an update on City functions due to the COVID-19 restrictions. The Municipal Court has re-opened and is caught up on court issues except for jury trials. The State-wide rule prohibits jury trials at this time. Yoakum Independent School District will open for classes on August 12, 2020.

UNDER City Manager’s Report, Mr. Coleman provided information regarding the Yoakum Heritage Museum NASA Exhibit scheduled to continue through September 30, 2020. An update was provided on Building and Standards Commission projects and Second Panel demolition orders. City staff are moving forward with the demolition orders for the structure at 708 Lavaca Street. Council was reminded of the Budget Workshop scheduled for August 18, 2020 at 6:00 PM. The energy audit and meter testing project being conducted by Ameresco, Inc. is pending; details continue to be gathered and submission of additional information is expected. The contract between the City of Yoakum and the Yoakum ISD for a School Resource Officer has been finalized and Officer Sarah Mendoza has begun those duties in preparation for the upcoming school year. A report was received from Attorney Thomas Brocato with Lloyd Gosselink Rochelle & Townsend, P.C. regarding the Texas Gas Service rate increase review. The rates will be increasing but at a lower rate than initially submitted by Texas Gas Service. The Bi-Annual Community Clean-Up Project has been scheduled for the week of November 30th-December 4th. Details will be sent out to the public well in advance of the scheduled program. Council was informed that the Golden Crescent Regional Planning Commission meeting scheduled for August 19, 2020 has been cancelled and rescheduled for August 26, 2020. Future agenda items will include additional Second Panel Building and Standards Commission appeals, budget process and adoption, and a possible request for street closures in coordination with the Annual Pumpkin Patch.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:04 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 7:31 PM.

ACTION resulting from Executive Session:

MOTION by Mayor Pro-Tem O’Neill to approve the purchase of property located at 212 Lott Street for an amount not to exceed $40,000. Second was made by Councilmember Klander. Motion carried unanimously.

MAYOR Pro-Tem O’Neill made a motion to adopt a resolution (recorded as No. 2020-18) on first reading approving a project proposed by the Yoakum Economic Development Corporation for the purchase, demolition, and site construction of property located in the 300 block of Irvine street in an amount not to exceed $80,000. Councilmember Klander seconded the motion. Motion carried unanimously.

THERE being no further business, the meeting adjourned at 7:56 PM.

ATTEST:

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

Theresa A. Bowe, City Clerk
August 18, 2020
Conference Room – 6:00 PM
City Hall

BUDGET WORKSHOP/SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ................................................. Mayor
          Carl O’Neill ................................................................. Mayor Pro-Tem
          Billy Goodrich ......................................................... Councilmember
          Glenn Klander ......................................................... Councilmember
          Sean Mooney .......................................................... 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 in compliance with V.T.C.A., Gov. Code, Sec. 551.041.

COUNCILMEMBER Mooney made a motion to adopt a resolution (recorded as No. 2020-18) on second and final reading approving a project proposed by the Yoakum Economic Development Corporation for the purchase, demolition, and site construction of property located in the 300 block of Irvine street in an amount not to exceed $80,000. Councilmember Klander seconded the motion. Motion carried unanimously.

CITY Manager Coleman provided a detailed review of the projected revenues for Fiscal Year 2021. Information was presented on the proposed 2020-2021 Fiscal Year budget. The presentation included a decrease in the annual employee merit increase to a maximum of 5% with no cost of living increase incorporated. Information was received from the City Manager, Fire/EMS Director, and Police Chief. Additional salary increases were received from the Police Department.

OVERVIEWS were held of the General Fund and Utility Fund. Above budget requests were received from Fire/EMS Director Mark Herchek and Police Chief Karl Van Slooten.

DIRECTION was provided to the City Manager for changes to the proposed budget for review at the next meeting scheduled for Tuesday, September 1, 2020 at 6:00 PM.

THERE being no further business, the meeting adjourned at 7:31 PM

Anita R. Rodríguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk

Anita R. Rodríguez, Mayor
City of Yoakum, Texas
BUDGET WORKSHOP/SPECIAL MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez ................................................. Mayor
Carl O’Neill ................................................................. Mayor Pro-Tem
Billy Goodrich .......................................................... Councilmember
Glenn Klander ............................................................. Councilmember
Sean Mooney ............................................................... 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 in compliance with V.T.C.A., Gov. Code, Sec. 551.041.

DISCUSSION and review was held of the proposed 2020-2021 Departmental Budgets. Special Funds were reviewed including YEDC, Police, Court, Fire, Parks, Community Center, Hotel Occupancy Tax, and Library. Changes moving forward were outlined including funds proposed in the YEDC Special Fund that have been set aside for an additional grant program for downtown façade improvements, and funding in the amount of $300,000 to be set aside for the purchase of property. The Hotel Occupancy Tax fund account was reviewed and indicated the drop in revenues based on the current travel situation caused by the COVID-19 restrictions. No changes were reported for the Community Center fund. The Police Department Fund has been built up utilizing impound fees. These funds are anticipated to be utilized for a new license plate reader for that department. No changes were noted in the Fire Department Special Fund. The Court Fund has allocated a certain amount to improve technology in the Court room to expand the use of remote court sessions. The Library Special Funds will be lower due to fewer grant funds being projected. No changes are anticipated for the Airport Special Fund. The Parks Special Fund reflect the results from the cancellation of the Summer Recreation Programs from the current Fiscal Year.

INFORMATION was presented on the tax rate. Expenses that were unable to be funded were provided for review; those expenses that were able to be funded through reserves were outlined. Discussion was held regarding the salary increases including the possibilities of merit, cost of living, and competitive pay scales with other cities for the Police Department personnel. After review, direction was provided to the City Manager to provide a review of a budget to include a 3% across the board cost of living increase for all employees with a maximum increase of $1.00 per hour, increase the starting wages for all Police Department Patrol positions by $1.00 per hour, and increase the starting wages for all Police Department Telecommunication Operator positions by $0.50 per hour.

THERE being no further business, the meeting adjourned at 7:19 PM.

Anita R. Rodríguez
Anita R. Rodríguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk

Theresa A. Bowe, City Clerk
September 8, 2020
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Anita R. Rodríguez .......................................................... Mayor
Carl O'Neill ............................................................................ Mayor Pro-Tem
Billy Goodrich ........................................................................ Councilmember
Glenn Klander ........................................................................ Councilmember
Sean Mooney ........................................................................... 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.

COUNCILMEMBER Klander made a motion to approve the minutes from the meetings of August 11, 2020, August 18, 2020, and September 1, 2020 as presented. Second was made by Councilmember Goodrich; motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on a request for the closure of an alley within Block 1058 of the Yoakum Townsite Addition as shown on the official tax roll having openings on Dunn and Kenedy Streets. Comments from the public were received with opposition from surrounding property owners. After hearing discussion from the public, the public hearing closed.

MOTION by Councilmember Goodrich to reject a resolution (recorded as No. 2020-20) closing an alley between Lots 1-6 and Lots 7-12 of Block 1058 in the Yoakum Townsite Addition with opening on Dunn and Kenedy Streets. Motion was seconded by Councilmember Klander and carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on recommendations from the Planning and Zoning Commission on the following requests: a) approval of a request from Apolinar Balderas for a Change in Zoning from Industrial to Residential (R-4 on property located at 103 E. Hickey Street; and b) approval of a request from Joseph Garcia for a Change in Zoning from Residential (R-2) to Residential (R-4) on property located at 909 Mathew Street. Mr. Balderas was present to answer questions and provide details on the request. The intent is to place a new single-wide manufactured home on the property. Code Enforcement indicated that no objections had been received on the request. Mr. Garcia was present to provide information and answer questions regarding his request. The intent is to place a new single-wide manufactured home on the property. No objections were received regarding the request. Hearing no further comments, the public hearing was closed.

MAYOR Pro-Tem O'Neill made a motion to adopt an ordinance (recorded as No. 2171) on first reading granting a Change in Zoning from Industrial to Residential (R-4) on property described
as Lot TR 2 of Block 99 in the Original Townsite Addition as shown on the official Tax roll (for location reference only: 103 E. Hickey 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 Klander; motion carried unanimously.

COUNCILMEMBER Klander made a motion to adopt an ordinance (recorded as No. 2172) on first reading granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lot 5 of Block 14 in the Leo Tucker Addition as shown on the official tax roll (for location reference only: 909 Mathew 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.

COUNCIL entered into their designation as Second Panel of the Building and Standards Commission to hear an appeal of the demolition order for property located at 215 Burt Street. Information was presented by Code Enforcement indicating that the property was placed on the Building and Standards Commission agenda on October 22, 2019. The property owners intended to sell the property and the Commission allowed additional time for action by the property owners. At the Commission’s January 2020 meeting, with no improvements made to the property and no further movement on the sale of the property, the Commission ordered demolition. The property owners were present to request an additional stay of the demolition order to allow time to sell. After review and discussion, Councilmember Goodrich made a motion to stay the demolition order for 60 days for the property owners to sell or demolish the property, Council will review the progress of the property at the November 2020 Council meeting. Motion was seconded by Councilmember Klander and carried unanimously.

CONTINUING in their designation as Second Panel of the Building and Standards Commission, Council heard a request from Ernest and Rosie Elizondo to suspend the order of demolition. The couple has plans to renovate the structure with a contractor lined up to begin remodel within two weeks. The intent is to replace the siding with hardiplank, put new windows in, and improve the electrical and plumbing bringing the structure up to minimum standards. After discussion, Councilmember Mooney made a motion to suspend the order of demolition for 60 days to provide additional time for improvements with review to be held at the November 2020 Council meeting. Second was made by Councilmember Goodrich; motion carried unanimously.

COUNCIL received a request from Mr. George Ford to change the name of Aubrey Street to Ford Street. Mr. Ford was unable to attend the meeting; however a letter of request was presented to the Council. Council reviewed the number of homes along the street that would be affected by the proposed change. After discussion, Mayor Pro-Tem O’Neill made a motion to deny the request to change the street name. Second was made by Councilmember Mooney and motion carried unanimously.

SHARLA Pohl was present representing the Yoakum Area Chamber of Commerce to request approval to hold a concert scheduled for September 19, 2020. Discussion was held regarding appropriate precautions to be implemented based on COVID-19 restrictions. After review and discussion, Councilmember Goodrich made a motion to approve the request from the Yoakum Area Chamber of Commerce to hold the concert contingent upon no further restrictions from the Texas Office of the Governor. Motion was seconded by Councilmember Klander. Motion carried with Councilmembers O’Neill, Goodrich, Klander, and Mooney voting in favor; Mayor Rodriguez voted against.
MRS. Pohl presented a request from the Yoakum Area Chamber of Commerce for the approval to coordinate a monthly Market Days event and utilize City owned property in conjunction. The Chamber requested use of the Front Street Railroad Park on the first Saturday of the months of October, November, and December on a trial basis to determine local interest in the project. After discussion, Councilmember Klander made a motion to approve the request from the Chamber as presented. Motion was seconded by Mayor Pro-Tem O'Neill and carried unanimously.

DISCUSSION was held regarding a Chamber request to close certain streets in conjunction with the Annual Christmas on the Grand event scheduled for December 4, 2020. After discussion, Councilmember Goodrich made a motion to tentatively approve the request for the closure of certain streets and the use of City property in coordination with the Christmas on the Grand event contingent on Texas Office of the Governor executive order restrictions. Second was made by Mayor Pro-Tem O'Neill. Motion carried unanimously.

DETAILS were provided regarding recommendations from the Hotel Occupancy Tax Advisory Board for funding a proposal for assistance to the Yoakum Area Chamber of Commerce for the purchase and installation of a digital LED promotional sign. After review and discussion, Councilmember Klander made a motion to approve the recommendation from the HOT Board for the use of Hotel Occupancy Tax funds as request in an amount not to exceed $10,000. Motion was seconded by Councilmember Mooney and carried unanimously.

MOTION by Councilmember Klander to approve the recommendation from the Hotel Occupancy Tax Advisory Board to purchase advertising space in a magazine with Trips Publications for local Hotels, Motels, and Bed & Breakfasts in an amount not to exceed $800. Second was made by Councilmember Goodrich. Motion carried unanimously.

MOTION by Councilmember O'Neill to adopt a resolution (recorded as No. 2020-21) authorizing the submission of two (2) Texas Community Development Block Grant – Mitigation Project Applications to the Texas General Land Office and authorizing the Mayor and City Manager to act as the City’s Executive Officers and Authorized Representatives in all matters pertaining to the program. Motion was seconded by Councilmember Klander and carried unanimously.

INFORMATION was presented from Library Director Gena Jiral on revised policies for the Carl & Mary Welhausen Library. After review and discussion, Councilmember Mooney made a motion to adopt the policies as presented and recommended by the Library Board. Councilmember Klander seconded the motion; motion carried unanimously.

THE 5-year plan for the Carl & Mary Welhausen Library was provided for review as recommended by the Library Board. Discussion was held of the plan that, if approved, would become effective October 1, 2020 and go through September 30, 2025. After discussion, Councilmember Klander made a motion to adopt the five-year plan as presented. Mayor Pro-Tem O'Neill seconded the motion and motion carried unanimously.

OPTIONS for repair of Well #6 were presented for review. After discussion, Mayor Pro-Tem O'Neill made a motion to approve an above budget expenditure to complete the repairs in an amount not to exceed $98,000. Second was made by Councilmember Klander; motion carried unanimously.

MOTION by Mayor Pro-Tem O'Neill to award a two-year contract for the City of Yoakum bank depository services to Crossroads Bank. Councilmember Goodrich seconded the motion. Motion carried unanimously.
REVIEW was held of the City operations affected by COVID-19 pandemic. Rodeo grounds and soccer fields are not being utilized at this time. No outdoor events are allowed with groups of more than 10 individuals. Staff continues to utilize the Office of the Governor's executive orders to provide guidance to the public.

MOTION by Mayor Pro-Tem O'Neill to approve the 2020 Certified Appraisal Roll for the City of Yoakum as certified by the DeWitt County Chief Appraiser. Second was made by Councilmember Mooney; motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on the City of Yoakum 2020-2021 Fiscal Year Budget. Information was presented by City Manager Coleman. Hearing no comments from the public, the public hearing closed.

MOTION by Councilmember Goodrich to adopt an ordinance (recorded as No. 2173) adopting the City of Yoakum 2020-2021 Fiscal Year Budget as presented. Second was made by Councilmember Klander; motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on the City of Yoakum 2020 proposed Tax Rate. City Manager Coleman presented the information indicating a tax rate establishing a tax rate of $0.12443 per $100 valuation. Maintenance and operation at $0.06791 and payment of principal and interest of debt of the City at $0.05652. Hearing no comments from the public, Mayor Rodriguez closed the public hearing.

MOTION by Councilmember Klander to adopt an ordinance (recorded as No. 2174) on first reading levying taxes to be assessed and collected, and setting the 2020 City of Yoakum Tax Rate at $0.12443. Motion was seconded by Councilmember Mooney and carried unanimously.

COUNCILMEMBER Mooney made a motion to establish the amount of debt service to be supported by the ad valorem tax levy and the amount to be supported by utility revenue for Fiscal Year 2020-2021 for the payment of principal, interest, and administrative fees, the 2008 Texas Water Development Board Certificates of Obligation debt, and the 2008 Texas Water Development Board General Obligation Bond debt as presented (Total debt - $460,000; Advalorem - $149,300; Utility Revenue - $310,700). Second was made by Mayor Pro-Tem O'Neill and motion carried unanimously.

MAYOR Pro-Tem O'Neill made a motion to approve the execution of the 2020 RAMP Agreement with the Texas Department of Transportation for improvements to the Municipal Airport in an amount of up to $50,000. Motion was seconded by Councilmember Klander and carried unanimously.

MOTION by Mayor Pro-Tem O'Neill to authorize the charge off of listed library fees and fines, delinquent ambulance, and utility account receivables as presented. Second was made by Councilmember Klander. Motion carried unanimously.

MAYOR Pro-Tem O'Neill made a motion to appoint Sean Mooney to the Yoakum Economic Development Corporation Board of Directors to fill an unexpired two-year term as Council representative. Motion was seconded by Councilmember Klander and carried unanimously.

MOTION by Councilmember Goodrich to appoint Brooks Rudolph as a member to the Planning and Zoning Commission for an unexpired three-year term. Mayor Pro-Tem O'Neill seconded the motion. Motion carried unanimously.
COUNCILMEMBER Klander made a motion to adopt a resolution (recorded as No. 2020-22) amending the City of Yoakum Manual of Fees and Service Charges, specifically Subsection IX. Solid Waste Rates & Fees, and Subsection X. Solid Waste Management Facility Rates & Fees all in the Utilities Section. Second was made by Mayor Pro-Tem O’Neill; motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to cast votes 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 the votes for Robert Herrera-Place 1, John W. Fullen-Place 2, Jeffrey Snyder-Place 3, and Robert S. Hauck-Place 4 (all incumbents). Motion was seconded by Councillmember Klander and carried unanimously.

MOTION by Councillmember Klander to cast votes for the Region 11 Texas Municipal League Health Benefits Pool Board of Trustees for a three-year term for incumbent Block Petras and authorize the Mayor to execute a certificate casting the vote. Second was made by Mayor Pro-Tem O’Neill and motion carried unanimously.

UNDER City Manager’s Report, Mr. Coleman provided information regarding the Yoakum Heritage Museum NASA Exhibit scheduled to continue through September 30, 2020. An update was provided on Building and Standards Commission projects and Second Panel demolition orders: City staff continues to monitor 306 Concrete Street; indications are that no progress has been made as of this date. The energy audit and meter testing project being conducted by Ameresco, Inc. is pending; details continue to be gathered and submission of additional information is expected at the November 2020 Council meeting. The bi-annual Clean Up Program is on schedule to begin on November 30th through December 5th, 2020. The 2020 City of Yoakum Service Award Banquet has been postponed and National Night out has been cancelled. Fire Prevention Week is on schedule for October 4th through October 10th, 2020 although the Fire Station will not be available for tours this year. Council was made aware of the TML Annual Conference being conducted through remote sessions this year from October 14th through October 16th, 2020 and recordings will be available through January of 2021. The Annual Street Improvement Project is tentatively scheduled for the week of September 21 by H&C Construction of Shiner, Texas. Council was reminded of the special Council meeting scheduled for September 15, 2020 at 6:00 PM for the final review of the budget and tax ordinances.

THERE being no further business, the meeting adjourned at 8:16 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
         Carl O'Neill ................................................................. Mayor Pro-Tem
         Billy Goodrich ............................................................. Councilmember
         Glenn Klander ............................................................... Councilmember
         Kevin M. Coleman ......................................................... City Manager
         Kenneth E. Kvinta .......................................................... City Attorney
         Gretta Klander ............................................................... Deputy City Clerk

ABSENT: Sean Mooney ........................................................... Councilmember
         Theresa A. Bowe ............................................................. City Clerk

MAYOR Rodriguez called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 6:00 PM.

MAYOR Pro-Tem O'Neill made a motion to adopt an ordinance (recorded as No. 2173) on second and final reading adopting the City of Yoakum 2020-2021 Fiscal Year Budget as presented. Second was made by Councilmember Klander and motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on the 2020 proposed Tax Rate. Details of the rate were presented for review. Hearing no comments from the public, the public hearing closed.

MOTION by Councilmember Klander to adopt an ordinance (recorded as No. 2174) on second and final reading levying taxes to be assessed and collected, and setting the 2020 City of Yoakum Tax Rate at $0.12443 per $100 valuation. Motion was seconded by Councilmember Goodrich and carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the City Manager to execute a letter of engagement with Harrison, Waldrop, & Uherek, LLP for a one-year term for auditing services. Second was made by Mayor Pro-Tem O'Neill and motion carried unanimously.

INFORMATION was presented regarding a revised City of Yoakum Pay Plan for the Police Department. Plan provides for a $1.00 base pay increase for officer positions and a $0.50 base pay increase for telecommunications operator positions and creating a new category for the telecommunication positions. Motion to approve pay plan changes as presented was made by Mayor Pro-Tem O'Neill and seconded by Councilmember Klander. Motion carried unanimously.

THERE being no further business, the meeting adjourned at 6:10 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  
Carl O’Neill ................................................................. Mayor Pro-Tern  
Billy Goodrich ............................................................. Councilmember  
Glenn Klander .............................................................. Councilmember  
Sean Mooney ................................................................. 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 gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending.

VISITORS were acknowledged and welcomed.

CONSENT Agenda: All consent agenda items listed are considered routine by the City Council and are enacted by one motion, unless a Councilmember requests to move an item and consider it separately.

1) Adopt the meetings of September 8, 2020 and September 15, 2020;

2) Adopt an ordinance (recorded as No. 2171) on second and final reading granting a Change in Zoning from Industrial to Residential (R-4) on property described as Lot TR 2 of Block 99 in the Original Townsite Addition as shown on the official tax roll (for location reference only: 103 E. Hickey Street) in the City of Yoakum, as it pertains to the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning Ordinances, Division 5 of Chapter 52: Zoning

3) Adopt an ordinance (recorded as No. 2172) on second and final reading granting a Change in Zoning from Residential (R-2) to Residential (R-4) on property described as Lot 5 of Block 14 in the Leo Tucker Addition as shown on the official tax roll (for location reference only: 909 Mathew Street) in the City of Yoakum, as it pertains to the City of Yoakum Code of Ordinances, Division 5 of Chapter 52: Zoning Ordinances, Division 5 of Chapter 52: Zoning

4) Authorize the purchase of a garbage truck for the Solid Waste Department through the BuyBoard as budgeted;

5) Authorize the purchase of a crew truck for the Water Department through the BuyBoard as budgeted;

6) Authorize the purchase of a patrol vehicle for the Police Department through the BuyBoard as budgeted;

7) Deem certain City equipment surplus and authorize the sale of City surplus equipment;

8) Approve a funding project as recommended by the Hotel Occupancy Tax Advisory Board to renew a contract for billboard advertising with Lamar Advertising at the Hwy 183 location near Cuero, Texas;

9) Authorize the expenditure of funds for new artwork on current billboard advertising locations as recommended by the Hotel Occupancy Tax Advisory Board:
   a. 1 permanent at the Hwy 183 location near Cuero, TX.; and
   b. 1 Christmas seasonal at the Hwy 77 location in Victoria, TX.
11) Adopt a resolution (recorded as No. 2020-24) authorizing credit cards for certain City employees

MOTION to adopt the Consent Agenda was made by Councilmember Klander. Second was made by Councilmember Goodrich; motion carried unanimously.

THE following item was removed from the Consent Agenda for singular discussion: Revisions to the City of Yoakum Job Description Manual. Review and discussion was held regarding the presented information. After discussion, Councilmember Klander made a motion to adopt the revised City of Yoakum Job Description Manual as presented. Second was made by Councilmember Mooney and motion carried unanimously.

COUNCIL entered into their designation as Second Panel of the Building and Standards Commission to receive an update on previous orders issued for the demolition of the structure at 109 E. Grand Avenue. Representatives were present to provide information. The property has not been cleared as of this date due to contractor health issues related to COVID-19. Some progress has been made, however, the property owner is requesting an additional 60 days to complete the demolition which should allow ample time taking into consideration the onset of hurricane season. A neighbor was present to express concerns regarding varmints in the area. After review and discussion, Mayor Pro-Tem O'Neill made a motion to allow a 30 day extension for the demolition of the structure to be reviewed by Council at the November 10, 2020 Council meeting. Motion was seconded by Councilmember Goodrich and carried with Councilmembers Rodriguez, O'Neill, Klander, and Goodrich voting in favor and Councilmember Mooney voting against.

CONTINUING in their designation as Second Panel of the Building and Standards Commission, Council heard a request from representatives to extend the order of demolition at 101 Bulwer Street. Demolition has begun and progress has been made on clearing the property, however, additional time is requested to complete the project. After discussion, Councilmember Mooney made a motion to extend the order of demolition to December 31, 2020. Second was made by Councilmember Goodrich; motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on recommendations from the Planning and Zoning Commission on a request from JoAnn Mesa for a Change in Zoning from Residential (R-2) to Residential (R-3) on property located at 301 Coke Street. The property owner was not present and has since relocated to another city. Hearing no comments from the public, the public hearing was closed.

COUNCILMEMBER Goodrich made a motion to deny a request for a Change in Zoning from Residential (R-2) to Residential (R-3) on property described as Part of Lot A of Block 1245 in the Svoboda Addition as shown on the official Tax roll (for location reference only: 301 Coke 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 Klander; motion carried unanimously.

MAYOR Rodriguez opened a public hearing to receive citizen comments on a re-subdivision/re-plat of property located at 208 Walnut Street. William Moehlman was present to provide information and answer questions. The property is being divided to separate the two structures into separate, compliant lots. A neighboring property owner was present to ask questions and had no objections. Separate sewer and water lines run to each structure. Hearing no further comments, the public hearing closed.

MOTION by Mayor Pro-Tem O'Neill to approve a final plat for the re-subdivision of Part of Block 1249 of the Svoboda Addition as shown on the official tax roll (for location reference only: 208 Walnut Street). Second was made by Councilmember Klander and motion carried unanimously.
MAYOR Rodriguez opened a public hearing to receive citizen comments on a re-subdivision/re-plat of property located at 205 Park Street and 306 Turner Street. Anita Frers was present to provide information and answer questions. Hearing no further comments, the public hearing closed.

MAYOR Pro-Tem O'Neill made a motion to approve a final plat for the re-subdivision of Lots 10, 11, & 12 of Block 1288 (1) of the Dunn Subdivision of Block 3 of the Herder Addition into new lots 10A and 10B, John May League, A-29 of the City of Yoakum, Lavaca County, Texas. Second was made by Councilmember Goodrich and motion carried unanimously.

CHERYL Loos was present representing the Yoakum Business Alliance requesting approval to hold the Annual Pumpkin Patch Trail scheduled for October 31, 2020. Mrs. Loos provided details regarding the businesses that will be participating, and COVID-19 precautions that will be put in place. After review and discussion, Councilmember Klander made a motion to authorize the Annual Pumpkin Patch Trail on October 31, 2020. Motion was seconded by Mayor Pro-Tem O'Neill and carried unanimously.

MOTION by Councilmember Mooney to allow the use of City owned property located at 307 Crittenden Street for parking of vehicles for the Lavaca County Senior Citizens Center transportation program. Second was made by Mayor Pro-Tem O'Neill and motion carried unanimously.

COUNCILMEMBER Klander made a motion to authorize the purchase of a mini-bucket service truck for the Electric Department from a sole source provider - Terex Utilities, LLC of Watertown, SD, as budgeted. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Mayor Pro-Tem O'Neill to authorize the purchase of a radio repeater for the Police Department from Hallettsville Communication of Hallettsville, Texas has a sole source provider as budgeted. Second was made by Councilmember Klander; motion carried unanimously.

COUNCILMEMBER Goodrich made a motion authorizing the City Manager to execute document for the submission of the following CARES grant applications: CARES Act Coronavirus Relief Fund and an Assistance to Firefighters Grant - COVID-19 Supplemental Program for personal protective equipment. Second was made by Councilmember Klander. Motion carried unanimously.

MOTION by Councilmember Klander to authorize the City Manager to initiate procedures to place traffic control devices at South Street and E. Gonzales Street. Second was made by Councilmember Mooney and motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the City Manager to initiate procedures to place traffic control devices at Nelson and Cecilia Streets, and Hopkins and Cecilia Streets. Motion was seconded by Councilmember Klander and carried unanimously.

INFORMATION was presented to Council for review of the Quarterly Investment Report. City Manager Coleman reviewed details and questions were posed and addressed.

MOTION by Mayor Pro-Tem O'Neill to renew the City of Yoakum Identity Theft Policy. Second was made by Councilmember Klander; motion carried unanimously.

COUNCILMEMBER Klander made a motion to allocate funds from the Texas Municipal League Intergovernmental Employee Benefits Pool rebate for gym contributions for City employees in the amount of $6,600. Second was made by Councilmember Mooney. Motion carried unanimously.
MOTION by Mayor Pro-Tem O'Neill to appoint Linda Schmidt to the Yoakum Economic Development Corporation Board of Directors for an unexpired two-year term. Second was made by Councilmember Goodrich and motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to appoint Maggie Jahn and Wayne Rudolph to the Yoakum Oak Grove Cemetery Board of Directors for a three-year term. Motion was seconded by Councilmember Klander and carried unanimously.

NO changes were reported on the Texas Office of the Governor Executive Orders for COVID-19 procedures within City facilities. Library staff are reviewing area library procedures and will be attempting to parallel the services being offered.

UNDER City Manager's Report, Mr. Coleman provided information regarding the upcoming Jack-O-Lantern Run hosted by the St. Joseph Catholic Church scheduled for October 24, 2020. The Yoakum Area Chamber of Commerce has planned the Christmas on the Grand event for December 4, 2020 with tentative approval from City Council, and the Chamber will be hosting a Business Breakfast on October 15, 2020 at 7:15 AM. The updated report from Ameresco, Inc. on the energy audit and meter testing project is nearly in final form and the report will be presented to Council at a special workshop scheduled for October 28, 2020 at 5:30 PM. Council was reminded of the bi-annual Clean-Up Day program scheduled to begin November 30, 2020. The Texas Municipal League Annual Conference is available in remote session beginning October 14 through January 2021. Council was reminded of the Joint City Council/YEDC meeting scheduled for October 19, 2020 at 5:30 PM. Information was presented regarding the progress of the annual street improvement project: staff pulled two blocks from the project on Nelson Street from Irvine to Forest Streets. Final work is to be performed near the airport. Tentative plans for next year's project will begin in November or December. Information was presented regarding an electric utility related matter with the Lower Colorado River Authority. Tentative electric rates that were presented were lower than last year's rate. Council will need to make a decision on changing service percentage prior to April of 2021. Council did not enter into Executive Session.

THERE being no further business, the meeting adjourned at 7:30 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
October 19, 2020
Conference Room – 5:30 PM
City Hall

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

PRESENT:
Anita R. Rodríguez ........................................ Mayor/YEDC Director
Carl O'Neill .................................................. Mayor Pro-Tem
Billy Goodrich ............................................ Councilmember
Glenn Klander ............................................. Councilmember
Sean Mooney ............................................. Councilmember/YEDC Director
Gery Maneth ............................................... YEDC President
Whitney Boone ........................................... YEDC Vice-President
Arthur Hermann ........................................... YEDC Director
Zenith Stevens ............................................ YEDC Director
Kevin M. Coleman ....................................... City Manager
Theresa A. Bowe .......................................... City Clerk
Terry Stokes ................................................ Economic Development Executive Director
Kenneth E. Kvinta ........................................ City Attorney

ABSENT: None

MAYOR Rodriguez called the meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:35 PM and thanked YEDC President Gery Maneth for providing the meal.

DISCUSSION was held regarding downtown revitalization and community aesthetics. Details were presented regarding what will be included in the Annual Report including Coronavirus details. Feedback was requested from Council and suggestions were made from the YEDC Board for Council to adopt ordinances specific to downtown to improve the aesthetics of the buildings in the downtown area. Thoroughfare aesthetics at the entrances to the City were discussed with suggestions made to improve the beautification of the roadways coming into the City.

QUESTIONS were posed and addressed concerning Building and Standards Commission procedures and streamlining the process. Complaint procedures were outlined and discussions with downtown business owners were presented by Executive Director Stokes. Staff requested prioritization of issues that should be addressed and a list of properties in the downtown area that have been brought to the Executive Director’s attention for attention.

COUNCIL was informed that the YEDC is in the process of re-developing grants to offer property and business owners to assist with the process of rehabilitation of the buildings. Council was also updated on the property purchased by the YEDC at 306 Irvine Street: the asbestos survey has been completed and provided to the City and the contractor for demolition.

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

Anita R. Rodríguez, Mayor
City of Yoakum, Texas

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

PRESENT: Anita R. Rodriguez ................................................................. Mayor
Carl O'Neill ...................................................................................... Mayor Pro-Tem
Billy Goodrich ................................................................................ Councilmember
Glenn Klander ................................................................................ Councilmember
Sean Mooney ................................................................................... 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 in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:30 PM.

Mr. George Rash and Mr. Marco Soto were present representing Ameresco, Inc. of Phoenix, AZ. and presented information to the Council on the development of an advanced metering infrastructure system for the City's water and electric utilities through an energy services agreement. The program allows the City to incur debt with the net savings from the implementation of the project paying for that debt. The efficiencies from the project must pay for the project according to State law through the energy efficiency measures. State law also requires that the project be reviewed by a third party engineer prior to final financing.

Director of Public Works Michael Bennett, Project Manager Joe Bennett, and Electric Superintendent Victor Gomez were present to provide input and suggest priorities. City Manager Coleman provided information and details of what priorities were outlined in the report including projects that would pay for themselves and then outline in priority order based on necessity. No labor savings were included in the cost savings estimates. After review and discussion, Council provided direction to move forward with the Base Projects and HVAC as presented and bring a proposal for Council consideration at a future City Council meeting.

There being no further business, the meeting adjourned at 7:02 PM

ATTEST:

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

Theresa A. Bowe, City Clerk
November 10, 2020
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT:
Anita R. Rodríguez .................................................... Mayor
Carl O'Nei1 ............................................................... Mayor Pro-Tem
Billy Goodrich .......................................................... Councilmember
Glenn Klander .......................................................... Councilmember
Sean Mooney .......................................................... 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 Mayor Pro-Tem O'Nei1 gave
the invocation. The Pledge of Allegiance to the Flag was recited by all attending.

VISITORS were acknowledged and welcomed.

CONSENT Agenda: All consent agenda items listed are considered routine by the City Council and are enacted by one motion, unless a Councilmember requests to move an item and consider it separately.

1) Adopt the meetings of October 13, 2020, October 19, 2020, and October 28, 2020;
2) Deem certain City equipment, specifically, a Midwest Instrument Model 830 Back Flow Test Gauge and hoses as surplus equipment.
3) Authorize the City Manager to issue requests for proposals (RFPs) for administrative services related to the 2021-2022 Community Development Block Grant (CDBG) program administered by the Texas Department of Agriculture (TDA)
4) Authorize the City Manager to issue requests for qualifications (RFQs) for engineering services related to the 2021-2022 Community Development Block Grant (CDBG) program administered by the Texas Department of Agriculture (TDA)

MOTION to adopt the Consent Agenda as presented was made by Councilmember Goodrich. Second was made by Councilmember Klander; motion carried unanimously.

COUNCIL entered into their designation as Second Panel of the Building and Standards Commission to receive an update on previous orders issued for the demolition of the structure at 107/109 E. Grand Avenue. Representatives were not present to provide information. A 30 day extension for the demolition of the structure was provided by Council at the October, 2020 Council meeting. Staff reported that the property has been cleared with very little debris remaining to be removed. Motion by Councilmember Mooney to close the case and have the Code Enforcement Office follow up for final cleanup of the property. Second was made by Councilmember Goodrich; motion carried unanimously.

CONTINUING in their designation as Second Panel of the Building and Standards Commission, Council received an update from Eric Mendoza, the property owner of 306 Concrete Street. Mr. Mendoza has been working on the property on weekends and indicated that two interior walls are left to demolish. The property owner requested an additional 30 days to complete the project. After discussion, Councilmember Klander made a motion to extend the order of demolition for 30 days to be reviewed at the December 8, 2020 Council meeting. Second was made by Councilmember Mooney; motion carried unanimously.
A Second Panel review was held of property located at 708 Lavaca Street. Ernest and Roxy Elizondo were present to answer questions. Council commended the property owners on the progress made on the property and the extreme improvement made to the structure and landscaping. Councilmember Goodrich made a motion to remove the demolition order and close the case. Motion was seconded by Councilmember Mooney and carried unanimously.

A Second Panel review was held of property located at 215 Burt Street. The new owner was present to provide information and answer questions. Mr. Martin Medina is purchasing the property and requested a stay of demolition and plans to rehabilitate the property. Discussion was held regarding flooring issues, plumbing issues, electrical issues, rafter issues, and asbestos issues involved with the property. Mr. Medina indicated that he would clean the property and rehabilitate the structure. After discussion, Councilmember Klander made a motion to suspend the demolition order for 30 days and property owner is to provide a detailed written plan of action with estimates from electricians, and plumbers to bring the structure up to minimum standards to be reviewed at the December 8, 2020 Council meeting. Motion was seconded by Mayor Pro-Tem O'Neill and carried unanimously.

MOVING forward with the Council meeting, Connie Zimmerman and Brooks Rudolph were present representing the Yoakum Area Chamber of Commerce for a request for street closures for local activities. After discussion, Mayor Pro-Tem O'Neill made a motion to authorize the closure of certain streets as requested by the Yoakum Area Chamber of Commerce in coordination with the Christmas on the Grand event scheduled for December 4, 2020. Councilmember Klander seconded the motion; motion carried unanimously.

A second request from the Yoakum Area Chamber of Commerce was heard for the use of City property for the continuance of the monthly Market Days event. Brooks Rudolph provided information indicating that the number of vendors had doubled since the beginning of the project in October and attendance was much greater. Coordinators are providing 10’ spaces and allowing 20’ between vendors to maintain distancing and the program seems to be working well. After discussion, Councilmember Mooney made a motion to authorize the use of City owned property for the continuance of the monthly Market Days the first Saturday of each month for the 2021 calendar year. Second was made by Councilmember Goodrich and motion carried unanimously.

MOTION by Mayor Pro-Tem O'Neill to adopt an ordinance (recorded as No. 2167) on second and final reading amending Ordinance No. 2160 approving a mid-year budget amendment of the General Fund as presented. Second was made by Councilmember Klander; motion carried unanimously.

COUNCILMEMBER Klander made a motion to adopt an ordinance (recorded as No. 2169) on second and final reading amending Ordinance No. 2160 approving a mid-year budget amendment of the Utility Fund and various Special Funds as presented. Motion was seconded by Councilmember Goodrich and carried unanimously.

REVIEW was held of planned allocations into and out of the city project reserve accounts. Worksheets were provided for discussion including LCRA rebates received during FY 20. Previously approved under prior action by Council. The remainder was recommended to be allocated to the Utility Fund Building and Electric CIP accounts and held for future projects. Information was presented on budgeted, actual and proposed allocations into and out of the Utility Fund Reserves. The allocations are scheduled to be posted prior to closing the prior fiscal year. Additional information was presented on budgeted, actual and proposed allocations into and out the General Fund Reserves. These allocations also scheduled to be posted prior to closing the prior fiscal year. After discussion, Councilmember Goodrich made a motion to approve the use of the City's Project
Reserve Funds as presented. Motion was seconded by Councilmember Klander and carried unanimously.

DISCUSSION was held regarding the purchase of an ambulance for the Fire/EMS Department. After discussion of funding availability, Mayor Pro-Tem O'Neill made a motion to authorize the purchase of an ambulance from Frazer, LTD of Houston, Texas as a sole source provided in an amount not to exceed $220,736. Second was made by Councilmember Mooney and motion carried unanimously.

COUNCILMEMBER Mooney made a motion to authorize the expenditure of an unbudgeted expense for the repair to the roof at the library in the amount of $21,000 as a result of seeping leaks from the last hurricane. Motion was seconded by Councilmember Goodrich and carried unanimously.

INFORMATION was presented in connection with three follow-up items concerning October's workshop discussion on the Ameresco energy services project.

1) Review of revised pro-forma sheets. Ameresco has provided three revised project proforma worksheets for Council review. The proposed project cost includes the AMI project, the building lighting upgrades, airport lighting project and HVAC change outs. The project cost is increased to cover a meter upgrade to allow remote shut off at high customer turnover accounts. The interest rate is lowered from 3.25% to 2.5% based on the recommendation of Ameresco financing agent. Though not reflected in the pro-forma sheets, it is Ameresco's opinion that if the term is shortened to 16 years or less, financing may be lowered to 2.0% or less.

2) Third party engineer review. Staff has contacted three firms to get quotes on the cost of the required third party engineer review of the final Investment Grade Audit (IGA) required prior to Council approval of a final agreement with Ameresco. Cost is anticipated to be around $3,000. Proposals received before the meeting will be presented at the meeting.

3) Approval of purchasing agreement with 1GPA. Though not specifically required as part of the Ameresco project, Council is asked to approve the use of the 1GPA purchasing coop as an additional alternative to the entities the City already uses. Ameresco has had good experience with this coop on similar projects in the past.

After discussion, Mayor Pro-Tem O'Neill made a motion to pay the greatest amount of revenue toward the debt at the end of each year, to authorize the City Manager to hire an engineer best suited for the AMI project in an amount not to exceed $2,500, and to authorize the City Manager to execute an agreement with 1GPA as a purchasing cooperative. Motion was seconded by Councilmember Mooney and carried unanimously.

MOTION by Mayo Pro-Tem O'Neill to adopt an ordinance (recorded as No. 2175) on first reading for the installation of traffic control devices on South Street at its intersection with E. Gonzales; on Nelson Street at its intersection with Cecilia Street creating a 4-way stop; and on Hopkins Street at its intersection with Cecilia Street creating a 4-way stop. Second was made by Councilmember Klander and motion carried unanimously.

REVIEW of discussions resulting from the Joint City Council/YEDC Meeting was held. Staff requested direction from Council. Councilmember Mooney provided details on suggestions for assistance for the Code Enforcement Department. Appointed volunteers could be utilized to serve as initial contact for code enforcement issues with follow up provided by paid personnel. Liability issues surrounding the use of volunteers in that capacity will be researched and additional information brought back to Council for review. City Manager Coleman provided information regarding vehicle repair locations. City Attorney Ken Kvinta, Code Enforcement Officer Dulce Hernandez, and City Manager Coleman discussed procedures to send out violation notifications to all violators to enforce the current ordinances in place. The City Attorney will be providing assistance to Code Enforcement staff to ensure compliance with all laws and stipulations are followed with all locations. Downtown building maintenance was discussed and details were requested on the
specific area to be addressed. Discussion was held with suggestions of ordinances that could be put in place to accomplish the goals that have been outlined. The National Register District map that was previously approved will be brought to Council at a future meeting for review. Council outlined priorities for staff to address as vehicle repair locations first, code enforcement issues second, and downtown ordinances third.

NO changes were reported on the Texas Office of the Governor Executive Orders for COVID-19 procedures within City facilities.

UNDER City Manager's Report, Council was reminded of the Yoakum Heritage Museum Christmas Tree Forest opening for the season on November 22nd; the Senior Citizen Christmas Party hosted in coordination with the Lavaca County Senior Citizen Center on December 16th; Blue Santa distribution will be held on December 19th; the bi-annual Community Clean-Up Project scheduled for November 30th; and an update was provided on the Senior Citizen use of the Harbus Building parking facilities. Information was provided for the upcoming holiday schedule for City facilities.

MAYOR Rodriguez announced that the Council would enter into Executive Session at 7:40 PM to deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), and consultation with the City Attorney regarding legal issues raised in connection with awarding a contract for joint use of personnel with area cities. The meeting reopened to the public at 8:09 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 8:09 PM

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk