January 11, 2022  
Conference Room - 6:00 PM  
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT:  Carl O'Neill .............................................. Mayor  
          Glenn Klander .............................................. Mayor Pro-Tem  
          Billy Goodrich .............................................. Councilmember  
          Sean Mooney .................................................. Councilmember  
          Kevin M. Coleman ........................................... City Manager  
          Kenneth E. Kvinta ........................................... City Attorney  
          Theresa A. Bowe .............................................. City Clerk

ABSENT:  Tanya Wenzel .............................................. Councilmember

MAYOR O'Neill 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.

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.

a) Adoption of the minutes from the meeting of December 14, 2021
b) Adopt an ordinance (recorded as No. 2190) on second and final reading amending Chapter 46 of the City of Yoakum Code of Ordinances specifically section 46-63. Parking Prohibited on restricting parking
c) Adopt an ordinance (recorded as No. 2191) on second and final reading amending Chapter 26 of the City of Yoakum Code of Ordinances specifically section 26-2. Prohibited nuisances
d) Adopt a resolution (recorded as No. 2022-01) authorizing the City of Yoakum General Election to be held on May 7, 2022, establishing the procedures, and appointing election officials
e) Authorize the City Manager to enter into a lease agreement with Lavaca County for HAVA compliant election equipment
f) Approve a request from the Dash For Downs Committee authorizing the closure of certain streets and the use of ATVs on City streets for the annual 5K & Kids Fun Run on May 7, 2022
g) Review and authorize the use of City owned property by the Yoakum Area Chamber of Commerce for revised Market Days events
h) Adopt a resolution (recorded as No. 2022-02) authorizing credit cards for certain City employees
i) Approve participation in the LCRA material purchase agreement as presented.

MOTION to approve the Consent Agenda as listed was made by Councilmember Goodrich. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

THE following item was removed from the Consent Agenda for singular discussion: Consider approval of recommendations for funding of advertising opportunities from the Hotel Occupancy Tax Advisory Board. After discussion, Councilmember Mooney made a motion to approve the recommendation for funding of an application from the Hallett Oak Gallery in Hallettsville for advertising opportunities from the Hotel Occupancy Tax Advisory Board in an amount not to exceed $3,526.78. Motion was seconded by Mayor Pro-Tem Klander and carried unanimously.
COUNCIL entered into their designation at Second Panel of the Building and Standards Commission and opened a public hearing to review previous orders for property located at 706 Lott Street and 709 Irvine Street. Property owner Bobby Orr was not present, however had provided information to Code Enforcement personnel indicating that the asphalt, and the plumbing and pipe bin will be removed, and the skid loader is being utilized. No timeline was presented. General property maintenance needs to be completed and the removal of dilapidated items will bring the property into compliance with regulations. After discussion, the public hearing closed.

MOTION by Councilmember Mooney to allow an additional 30 days to bring the properties described as Lots 1, 2, and Part of 3, Block 1013 in the Yoakum Townsite Addition (706 Lott Street), and Lots 4, 5, 6, and Part of 3, Block 1013 in the Yoakum Townsite Addition (709 Irvine Street) into compliance. Second was made by Councilmember Goodrich and motion carried unanimously.

THERE being no further business under the Second Panel of the Building and Standards Commission, the session was closed.

STAFF provided a report to Council on revenues and expenses related to the Transfer Station facility and Solid Waste Department. Capital equipment, investment needs such as repairs were discussed; annual expenses and revenues were reviewed. Additional information will be presented at a future meeting.

MAYOR O'Neil opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code related to the disposition of the following vehicles:

a) 1991 Coleman Camper 1EBFE11C4MS892319 Lic. #B040967 – the property owner was not present and has not made contact with City staff
b) 1993 Lincoln 4D 1LNLM82W1PY734946 Lic. #JVS0205 – the property owner was not present and has not made contact with City staff
c) 1991 Lincoln 4D 1LNCM81W4MY778842 Lic. #S93ZM - the property owner was not present and has not made contact with City staff
d) 1989 Buick 4D 1G4AH51N8KT461108 Lic. #CN6Z124 – the property owner was not present and has not made contact with City staff
e) 2000 Dodge Ram PU 1B7HC13Z9Y9J104647 Lic. #HVS1874 - removed
f) 2004 Ford SUV 1FMRU155W31LB28192 Lic. #MDX0364 - removed
g) 1995 Oldsmobile 4D 1G3HN52K5S4816715 Lic. #BC5C803 – the property owner was not present and has not made contact with City staff
h) 1989 Toyota SUV JT4RN62DXK0239201 Lic. #DZM1512 – the property owner was not present and has not made contact with City staff
i) 1996 Ford Cp 1FALP42X4TF126007 Lic. #GKR2638 - removed
j) 1996 Nissan 4D JN1CA21D2TM412587 Lic. #Y61GTS - removed
k) 1989 Mazda Cp 1YVG31A4K5236260 Lic. #R15VHP – the property owner was not present; however, made contact with the Code Enforcement Office. This vehicle has been removed.
l) 1997 Honda 4D 1HGCD5635VA066580 Lic. #DP1S742 – The property owner was not present; however, made contact with the Code Enforcement Office requesting one week to remove the vehicle.

CLOSE PUBLIC HEARING

COUNCILMEMBER Mooney made a motion to make the determination that the following are junked vehicles creating a public nuisance, and order the removal:

a) 1991 Coleman Camper 1EBFE11C4MS892319 Lic. #B040967
b) 1993 Lincoln 4D 1LNLM82W1PY734946 Lic. #JVS0205
c) 1991 Lincoln 4D 1LNCM81W4MY778842 Lic. #593ZMZ  
d) 1989 Buick 4D 1G4AH51N8KT461108 Lic. #CN6Z124  
e) 1995 Oldsmobile 4D 1G3HN52K5S4816715 Lic. #BC5C803  
f) 1989 Toyota SUV JT4RN62DXK0239201 Lic. #DZM1512  
Second was made by Councilmember Goodrich and motion carried unanimously.

MAYOR O'Neil opened a public hearing to receive citizen comments for the TxCDBG Contract No. 7219312 Downtown Revitalization Program Sidewalk Project. City Manager Coleman provided information indicating that the project is complete, and the public hearing is required prior to final funding. Hearing no comments from the public, the public hearing was closed.

BIDS were received and reviewed for the 2020 Texas Community Development Block Grant Water Line Improvements Project, Contract No. 7220529. After review and discussion, Mayor Pro-Tem Klander made a motion to award the contract to the low bidder, R Construction of Buffalo, Texas in the amount of $277,308.25 resulting in a total project cost of $359,673.66. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Councilmember Goodrich to authorize the City Manager to advertise for bids for the 2022 Street Improvement and Ditch Repair/Clearing Project. Second was made by Councilmember Mooney and motion carried unanimously.

MAYOR Pro-Tem Klander made a motion to authorize the City Manager to advertise for lease bids for the harvesting of hay on City owned property. Motion was seconded by Councilmember Goodrich and carried unanimously.

MOTION by Councilmember Goodrich to approve an amendment to the Concessionaire Agreement with the Yoakum Area Chamber of Commerce allowing for an "Agreed Upon Procedures Review" in place of the requirement for a certified audit. Second was made by Mayor Pro-Tem Klander. Motion carried unanimously.

MAYOR Pro-Tem Klander made a motion to authorize the City Manager to enter into a contract with Adler Home Security for security services at the Municipal Golf House on a month-to-month agreement. Motion was seconded by Councilmember Mooney and carried unanimously.

COUNCILMEMBER Mooney to adopt an ordinance (recorded as No. 2192) on first reading adopting updated International Building Codes as outlined by State of Texas regulations. Motion was seconded by Councilmember Goodrich and carried unanimously.

REVIEW was held of potential uses of the American Recovery Program funds, salary stipends for first responders were reviewed along with other uses. Direction was provided and additional information will be presented at a future meeting.

SCHEDULING of the Joint City Council/Yoakum Economic Development Corporation Board of Directors meeting was set for January 19, 2022 at 5:30 PM at the City Hall Conference Room.

UNDER City Manager's Report, Council was provided information regarding the upcoming Guadalupe Valley Water Association Meeting hosted by the City of Yoakum scheduled for January 20, 2022; the Yoakum Area Chamber of Commerce Banquet scheduled for January 27, 2022; election filing information was provided for review; Council was invited to the retirement celebration event for Sharon Mucala scheduled for January 28, 2022; Quarterly investment reports were presented for review; possible future agenda items were outlined including the Water Conservation Plan and Drought Contingency Plan and Utility Recovery Plan, close out and extension of the
Ameresco Contract for installation of the Automated Meter Infrastructure, Building and Standards Second Panel issues including Lots 1, 2, & 3, Block 1144, Leo Tucker Addition (505 Moffitt St.) - property maintenance issues, Lots 7, & 8, Block 1241, Berry Addition (511 Lavaca Street), Lot 6, Block 1241, Berry Addition (601 Lavaca Street), and Lots 4 & 5, Block 1241, Berry Addition (603 Lavaca Street).

MAYOR O'Neill announced that the Council would enter into Executive Session at 7:18 PM to deliberate regarding economic development negotiations with Eddy Pack, Inc. (V.T.C.A., Gov. Code, Sec. 551.087), and to deliberate the appointment, employment, evaluation, etc. of the City Manager (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 7:50 PM with the following action resulting from Executive Session: motion by Mayor Pro-Tem Klander to authorize the City Manager to initiate procedures for a wastewater treatment capacity plan study associated with Eddy Pack, Inc and authorize the expenditure of $26,609 for the project.

THERE being no further business, the meeting adjourned at 7:51 PM.

Carl L. O'Neill, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
January 19, 2022  
Conference Room – 5:30 PM  
City Hall  

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

PRESENT:  
Glenn Klander, Mayor Pro-Tem  
Billy Goodrich, Councilmember  
Sean Mooney, Councilmember/YEDC Director  
Gery Maneth, YEDC President  
Linda Schmidt, YEDC Director  
Kevin M. Coleman, City Manager  
Theresa A. Bowe, City Clerk  
Terry Stokes, Economic Development Executive Director  
Kenneth E. Kvinta, City Attorney  

ABSENT:  
Carl L. O’Neill, Mayor/YEDC Director  
Tanya Wenzel, Councilmember  
Whitney Boone, YEDC Vice-President  
Michael Trojca, YEDC Director  

MAYOR Pro-Tem Klander called the meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:32 PM and opened the meeting to the public.  

PRESENTATION of the Fiscal Year 2021 YEDC Annual Report was made and the following report were made on the prior year activity:  

STATUS was provided on the Parking Lot Improvement Project located at 306 Irvine Street. The project began with $100,000 budget for the purchase, clearing and reconstruction of the property. The process came in under budget. Striping of the lot is anticipated in the next seven days and signage will be placed to complete the project.  

A status report was provided on the downtown YEDC Headquarters/Office Project. The property is under lease and the YEDC Board approved a budget to bring the structure from its current status to a usable space for the YEDC. Electrical upgrades and plumbing improvements are expected to cost roughly $20,000 for the property located at 215 West Grand Avenue.  

AN overview was presented on the timeline and next steps of the YEDC Strategic Plan: ED Stokes provided information and distributed the plan of action. An application is being developed to be submitted to the Economic Development Council under the American Recovery Program. The application process requires a high-level strategic plan due in March 2022. That strategic plan will be taken to the public for feedback. Questions were posed and addressed: the possibility of a business incubator building to provide start up assistance for new businesses and other initial resources to encourage new businesses were discussed. Extraterritorial Jurisdiction information was presented and reviewed.  

AN overview of the timeline and next steps for the Yoakum Industrial Park II (IP2) project was presented. Surveyors will be finalizing the process in the second week of February 2022. Structures currently located on the property have been given to Mr. George Scott and an agreement has been signed. Mr. Scott will be relocating the home to property he owns on Yoakum Street in the first week in February. Preliminary engineering will be done to make application to the
Economic Development Association. The layout of the park will be determined. If awarded, funds must be spent by August of 2024. If not awarded through the American Recovery Program, the application will be submitted through the EDA’s “regular” program.

INFORMATION was presented on the YEDC’s Marketing Committee’s work. A mission statement and vision statement were presented. Stationary has been developed and was presented for review. Website development will be the next project. Discussion was held regarding items listed within the strategic priorities including downtown revitalization; heightened attention has been established to the code enforcement function including an investment in reporting software; addressing the need to maintain commercial properties; branching out from just the downtown district; contacting the Chamber of Commerce for input, asking members of the YEDC to participate, requesting information from the business owners in the downtown area and property owners; and checking with previous members of the business group to see what happened to make them disband. Council reiterated the need to be fair, firm and consistent with enforcement issues indicating that communication is a key aspect to success. It is also important to make the public aware of the tools that are available through the YEDC.

COMMENTS were received from Judge Dan Pelech questioning the authority to enforce local ordinances. The City Attorney provided information regarding the enforcement options and indigent individuals. The City Manager reminded Judge Pelech that the City of Yoakum Code Enforcement Office has dealt with individuals for at least a year before the issues are brought before Municipal Court and through the pressure of the fines and court appearances the issues can be addressed. The City Attorney will research the issue of jailing individuals and present information to Council and the Judge. ED Stokes indicated that rather than focusing on aesthetics, a major component should be to fill the available buildings with businesses.

NEXT steps were discussed. Staff will be reviewing where we are missing the mark and where we are hitting the mark; redefining focus – ensuring that code enforcement is active and holding property owners in compliance and continue work on junk vehicles. Focus will continue on revitalization of the business community committee and make sure that we take the suggestions from the downtown business owners working toward single subject meetings that provide a clearly defined subject for timeliness and focus. Again, reiterating that communication should be ongoing, clear and open. Councilmember/YEDC Secretary Mooney volunteered to spearhead the conversations with the business owners/property owners and will reach out to the former members of the business group for additional details on the previous efforts of the group.

THE next meeting was scheduled for April 27, 2022 at 5:30 PM.

THERE being no further business, the meeting adjourned at 6:54 PM.

[Signature]
Carl L. O’Neill, Mayor
City of Yoakum, Texas

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

PRESENT: Carl O’Neill .................................................. Mayor
Glenn Klander ......................................................... Mayor Pro-Tem
Billy Goodrich ......................................................... Councilmember
Sean Mooney .......................................................... Councilmember
Tanya Wenzel .......................................................... Councilmember
Kevin M. Coleman ................................................. City Manager
Kenneth E. Kvinta ................................................... City Attorney
Theresa A. Bowe ...................................................... City Clerk

ABSENT: None

MAYOR O’Neill called the City Council meeting to order and Mayor Pro-Tem Klander 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.

a) Adoption of the minutes from the meetings of January 11, 2022 and January 19, 2022
b) Adopt an amended resolution (recorded as No. 2022-03) authorizing the City of Yoakum General Election to be held on May 7, 2022, establishing the procedures, and appointing election officials
c) Approving an updated City of Yoakum Job Description Manual and Pay Scale
d) Receive and accept Financial Statements from the Yoakum Area Chamber of Commerce for year ending December 31, 2020
e) Proclaim the week of March 7th – March 11th, 2022 as “Texas Public Schools Week”
f) Consider approving participation in a five-year electric systems study through the Lower Colorado River Authority (LCRA)
g) Consider adopting a resolution authorizing the submission of a grant program application to the Texas Office of the Governor for a Local Border Security Program (LBSP) for interoperable radios for first responders and authorizing the City Manager to act in all matters related to the grant
h) Consider adopting a resolution authorizing the filing of a grant application with the Golden Crescent Regional Planning Commission for a regional solid waste grant

Motion by Councilmember Goodrich to approve the Consent Agenda as presented. Second was made by Mayor Pro-Tem Klander; motion carried unanimously.

DRAINAGE concern from property owner San Juanita Carmona regarding property located at 504 Cecilia Street was tabled for the March 2022 meeting as requested by the property owner.

COUNCILMEMBER Mooney made a motion to appoint himself, Councilmember Goodrich, and City Manager Coleman to the City/School Summer Recreation Board for a one-year term. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.
MAYOR O'NEILL opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The following vehicles were reviewed:

a) 1998 Chevrolet 1/2 ton P/U 2GCEK19R7W1167525- 414 Post St.
b) 2012 Chevrolet Malibu 4D 1G1ZD5EU6CF321846 Lic. #GGM6515- 301 Davis Ave.
c) 1998 Chevrolet C15 P/U 1GCEC19M3WR151668 Lic. #FXX1455- 301Davis Ave.
d) 2005 BMW 30i 4D WBAEV53425KM40264 Lic. #LFN5125-301 Davis Ave.
e) 2007 Honda 4D 1HGFA16877L019925 Lic. #CTB0084- 301 Davis Ave.
f) 1972 Volkswagen 2D 1122252964 Lic. #KGJ679- 205 Houston St.
g) 1993 Chevrolet 3/4 ton P/U 2GCF629K2P1214097 Lic. #CNI9069- 202 Willie St.
h) 1994 FTWD Prowler RV 1EC1S2923R4053189 Lic. #368Y5U- 202 Willis St.
i) 2005 Malibu 4D 1G1ND52F45M178009 Lic. #GYS9099- 414 Post St.
j) 1994 Chevrolet 1 ton P/U 1GCEK19KXRE305404 Lic. #60PYT8- 414 Post St.
k) 2000 WABA flatbed trlr 1JJF482W2YS579708 Lic. #W48167- West/Concrete @ S. South St.
l) 1998 TRAN flatbed trlr 1TTF4520XW2002591 Lic. #024B904- West/Concrete @ S. South St.
m) 2001 Buick LCF 4D 1G4HP54K814295426 Lic. #KPT7006- 403 Hubbard St.

n) 1998 Chevrolet Lumina 4D 2G1WL52MXW9195322 Lic. #HGR1638- 416 Hubbard St.
o) 1993 Cadillac 60S 4D 1G6CB53B6P4293099- 406 Phillips St.
p) 1999 Chevrolet CTA 1gnc13r5xj389680 Lic. #AZ19400- 110 Elk St.
q) 2002 White Honda 1HGM225SB2053370 Lic. #MKY9828-110 Elk St.
r) 2001 Gray Buick LCF 1G4HP54K51U267227 Lic. #3KXMG-110 Elk St.

CLOSE PUBLIC HEARING

Of the listed vehicles, five vehicles remain: a) 1998 Chevrolet 1/2 ton P/U 2GCEK19R7W1167525- 414 Post St.; c) 1998 Chevrolet C15 P/U 1GCEC19M3WR151668 Lic. #FXX1455- 301 Davis Ave.; h) 1994 FTWD Prowler RV 1EC1S2923R4053189 Lic. #368Y5U- 202 Willis St.; j) 1994 Chevrolet 1 ton P/U 1GCEK19KXRE305404 Lic. #60PYT8- 414 Post St.; and o) 1993 Cadillac 60S 4D 1G6CB53B6P4293099- 406 Phillips St. Motion by Councilmember Mooney to declare the remaining vehicles as junk and order removal. Motion was seconded by Councilmember Wenzel and carried unanimously. Discussion was held regarding the enforcement of registration by the City Council. Additional details will be provided for review at a later meeting.


MOTION by Mayor Pro-Tem Klander to adopt an ordinance (recorded as No. 2192) on second and final reading adopting updated International Building Codes as outlined by State of Texas regulations as presented. Second was made by Councilmember Mooney; motion carried unanimously.

DISCUSSION was held regarding uses of the American Recovery Program funds. Direction was provided by Council regarding the retention stipend provided to eligible employees to include part-time employees and probationary employees once the
probationary period has been completed successfully. Additional uses for the purchase of eligible equipment were reviewed.

MOTION to authorize the above budget expenditure to be expended through the American Recovery Program Funds for the purchase of twelve portable radios from Motorola Solution as a sole source provider in the amount of $39,203.52 for the Yoakum Volunteer Fire Department was made by Mayor Pro-Tem Klander. Second was made by Councilmember Goodrich. Motion carried unanimously.

COUNCILMEMBER Mooney made a motion to authorize the above budget expenditure to be expended through the American Recovery Program Funds for the purchase of a 2023 Freightliner oil truck for the Street Department through the BuyBoard in the amount of $232,472. Motion was seconded by Mayor Pro-Tem Klander and carried unanimously.

MOTION to authorize a contribution to the Yoakum Little League to be expended through the American Recovery Program Funds for the upgrade of facilities at the little league fields including restroom facilities in the amount of $50,000 was made by Councilmember Goodrich and seconded by Councilmember Wenzel. Motion carried unanimously.

MAYOR Pro-Tem Klander made a motion to authorize the retention stipend to be expended through the American Recovery Program Funds to eligible City of Yoakum employees as presented. Second was made by Councilmember Mooney; motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to authorize the above budget expenditure for the purchase of a multifunction copier/printer/fax/scanner for the Utility Department in the amount of $7,100. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MOTION by Councilmember Wenzel to authorize the expenditure of funds for security enhancements to the City Hall in the amount of $2,496.70. Motion was seconded by Councilmember Mooney and carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the above-budget expenditure of repairs to the Solid Waste Transfer Station in the amount of $49,806 from the sanitation reserve funds. Second was made by Mayor Pro-Tem Klander; motion carried unanimously.

BUDGET amendments were reviewed for consideration for the 2021/2022 Yoakum Economic Development Corporation including for funding of the parking lot improvements, the industrial park project, the Yoakum General Store sales tax rebate grant, the approved Get-n-Go grant application, and the refurbish and repair of the YEDC downtown office location. After discussion, Councilmember Mooney made a motion to approve the budget amendment as presented. Second was made by Councilmember Wenzel and motion carried unanimously.

MOTION by Mayor Pro-Tem Klander to designate the following City owned equipment as surplus and authorize the sale: Golf Course / Park - Cushman Greensaire
24 aerating machine; 2015 Yard Machine Riding Mower; 2015 -72" Dixie Chopper Zero turn Mower; in the Street Department - Used Oil Truck and Distributor Tank; in the Water Department - Water Meters removed from service through AMI project; and the Electric Department - Electric Meters removed from service through AMI project. Second was made by Councilmember Wenzel and motion carried unanimously.

DEBRIEF of the Joint City Council/YEDC meeting held on February 21, 2022 was held. Gery Maneth has resigned from the Board due to health issues. Survey of the industrial park property has been completed. A request for proposal will be sent out for engineering services. The Economic Development Administration grant application will be sent in by April 2022. Meetings are planned with the Chamber of Commerce representatives to receive input and coordinate with local business owners for programs and initiatives. The next joint meeting has been scheduled for April 27, 2022.

REVIEW was held of the schedule and procedures for the Bi-Annual City-Wide Clean-Up Program. Timing of the event and staffing shortages have presented an issue. Staff will be developing a modified plan to present to Council for consideration at the March 2022 Council meeting.

UNDER City Manager's Report, Council was reminded of the Volunteer Fire Department Benefit scheduled for February 20, 2022; updated election information was provided. City Manager Coleman announced the upcoming retirement of Jeff Ruppert on February 28, 2022. The Water Conservation Plan and Drought Contingency Plan and Utility Recovery Plan, the close out and extension of the Amaresco Contract for installation of the Automated Meter Infrastructure, Second Panel information may be provided on properties described as Lots 1, 2, & 3, Block 1144, Leo Tucker Addition (505 Moffitt St.), Lots 7, & 8, Block 1241, Berry Addition (511 Lavaca Street), Lot 6, Block 1241, Berry Addition (601 Lavaca Street), Lots 4 & 5, Block 1241, Berry Addition (603 Lavaca Street), Lots 1, 2, & Part of 3, Block 1013, Yoakum Townsite (706 Lott Street), Lots 4, 5, 6 & Part of 3, Block 1013, Yoakum Townsite (709 Irvine Street), and the Transfer Station/Solid Waste Revenue and Expense report will be provided at a future meeting.

MAYOR O’Neill announced that the Council would enter into Executive Session at 6:47 PM to deliberate the appointment, employment, evaluation, etc. of the City Manager (V.T.C.A., Gov. Code, Sec. 551.074), and to deliberate the appointment, employment, evaluation, etc. of the Municipal Court Judge (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 7:41 PM with the following action resulting from Executive Session: motion by Mayor Pro-Tem Klander to approve a contract with the City Manager as amended. Motion was seconded by Councilmember Wenzel and carried unanimously.

ADDITIONAL information was presented regarding celebrations scheduled by the Yoakum Community Hospital. Council provided direction to City Manager Coleman to sponsor the Hospital Gala in the amount of $1,000.

THERE being no further business, the meeting adjourned at 7:42 PM.

L. O'Neill, Mayor of Yoakum, Texas

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

PRESENT:  Carl O'Neil .............................................. Mayor
               Glenn Klander ......................................... Mayor Pro-Tem
               Billy Goodrich .................................... Councilmember
               Sean Mooney ........................................ Councilmember
               Tanya Wenzel ....................................... Councilmember
               Kevin M. Coleman ................................. City Manager
               Kenneth E. Kvinta ................................. City Attorney
               Theresa A. Bowe .................................. City Clerk

ABSENT: None

MAYOR O'NEILL 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. Fire Chief Mark Herchek introduced Nicholas Kresta as the new Assistant Fire Chief/EMS Director.

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.

a) Adopt the minutes from the meeting of February 8, 2022
b) Approve incentives for the Library Summer Reading Program
c) Authorize the after-hour use of the Library for City sponsored English as Second Language classes for adults
d) Approve an updated City of Yoakum Pay Scale
e) Approve an amendment to the City of Yoakum Financial Policy to address management Federal and/or State grant funds
f) Approve the Hazardous Communication Policy
g) Proclaim the month of April 2022 as Fair Housing Month
h) Adopt a revised Municipal Pool Crisis Management Plan
i) Appoint Councilmember Glenn Klander as Council Representative to the Yoakum Volunteer Fire Department Pension Board/Texas Emergency Services Retirement System for a two-year term
j) Approve a revised pay application #4 for work completion through September 2021 for the Automated Meter Infrastructure project through Amresco
k) Authorize the City Manager to advertise for professional grant administration services for submission to the Texas Community Development Block Grant Program for a Downtown Revitalization Project (Sidewalk #3) for additional funding through the Downtown Revitalization Program through the Texas Department of Agriculture
l) Authorize the City Manager to advertise for engineering services for submission to the Texas Community Development Block Grant Program for a Downtown Revitalization Project (Sidewalk #3) for additional funding through the Downtown Revitalization Program through the Texas Department of Agriculture
m) Approve submission of the completed application to Texas Department of Emergency Management (TDEM) for the FEMA HMGDP DR 4485 grant funds
n) Approve an Application Resolution (recorded as No. 2022-06) to submit the application, appointing an authorized official, and committing to the 25% match
o) Authorize the City Manager to advertise for professional grant administration services for submission to the FEMA HMGDP MIT Grant Cycle # DR-4485 for purchase of a mobile generator
p) Authorize the City Manager to advertise for engineering services for submission to the FEMA HMGP MIT Grant Cycle # DR-4485 for purchase of a mobile generator

Motion by Councilmember Goodrich to approve the Consent Agenda as presented. Second was made by Mayor Pro-Tem Klander; motion carried unanimously.

INFORMATION was received from Ms. San Juanita Carmona regarding drainage issues related to her property located at 504 Cecilia Street. Maintenance issues have created drainage problems causing her property to flood during heavy rain events. Multiple requests for solutions have been made. City Manager Coleman indicated that bids have been requested for ditch cleaning that will alleviate the issues. This property is one of the top priorities and will be completed. After hearing the concerns, Mayor O'Neill assured Mrs. Carmona that the project will move forward in May 2022 to correct the drainage issues.

COUNCIL entered into their designation as Second Panel of the Building and Standards Commission and opened a public hearing to receive an appeal for demolition orders for property described as Lot 5, Block 2 of the Sunset Addition (916 Baldwin Street) and review previous orders for property located at Lots 1, 2, & Part of 3, Block 1013, Yoakum Townsite (706 Lott Street), Lots 4, 5, 6 & Part of 3, Block 1013, Yoakum Townsite (709 Irvine Street), Lots 1, 2, & 3, Block 1144, Leo Tucker Addition (505 Moffitt St.), Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street).

The property owner of 916 Baldwin Street was present to provide information. Mr. Parr requested additional time to remove items from the structure and sell the property to the Yoakum Independent School District. He has a handyman scheduled to secure the property until finalize the sale of the property. Family illness has caused a delay in removing items from the structure and request until the end of June 2022 to finalize the demolition.

The property owner of 706 Lott Street, Mr. Bobby Orr was not present. Staff indicated that the asphalt was removed as requested. The remaining items on the property are considered inventory. The property has been brought into compliance.

The property representative of 709 Irvine Street, Mr. Bobby Orr was not present. Staff indicated that the property has been cleared and is currently in compliance.

Mr. Ronald Law, owner of the property located at 505 Moffit Street was present along with Attorney Matthew Jirkovsky to provide information. Mr. & Mrs. Ernest Elizondo were present and indicated that they have been working to bring the property into compliance. The frame of the manufactured home has been removed and the vehicle has been removed. Brush and cinderblocks remain but have been neatly stacked. Paperwork is being developed to transfer the ownership of a portion of the property.

Mr. Jack Booth, owner of the property located at 411 N. South Street was present to provide information and answer questions. The inoperable forklift on the property will be unable to be moved until the ground dries and weather permits. He will be able to continue repairs on the structure once the weather warms. Mr. Booth indicated that the building at the rear of the property remains sound and is repairable. Once repairs are complete, Mr. Booth intends to utilize the property for a warehouse. Discussion was held regarding the
timeline needed to bring the property into compliance and Council acknowledged that visible progress has been made based on previous orders.

HEARING no additional comments, the Public Hearing was closed.

MOTION by Councilmember Goodrich to stay the demolition order at 916 Baldwin Street for 60 days for the property owner to remove belongings from the structure prior to demolition. Second was made by Mayor Pro-Tem Klander. Motion carried with Members O’Neill, Klander, Goodrich, and Wenzel voting in favor; Councilmember Mooney voting against.

COUNCILMEMBER Goodrich made a motion to close the case on properties located at 706 Lott Street and 709 Irvine Street. Motion was seconded by Councilmember Wenzel and carried unanimously.

MOTION by Councilmember Mooney to close the case on property located at 505 Moffit Street. Second was made by Mayor-Pro Tem Klander and carried unanimously.

AFTER discussion, Councilmember Goodrich made a motion to allow 30 days for the property owner of 411 N. South Street to provide a plan of action to secure the building. Second was made by Councilmember Wenzel and motion carried unanimously.

MAYOR O’Neill opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The following vehicles were reviewed: Boat trailer, no VIN Lic. #N24371 located at 505 Moffitt St.; 2008 D.B. 11WEF1625CW110290 Lic. #87ZYXM located at 503 S. South St.; 2001 Chevrolet S-10 1GCCS145818231444 Lic. #27XGY7 located at 503 S. South St.; Red General Motors car VIN:237378P192311, located at 503 S. South St.; Ford 2000 Industrial Tractor w/ front end loader missing L rear axle located at 505 Dullye St.; Boat trailer/w fiberglass boat, no VIN Lic. #538036J- 505 Dullye St.; Trailer, no VIN Lic. #61VZWF located at 505 Dullye St.; and 1985 Ford P/U 1FTHX2514FK83956 Lic. #19LGV8 located at 408 Slayden St. have been brought into compliance or removed. Also reviewed were the following vehicles: 2006 Cadillac DTS1G6KD57Y86U157205 Lic. #CTX0637 located at 507 S. South St.; 1989 HMDE boat trailer w/ pontoon boat Lic. #164618J-505 located on Dullye St.; 1996 Chevrolet P/U 1GC6K8248R873185766 Lic. #BD34457 located at 811 W. May St.; and 2011 Ford F-150 P/U 1FTFW1CT2BFB23156 Lic. #FTY2836 located at 311 S. South St.

HEARING no additional comments from the public the hearing was closed.

MOTION by Councilmember Mooney to declare the 2006 Cadillac DTS1G6KD57Y86U157205 Lic. #CTX0637 located at 507 S. South St. as junk and order removal. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MOTION by Mayor Pro-Tem Klander to declare the 1989 HMDE boat trailer w/ pontoon boat Lic. #164618J-505 located on Dullye St. as junk and order removal. Councilmember Wenzel seconded the motion; motion carried unanimously.
MAYOR Pro-Tem Klander made a motion to declare the 1996 Chevrolet P/U 1GC4K24R8T83185766 Lic. #BD34457 located at 811 W. May St. as junk and order removal. Second was made by Councilmember Mooney; motion carried unanimously.

DISCUSSION was held regarding the junk vehicle enforcement based on expiration of registration tags. Councilmember Goodrich indicated that functional vehicles that are used as a primary source of transportation by the owner should be a law enforcement issue instead of being brought before Council. Explanation was provided of the definition of a junk vehicle which provides for non-functional vehicles that remain on private property for more than 30 days and on public property for more 72 hours, and that property owners are provided with a ten-day notice to bring the vehicle into compliance prior to condemnation. Direction was provided to staff to continue processing identified vehicles as outlined.

MOTION by Councilmember Mooney to declare the vehicle 2011 Ford F-150 P/U 1FTFW1CT2BFB23156 Lic. #FTY2836 located at 311 S. South St. as junk and order removal. Second was made by Mayor Pro-Tem Klander. Motion carried with Members O’Neill, Klander, Mooney, and Wenzel voting in favor; Councilmember Goodrich voted against.

MOTION by Mayor Pro-Tem Klander to authorize the execution of the Contract Budget Change Form for the Texas General Land Office-Disaster Recovery Contract #20-065-085-C246 and allocate $80,102.60 as City match. Second was made by Councilmember Goodrich and motion carried unanimously.

COUNCILMEMBER Mooney made a motion to approve above budget expenditures for a John Deer Gator TX from Shoppa Farm Equipment for the Parks & Recreation Department, and a services contract with Dawson Recycling and Disposal for the grind and removal of brush and limbs at the Municipal Transfer Station as presented. Motion was seconded by Councilmember Wenzel and carried unanimously.

MOTION by Mayor Pro-Tem Klander to adopt amendments to the City of Yoakum Manual of Fees and Services charges, specifically building permit fees as presented. Second was made by Councilmember Mooney. Motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize the City Manager to enter into an engineering agreement for the development of an Emergency Operation Plan as required by Public Utility Commission with Schneider Engineering. Motion was seconded by Councilmember Mooney and carried unanimously.

MOTION by Councilmember Mooney to approve participation with the Yoakum Independent School District for a drainage improvement project at the corner of Goldman Street and Koether Dr #2 utilizing Weaver and Jacobs Construction of Cuero, Texas in an amount not to exceed $35,000. Second was made by Councilmember Goodrich. Motion carried unanimously.

CONCEPTUAL plans were provided to Council regarding a modified Bi-Annual City-Wide Clean-Up Program providing an additional drop off location for residents to utilize without the bulk item pick up by City staff. Staff shortage has made it difficult to
provide the bulk item pick up service provided in past projects. Consensus of the Council was to move forward as proposed.

STAFF provided information regarding the past-due pole rental fees due from AT&T for utilization of City owned poles. Payment has been received for the 2022 payment with the 2020 and 2021 payments due. Staff will provide additional information if the bills remain unpaid.

UNDER City Manager's Report, Council was provided information regarding the Yoakum Community Hospital Centennial Celebration scheduled for May 2022; the City will be sponsoring former employee tickets as a contribution. Election information was provided. Possible future agenda items were outlined: Water Conservation Plan and Drought Contingency Plan and Utility Recovery Plan; Second Panel review of Lots 7, & 8, Block 1241, Berry Addition (511 Lavaca Street) - April 2022; Lot 6, Block 1241, Berry Addition (601 Lavaca Street) – April 2022; Lots 4 & 5, Block 1241, Berry Addition (603 Lavaca Street) – April 2022; and review of Transfer Station/Solid Waste Revenue and Expense report.

MAYOR O'Neill announced that the Council would enter into Executive Session at 7:35 PM to deliberate the appointment, employment, evaluation, etc. of the Municipal Judge (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 8:01 PM with the following action resulting from Executive Session: motion by Councilmember Goodrich to approve the appointment of Daniel Pelech as Municipal Court Judge as recommended by City Manager Coleman. Motion was seconded by Councilmember Wenzel and carried unanimously.

ADDITIONAL information was presented from a local group requesting consideration of an agreement with the City to utilize and maintain the Municipal Rodeo Grounds. Information will be submitted to staff for presentation at a future Council meeting.

THERE being no further business, the meeting adjourned at 8:01 PM.

[Signature]
Carl L. O'Neill, Mayor
City of Yoakum, Texas

ATTEST:
[Signature]
Theresa A. Bowe, City Clerk
THE City of Yoakum opened a public hearing at 5:15 PM on Thursday, April 7, 2022 in regards to the submission of an application to the Texas Department of Agriculture, Texas Community Development Block Grant Program (TxCDBG). The project will include a continuation of sidewalk replacement through the downtown area including W. May Street, Front Street, and Nelson Street Identified as Sidewalk Project #3. The purpose of this public hearing was to allow citizens an opportunity to discuss the citizen participation plan, the development of local housing and community development needs, the amount of TCDP funding available, all eligible TCDP activities, and the use of past TCDP funds. The City encouraged citizens to participate in the development of this TxCDBG application and to make their views known at this public hearing by placing notices on the City of Yoakum website, posting on the front window of City Hall, and at the Carl & Mary Welhausen Library. Citizens that were unable to attend the public hearing were asked to submit their views to Kevin Coleman, City Manager at the Yoakum City Hall 808 Hwy 77A South, Yoakum, Texas, which is handicap accessible.

HEARING no comments from the public, the public hearing closed at 5:30 PM.

Carl L. O’Neill, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
April 12, 2022  
Conference Room – 5:15 PM  
City Hall

SPECIAL MEETING/WORKSHOP OF THE CITY COUNCIL

PRESENT:
Carl L. O’Neill ........................................ Mayor
Glenn Klander ........................................ Mayor Pro-Tem
Billy Goodrich ....................................... Councilmember
Sean Mooney ......................................... Councilmember
Tanya Wenzel ......................................... Councilmember
Kevin M. Coleman .................................. City Manager
Theresa A. Bowe ...................................... City Clerk

ABSENT: None

MAYOR O’Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:15 PM and opened the meeting to the public.

MELISSA Terry with Harrison, Waldrop & Uherek, L.L.P. was present to provide information regarding the Annual Financial Audit Report for Fiscal Year ending September 30, 2021. A letter of assurance from the firm was provided, asserting that the information in the audit report is accurate, and a “clean” or “unmodified” opinion indicating that the City is in good standing. Information was presented and reviewed in detail. No instances of non-compliance where indicated. Fund balances and increases in the capital assets were reviewed; Information was presented on the Yoakum Economic Development Corporation. Balance sheets of the three major funds were reviewed. Information regarding the Texas Department of Agriculture and Texas General Land Office grants were presented. Information for the American Recovery Program Act funds, the debt service fund, and Hotel/Motel funds were presented. The deficit reported for the grant fund was noted, explain that the grant funds were unavailable at the time of Fiscal Year end. Total fund balance was $4.3 million. Notes to the financial statement were reviewed; details of changes in the capital assets were reviewed. Presentation of the original budget, the amended budget and the actual budget showing an increase in revenue was made. Council requested suggestions for improvements; no issues were addressed; no recommendations made at this time.

AFTER discussion and review, Councilmember Wenzel made a motion to accept the Fiscal Year 2021 Audit Report as presented. Councilmember Mooney seconded the motion; motion carried unanimously.

THERE being no further business, the meeting adjourned at 5:46 PM.

Carl L. O’Neill, Mayor  
City of Yoakum, Texas

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

PRESENT:  Carl O’Neill .......................................................... Mayor
          Glenn Klander ......................................................... Mayor Pro-Tem
          Billy Goodrich ....................................................... Councilmember
          Sean Mooney .......................................................... Councilmember
          Tanya Wenzel ........................................................... Councilmember
          Kevin M. Coleman ...................................................... City Manager
          Kenneth E. Kvinta ....................................................... City Attorney
          Theresa A. Bowe ........................................................ City Clerk

ABSENT:  None

MAYOR O’Neill called the City Council meeting to order and Councilmember Wenzel gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending.

VISITORS were acknowledged and welcomed. Frankie Bates, former City of Shiner Councilmember, former Lavaca County Commissioner was present and recognized. Mr. Bates addressed the Council and invited staff and Council to tour the Texas Disposal Systems facilities located in Creedmoor, Texas in May and thanked the Council for allowing him to speak.

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.

a) Adopt the minutes from the meeting of March 8, 2022 and the public hearing of April 7, 2022, and

b) Award a contract for professional grant administration services for submission to the FEMA HMGP MIT Grant Cycle # DR-4485 for purchase of a mobile generator to Langford Community Management Services of Liberty Hill, Texas

c) Award a contract for engineering services for submission to the FEMA HMGP MIT Grant Cycle # DR-4485 for purchase of a mobile generator to Lynn Engineering dba John D. Mercer & Associates of Edna, Texas

d) Adopt a resolution (recorded as No. 2022-07) approving City of Yoakum’s American Recovery Plan Act Fund Allocation

e) Adopt a resolution (recorded as No. 2022-08) reaffirming the adoption of the National Incident Management System for emergency response

f) Adopt a resolution (recorded as No. 2022-09) authorizing the filing of a grant program application to the Texas Office of the Governor, Public Safety Office Homeland Security Grants Division: Local Border Security Program

g) Approve participation in the Lavaca County Emergency Preparedness Plan

h) Approve of the resolution (recorded as No. 2022-10) Designating Authorized Signatories for Contractual and Financial Documents pertaining to the 2020 GLO Community Development Block Grant –Mitigation (CDBG-MIT) Supplemental Program, Contract #22-119-007-D417

i) Authorize the City Manager to sign a Grant Administration Contract with Langford Community Management Services for Administrative & Environmental Services for the GLO CDBG-MIT Supplemental Grant #22-119-007-D417

j) Authorizing the City Manager to sign an Engineering Services Contract with TRC Solutions for Engineering Services for the GLO CDBG-MIT Supplemental Grant #22-119-007-D417

k) Proclaim the month of May 2022 as Yoakum Business Appreciation Month
l) Proclaim the month of May 2022 as Historic Preservation Month
m) Proclaim Public Library Week, Telecommunications Operator Week, Administrative Professionals Week, Municipal Clerks Week, Police Officer Week, Firefighter Appreciation Day, Emergency Medical Service Week, Public Works Week, Animal Control Officer Week, and Economic Development Week
n) Consider the appointment of Glenn Renken and Mark Jemelka as Board Members to the Yoakum Housing Authority Board of Directors for two-year terms
o) Authorize “No Parking” designation on the portion of Davis Avenue between Vollentine Street and S. Park Road on Saturday, June 4, 2022 in coordination with the 94th Annual Tom Tom Festival
p) Authorize a request from Fresh Start Church for the use of City owned property for a “Treasure Hunt” activity scheduled for May 6th – 7th, 2022
q) Authorize the closure of the Transfer Station on Saturday, May 7, 2022 and May 21, 2022 to accommodate structure repairs
r) Approve amendments to the RV Park Policy Manual

MOTION to approve the Consent Agenda as listed was made by Councilmember Goodrich. Second was made by Councilmember Wenzel and motion carried unanimously.

THE following item was removed from the Consent Agenda for singular discussion: Consider a request from the Yoakum Area Chamber of Commerce for the closure of certain streets and utilization of City property in coordination with the 94th Annual Tom Tom Festival activities to be held June 3rd - 4th, 2022. Yoakum Area Chamber of Commerce President Sharla Pohl was present to provide information and request approval for the use of City property. A revised plan for the location of the carnival was presented. Utilization of the soccer fields between the Hub City RV Park and the Rodeo Grounds was discussed. Discussion was held regarding a bull riding event and a possible roping event. The final decision will be made by the Chamber Board of Directors at the next meeting. Moving the carnival to the soccer fields will provide additional room for the barbecue competition. After review and discussion, a motion was seconded by Councilmember Wenzel to approve the request as presented. Second was made by Councilmember Goodrich and carried unanimously.

COUNCIL received a request from a local group for consideration of a long-term use agreement of the Yoakum Municipal Rodeo Grounds. Representatives made a request to take over the maintenance of the facility and creating a membership fee to be accepted by their association. The agreement will ensure that no individual will profit from the use of the grounds and provide a control for who comes and goes into the facility to limit the damage done. Questions were posed and addressed. The group is requesting a 3-year agreement based on the initial cost that it will take for the repairs and new fencing, etc. The group would ensure that the facility would be under lock and key - members and renters will have access to the combination. After discussion, Council provide direction to staff to develop an agreement to be drafted and prepared for Council consideration at the May 2022 meeting to be effective June 1st if approved.

A request was received from Matthew Gomez residing at 812 Nelson Street to allow an encroachment in an unimproved section of the City right-of-way of Alexander Street. Details were reviewed and discussed. The property owner indicated that he would prefer a 20 foot encroachment, but a minimum of 12 feet would be acceptable. After lengthy discussion, Council directed staff to notify property owners within 200 feet of the
right-of-way of the request for encroachment and invite comments at the May 2022 meeting. Consensus of the Council was to table the request until the May meeting.

COUNCIL received a request from Hillary Mikesh for the release of an unused portion of Kennedy Street right-of-way adjacent to 104 Montgomery Street. The property owner was not present. The alley was mistakenly built on the property owned by Mrs. Mikesh. There is a triangle section of Mrs. Mikesh's property that could serve as right-of-way in the area. After discussion, Councilmember Goodrich made a motion to sell the unused right-of-way to Hillary Mikesh in the amount of $300. Second was made by Councilmember Mooney and motion carried unanimously.

COUNCIL entered into their designation as Second Panel of the Building and Standards Commission and opened a public hearing to review previous orders for property described as Lots 7 & 8, Block 1241 of the Berry Addition (511 Lavaca Street), Lot 6, Block 1241 of the Berry Addition (601 Lavaca Street), Lots 4 & 5, Block 1241 of the Berry Addition (603 Lavaca Street), and Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street). Mr. Charlie Hall was present representing all three properties on Lavaca Street and requested additional time to bring the properties into compliance. Mr. Jack Boothe was present to provide information. He is attempting to mow the property and salvage what he can, then he intends to attempt to re-roof the building. The next action will be to pull the iron and remove the spray booth. That will clear the metal and then he intends to begin the roofing project. He indicates that the building is structurally sound except for the roof. He intends to make the repairs to the roof himself. He believes he can have everything removed within 30 days and make the repairs to the roof in May.

HEARING no additional comments, the Public Hearing was closed.

MOTION by Councilmember Mooney made a motion to provide 30 days to bring the properties into compliance or be issued a citation. Second was made by Councilmember Goodrich and motion carried unanimously.

COUNCILMEMBER Mooney made a motion to to allow 30 days for the property owner of 411 N. South Street to remove the remaining iron and provide a plan of action for repair of the building. Second was made by Mayor-Pro Tem Klander and motion carried unanimously.

A request was received from the property owner of 311 Ryan Street to rehear an appeal of demolition order for the property. After reviewing the property, Ms. Mae Dotson-Lebeau rescinded her request for rehearing and indicated that she would be unable to rehabilitate the structure.

MAYOR O'Neill opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The following vehicles were reviewed:

a) 2003 DODGE RAM PK, LIC#: BVV8245, VIN:1D7HU18N03J561588 EXP. DATE: 2017 - 818 W. MAY ST. – the property owner was not present to provide information.

b) 2006 BLACK CHEVROLET BLT, LP#GGT0861, VIN:1G1AL55F467810827 EXP. DATE: 2017 – 302 N. KENEDY ST. – the vehicle was brought into compliance

c) 2006 BLUE DODGE SRX, LP#KMN2276, VIN: 1B3EL46R16N201574
EXP. DATE: 2019 – 103 AUSTIN ST – the property owner was unable to be present, however, provided a letter of request to the Council explaining the issues with the vehicle and the intent to complete the repairs and bring the vehicle into compliance.

HEARING no additional comments from the public the hearing was closed.

MOTION by Councilmember Mooney to declare the 2003 Dodge Ram Pickup License No. BVV 8245, VIN 1D7HU18N03J561588 located at 818 W. May Street as junk and order removal. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MOTION by Councilmember Mooney to allow a 30-day extension to bring the 2006 Blue Dodge SRX, License No. KMN 2276, VIN 1B3EL46R16N201574 located at 103 Austin Street into compliance. Councilmember Goodrich seconded the motion; motion carried unanimously.

INFORMATION was presented regarding contracting options to renew the CodeRed Reverse 9-1-1 service agreement for Fiscal Year 2022. Partnering with DeWitt County for the last five years had been mutually beneficial for the City and the County. The latest contract through DeWitt County increased the cost to the City significantly. After researching the cost of moving back to an individual contract directly with CodeRed, staff confirmed a decreased cost for the City. Council provided direction to staff to move forward with a contract with CodeRed Onsolve, Inc. for an emergency notification system service.

MOTION by Mayor Pro-Tem Klander to authorize a change to the Volunteer Fire Department age limit to 16 years of age. Second was made by Councilmember Goodrich and motion carried unanimously.

COUNCILMEMBER Goodrich made a motion to authorize an agreement with Dr. Blake Goodman, MD as Acting medical Director in the absence of the Official Medical Director. Motion was seconded by Councilmember Wenzel and carried unanimously.

MOTION by Mayor Pro-Tem Klander to authorize the use of budgeted project funds for EMS equipment and security system in an additional amount not to exceed $14,000. Second was made by Councilmember Mooney and motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to award a contract for the 2022 Street Improvement Project to H&C Construction Company, Inc. of Shiner, Texas based on unit prices and authorize the City Manager to execute. Motion was seconded by Councilmember Mooney and carried unanimously.

MAYOR Pro-Tem Klander made a motion to authorize the City Manager to advertise for Requests for Proposals for a financial software package for the City Utility and Human Resource operations. Motion was seconded by Councilmember Goodrich and carried unanimously.

CONSSENSUS of the Council was to table action on the expanded employee stipend program until the May 2022 meeting. City Manager Coleman provided information regarding the first two stipends; checks went to 43 of the City's 78 employees.
Implementation rules have changed for the American Recovery Program Act funds and staff continues to work through the guidelines to stay in compliance. The City is eligible to utilize at a second tier of stipends for employees. Input was requested from Council; additional information will be presented at a later date.

COUNCIL provided direction to staff to move forward with Well # 6 improvements and water line improvement related to the General Land Office – Mitigation Grants for the Municipal Water and Electric System Improvements.

A pay application for Ameresco, Inc. as part of the automated meter infrastructure project will be brought to Council for review at the May 2022 meeting.

DIRECTION was provided to staff to move forward with a network cyber threat assessment through Synergistic IT Solutions, LLC of Victoria, Texas.

UNDER City Manager's Report, Council was reminded of the Yoakum Community Hospital Centennial Celebration – May 12-14, 2022, the Memorial Day Event scheduled for May 30, 2022 at the Yoakum Fire Station, and the Purple Heart Designation during the Memorial Day Event. Information was presented regarding the upcoming May 7, 2022 election, the Quarterly Investment Reports were provided for review, and the Clean-Up Program scheduled for the last part of April 2022 was outlined. Council was provided details on the City facility closure notice for Good Friday, April 15, 2022. Possible future agenda items were listed as a review of demolition orders for property described as Lot 5, Block 2 of the Sunset Addition (916 Baldwin Street), the development of a revised Water Conservation Plan and Drought Contingency Plan and Utility Recovery Plan, a Transfer Station/Solid Waste Revenue and Expense report, and a mid-year budget review and revenue allocation. Council was reminded of the Joint Council/YEDC meeting scheduled for April 27, 2022.

MAYOR O’Neill announced that the Council would enter into Executive Session at 8:03 PM to discuss an electric utility-related matter (V.T.C.A., Gov. Code, Sec. 551.086), and to deliberate the purchase, exchange, lease, or value of real property adjoining City owned property on Yoakum Street (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 8:30 PM with the following action resulting from Executive Session: motion by Mayor Pro-Tem Klander to approve a letter of intent to purchase not less than 10,000 square feet of property from Union Pacific Railroad for the Yoakum Street Water Tower. Motion was seconded by Councilmember Mooney and carried unanimously.

THERE being no further business, the meeting adjourned at 8:32 PM.

Carl L. O’Neill, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk
April 27, 2022
Conference Room – 5:30 PM
City Hall

SPECIAL MEETING/WORKSHOP OF THE CITY COUNCIL

PRESENT:
Carl L. O'Neill .................................................. Mayor
Glenn Klander ................................................. Mayor Pro-Tem
Billy Goodrich ................................................ Councilmember
Sean Mooney .................................................. Councilmember
Tanya Wenzel ................................................. Councilmember
Kevin M. Coleman ......................................... City Manager
Theresa A. Bowe ............................................ City Clerk

ABSENT: None

MAYOR O'Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:30 PM and opened the meeting to the public.

A request was presented from the Yoakum Golf Association to replace turf grass on greens at the Yoakum Golf Course. Pat Matusek was present to provide information. The Yoakum Municipal Golf Course was a top 25 golf course before the freeze. The Yoakum Golf Association (YGA) continues to support the community with scholarships and summer camps for the area youth. Staff is currently working with experts to determine the issues associated with the deterioration of the greens. Information provided included an estimate of a four-to-five-year investment and the investment from the YGA. The course consists of nine greens and a practice green. All 9 greens have some level of distress. A turf expert has been consulted and indicated that the existing turf has lived its life and does not recuperate as quickly as younger turf. Additionally, the existing turf is obsolete. A product exists that is developed in this part of Texas for the Texas conditions, and we are currently in the best possible time of year to install the product. The process would be to spray with chemical in two (2) cycles to remove the old grass; the company will bring the sprigs to the facility and spread the product on the greens; City employees would need to spread sand over the sprigs to begin the germination process; comes out to $0.65 a square foot which is roughly $19,750. Another $8,000 for the establishment of the sprigs and will require additional maintenance and watering during the establishment process. Explanations were provided; funding was discussed including an option to allocate a portion of American Recovery Program Act funding. Motion to table the item until the May 10, 2022 meeting with additional information from surrounding area golf courses to determine the additional maintenance, irrigation issues, installation procedures, installation issues, and other pertinent additional details to determine how we move forward with refurbishing the greens was made by Councilmember Mooney. Motion was seconded by Councilmember Wenzel and carried unanimously.

Discussion was held regarding a possible allocation of a portion of the FY 2022-2023 American Recovery Program Act funding to eligible capital projects in the City Parks system. Currently the City has committed $685,000. A second allocation of funds is expected in July 2022. The Parks & Recreation Advisory Board met last month and will meet again in May 2022 to consider recommendations to the Council.

THERE being no further business, the meeting adjourned at 6:41 PM.

Carl L. O'Neill, Mayor
City of Yoakum, Texas

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

PRESENT: Carl L. O'Neill, Mayor
         Glenn Klander, Mayor Pro-Tem
         Michael Brandt, Councilmember
         John S. Pelech, Councilmember
         Tanya Wenzel, Councilmember
         Kevin M. Coleman, City Manager
         Kenneth E. Kvinta, City Attorney
         Theresa A. Bowe, City Clerk

ABSENT: None

MAYOR O'Neill called the City Council meeting to order and Mayor Pro-Tem Klander gave the invocation. The Pledge of Allegiance to the Flag was recited by all attending.

VISITORS were acknowledged and welcomed. Outgoing Councilmember Billy Goodrich was acknowledged and presented with a certificate of appreciation for his years of dedicated service to the City of Yoakum.

MAYOR O'Neill, Mayor Pro-Tem Klander, and Councilmember Wenzel canvassed the election returns for the May 7, 2022 General Election. Finding the returns in order, Mayor Pro-Tem Klander made a motion to adopt a resolution (recorded as No. 2022-12) declaring John Pelech, and Michael Brandt elected with the following results: City Council Place 4: John Pelech – 117; Sean Mooney - 109; City Council Place 5: Michael Brandt – 116; Billy Goodrich - 113. The motion was second by Councilmember Wenzel. Motion carried unanimously.

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

MOTION was made by Councilmember Klander to elect Carl O'Neill as Mayor. Second was made by Councilmember Wenzel; motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to elect Glenn Klander as Mayor Pro-Tem. Motion was seconded by Councilmember Brandt and 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.

a) Adopt the minutes from the Special Meeting of April 12, 2022, the Regular Meeting of April 12, 2022, and the Special Meeting of April 27, 2022; and
b) Authorize the use of the small pavilion and a portion of Yoakum Municipal Golf Course for the Cross-Country Meet scheduled for August 20, 2022 sponsored by the Yoakum Independent School District

c) Authorize the closure of certain streets in coordination with the Annual Memorial Day event at the Yoakum Fire Station
d) Authorize the closure of certain streets in coordination with the Yoakum Heritage Museum event scheduled for May 12, 2022

e) Adopt an updated Hot Spot policies for the Carl & Mary Welhausen Library
f) Approve a request from the Yoakum Rotary Club for the installation of a little free library, bench and plant a tree at the Front Street Railroad Park
MOTION to approve the Consent Agenda as listed was made by Mayor Pro-Tem Klander. Second was made by Councilmember Wenzel and motion carried unanimously.

THE following item was removed from the Consent Agenda for singular discussion: Nominations to the Golden Crescent Regional Planning Commission General Assembly were considered. Motion was made by Mayor Pro-Tem Klander to nominate Glenn Klander and Tanya Wenzel to the Golden Crescent Regional Planning Commission General Assembly as voting delegates; second was made by Councilmember Pelech. Motion carried unanimously.

INFORMATION was presented regarding options for improvements to greens at the Yoakum Municipal Golf Course. President of the Yoakum Golf Association, Patrick Matussek was present to provide information and answer questions. Assistant Director of Public Works, Greg Miears was present to provide additional details. After review and consideration, Council provided direction to staff to move forward with the purchase with recommended replacement grass and sand to replace 10,000 square feet of greens at a cost not to exceed $6,500. The procedure will cover all the bare spots in the greens and delivery of the product can be made within one week. Staff indicated that golf course conditions will be improved within seven weeks.

DISCUSSION was held regarding a proposed long-term agreement by a local group for the use and management of the Yoakum Municipal Rodeo Grounds. Two groups of individuals were represented with details of restrictions, maintenance, access, and use of the facility being reviewed. After detailed conversation between all entities, direction was provided by Council for Councilmember Brandt to meet with the two groups in an effort to accommodate all concerns and bring a mutually beneficial agreement for Council consideration at a future meeting.

MAYOR O'Neill opened a public hearing to receive citizen comments on a request from Matthew Gomez residing at 812 Nelson Street to allow a twenty-foot encroachment into an unimproved section of the City right-of-way of Alexander Street. Mr. Gomez was present to provide information and answer questions. The request was revised for a ten-foot encroachment. Mr. Gomez provided details and assured Council that the City would not be liable for any damage to the structure, regardless of circumstances. Mr. Gomez assured Council that the encroachment would be supported from the existing structure and additional support apparatuses will not be placed within the right-of-way. Hearing no additional comments from the audience, the public hearing closed.

MOTION by Councilmember Brandt to approve the encroachment of a cantilever not to exceed ten-feet into the City right-of-way of Alexander Street adjacent to 812 Nelson Street provided that the property owner agrees to hold the City harmless for any damage occurring to the structure and understands that the structure shall be removed should access to the right-of-way by the City become necessary. Second was made by Councilmember Pelech and motion carried unanimously.

MAYOR O'Neill opened a public hearing and Council entered into their designation as Second Panel of the Building and Standards Commission and opened a public hearing to review previous orders for property described as Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street), and Lot 5, Block 2, of the Sunset Addition (916 Baldwin Street). Mr. Jack Boothe was present to provide information. He has removed some of the iron; he is taking the spray booth apart for removal; the tractor has been moved but is broken down and unable to move at the moment; the forklift has not been moved because he has not found a trailer that can move it; his goal is to finish moving the iron then begin to re-roof the building. Mr. Booth indicated that his detailed plan includes repairing the tractor, and moving the remaining iron. He stated that he is waiting for the fence to be completed on his property in the country so that his cows will be secured on his property so then he will have time to take care of the property in town. His next concern will be to repair the holes in the roof. Mr. Charles Parr was unable to be present regarding the property at 916 Baldwin Street, however he provided information to staff via email with a detailed timeline and a request for
additional time to complete the demolition. Hearing no additional comments from the floor, the public hearing closed.

MOTION by Mayor Pro-Tem Klander to allow 30 days for the property owner of 411 N. South Street to remove the remaining iron and other debris. Second was made by Councilmember Wenzel and motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to approve the plan of action for property located at 916 Baldwin Street and order demolition if not complete by July 1, 2022. Motion was seconded by Councilmember Pelech and carried unanimously.

THERE being no further business under the Second Panel of the Building and Standards Commission, the session was closed.

MAYOR O’Neill opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The following vehicles were reviewed:

- a) 1999 Silver Honda LX, LP#DPT6702, VIN: JHMC3564XXC032266, EXP. DATE: 2019 - 202 Highland St. – property owner was not present and vehicle remains in violation.
- b) 2004 White Ford EPR, LP#BCJ6941, VIN:1FMZU62K74UB28081 EXP. DATE: 2020 - 109 Perry St. – property owner was not present and vehicle remains in violation.
- c) 2008 Blue Chevrolet EQU, LP#FXX1564, VIN: 2CNDL33F786296045, EXP. DATE: 2017 - 109 Perry St. – the vehicle was removed prior to the meeting.
- d) 2003 Maroon Chevrolet Impala, LP#CH7X833, VIN: 2G1WF52E439236426, EXP. DATE: 2020 - 109 Perry St. – property owner was not present and vehicle remains in violation.
- e) 1988 Blue Chrysler NYL, LP#DR7P726, VIN: 1C3BU6636JD172792, EXP. DATE: 2020 - 305 Davis Ave – the vehicle was removed prior to the meeting.
- f) 2003 Silver Nissan Maxima, LP#KGH3279, VIN: JN1DA31A83T436334, EXP. DATE: 2020 - 110 E. Morris St – property owner was not present and vehicle remains in violation.
- g) 2004 White Buick LCF, LP#JVR9951, VIN: 1G4HP52K644145645, EXP. DATE: 2019 - 110 E. Morris St. – property owner was not present and vehicle remains in violation.
- h) 1993 Eagle VTS, LP#BC5C776, VIN:2E3ED66F2PH520886 EXP. DATE:2015 - 312 E. Gonzales St. – the vehicle was removed prior to the meeting.
- i) 2004 Blue Pontiac MON., LP#BT76036, VIN:1GMDX03EX4D170607, EXP. DATE: 2020 - 1004 Grand Ave. – the vehicle was removed prior to the meeting.
- j) 2007 Red Dodge Ram, LP#LG4900, VIN:3D7ML49C17G763041, EXP. DATE: 2019 - 211 Fink St. – the vehicle was removed prior to the meeting.
- k) 2009 White Chevrolet HHR, LP#NFX7786, VIN:3gcc85bx9S53811, EXP. DATE: 2020 - 211 W. May St. – Code Enforcement spoke to the property owner who indicated that the vehicle would be removed by the weekend.
- l) 2007 White Chevrolet HHR, LP#DB4C631, VIN:3GNDLA33P87S525245, EXP. DATE: 2019 - 211 W. May St. – Code Enforcement spoke to the property owner who indicated that the vehicle would be removed by the weekend.
- m) 2012 Silver Nissan SBL, LP#JHG1729, VIN:3N1AB6APXCL678813, EXP. DATE:2020 - 110 Wimberly St. – the vehicle was removed prior to the meeting.

HEARING no additional comments from the public, the hearing was closed.

MOTION by Mayor Pro-Tem Klander to declare the following vehicles as junk and order removal within 10 days: 1999 Silver Honda LX, LP#DPT6702, VIN: JHMC3564XXC032266, EXP. DATE: 2019 - 202 Highland St.; 2004 White Ford EPR, LP#BCJ6941, VIN:1FMZU62K74UB28081 EXP. DATE: 2020 - 109 Perry St.; 2003 Maroon Chevrolet Impala, LP#CH7X833, VIN: 2G1WF52E439236426, EXP. DATE: 2020 - 109 Perry St.; 2003 Silver Nissan Maxima, LP#KGH3279, VIN: JN1DA31A83T436334,
INFORMATION was presented on a request from a local business owner to exempt tenants of the downtown buildings from Ordinance #2190 which restricts overnight parking in the 100 and 200 block of West Grand Avenue. Discussion was held regarding the area and the parking options residential tenants of the buildings have. Questions were posed and Council requested additional information be presented. Motion by Councilmember Pelech to table the item, direct staff to provide additional details, and provide direction to suspend enforcement of the ordinance in the 100 and 200 block of West Grand Avenue until additional direction is provided. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MOTION by Mayor Pro-Tem Klander to appoint Esser & Company Consulting LLC of Uvalde, Texas and award a contract for consulting services, and award a contract for engineering services to Lynn Engineering dba John D. Mercer & Associates of Edna, Texas for a grant application to be submitted to the Texas Department of Agriculture for a TxCDBG Downtown Revitalization Program Grant for the 2022 funding cycle (Sidewalk #3). Second was made by Councilmember Wenzel and motion carried unanimously.

DETAILS were provided regarding planned projects for the Fiscal Year 2022 Street/Drainage Improvement Project. After review and discussion, Mayor Pro-Tem Klander made a motion to approve the plan as presented. Motion was seconded by Councilmember Wenzel and carried unanimously.

INFORMATION was provided for the mid-year review of the 2021-2022 Fiscal Year Budget outlining the recommended adjustments including expenses and revenues. After discussion, Mayor Pro-Tem Klander made a motion to adopt an ordinance (recorded as No. 2193) on first reading approving budget amendments for the General Fund, Utility Fund, and Special Funds as presented. Second was made by Councilmember Pelech and motion carried unanimously.

REVIEW was held of funding opportunities for the American Recovery Program Act funds available for certain projects including employee stipend options, replacement of the Library roof, capital improvement Park projects, intersection upgrades, additional funding for Well #6 improvements, and the refurbish of the Laredo Street Water Tower. After review and discussion, Mayor Pro-Tem Klander made a motion to approve the revised allocation of funds through the American Recovery Program Act as presented. Motion was seconded by Councilmember Wenzel and carried unanimously.

MAYOR O'Neill opened a public hearing to receive citizen comments on recommendations received from the Planning and Zoning Commission including approval of a request from Klaus & Carolyn Schlamb for a Change in Zoning from Residential (R-2) to Residential (R-4) as defined in Chapter 52. Zoning of the Yoakum Code of Ordinances on property described as Lot 12 of Block 1152 in the Leo Tucker Addition as shown on the official tax roll (for location reference only: 204 Tucker Street) in the City of Yoakum, and approval of a request from Daniel Pelech for approval of a preliminary plat as defined in Chapter 42, Article II. Plat Procedure of the Yoakum Code of Ordinances on property described as Lots 1-2 of Block 1067 in the Original Townsite Addition as shown on the official tax roll (for location reference only: 307 Dunn Street) in the City of Yoakum. Carolyn Schlamb was present to provide information and answer questions. No objections were received from the surrounding property owners. The property owner intends to install a single-wide or double-wide manufactured home on the property. Daniel Pelech was present to provide information and answer questions regarding the request for replat of the property. The Preliminary Plat was presented for review and approved by the Planning and Zoning Commission as presented. Hearing no additional comments, the public hearing was closed.
MOTION by Mayor Pro-Tem Klander to adopt an ordinance (recorded as No. 2194) on first reading approving a Change in Zoning from Residential (R-2) to Residential (R-4) as defined in Chapter 52. Zoning of the Yoakum Code of Ordinances on property described as Lot 12 of Block 1152 in the Leo Tucker Addition as shown on the official tax roll (for location reference only: 204 Tucker Street) in the City of Yoakum. Second was made by Councilmember Brandt; motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to approve the preliminary plat as defined in Chapter 42, Article II. Plat Procedure of the Yoakum Code of Ordinances on property described as Lots 1-2 of Block 1067 in the Original Townsite Addition as shown on the official tax roll (for location reference only: 307 Dunn Street) in the City of Yoakum as presented. Motion was seconded by Mayor Pro-Tem Klander and carried with all members voting in favor and Councilmember Pelech abstaining.

UNDER City Manager’s Report, an update was provided on Tom Tom Activities scheduled for June 3 – 5, 2022; Council was invited to a tour of Texas Disposal System facility in Creedmoor, TX on May 12, 2022 by TDS representative Frankie Bates; the Yoakum Community Hospital Centennial Celebration scheduled for May 12-14, 2022; the schedule for the Library Summer Reading Program; and the Memorial Day Event scheduled for May 30, 2022 at the Yoakum Fire Station. Council was informed of a donation from the Kluck Foundation for additional Christmas decorations in coordination with the Chamber Christmas on the Grand event. An update was provided on the Little League Field Enhancements being performed by the Yoakum Little League Association in coordination with City staff; lighting will be installed once the improvements are complete. An update was provided on the Transfer Station Improvements/Operations indicating that the roof repair and overhang project has been completed and progress continues on the remaining projects. City facilities will be closed on Monday, May 30, 2022 in observance of Memorial Day. Information was provided on outstanding Building and Standards issues including Lots 7, 8, Block 1241, Berry Addition (511 Lavaca Street), Lot 6, Block 1241, Berry Addition (601 Lavaca Street, and Lots 4 & 5, Block 1241, Berry Addition (630 Lavaca Street). Staff will be providing information at the June meeting for Council to consider appointments for City appointed boards. The status of Automated Meter Infrastructure project through Amersesco, Inc was reviewed. The water meter side is functional and staff is billing utilizing the information received from those meters. Roughly two hundred of the electric meters are on backorder and will most likely not be delivered until June 2022. The company is troubleshooting a few issues and billing of the project is being worked through prior to final acceptance. The Municipal Swimming Pool schedule was provided for review. There were no bids received as a result of the first request for proposal for the Electric Pole Replacement project being funded through the Texas General Land Office; the project will be rebid and brought back to Council with recommendations. The contract award for the Kenedy Ditch Project will be brought to Council for consideration at a future meeting. Council will be asked to review code enforcement related to restricting storage of unsellable inventory on commercial property at a future meeting. The Water Conservation Plan and Drought Contingency Plan and Utility Recovery Plan, and the Transfer Station/Solid Waste Revenue and Expense report will be brought to Council for consideration. The Mid-Year Joint Council/YEDC Workshop has tentatively been planned for Monday, June 20, 2022. Staff will reach out to the YEDC Board and Council to confirm the date and time.

THERE being no further business, the meeting adjourned at 8:27 PM.

Carl L. O'Neill; Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bow, City Clerk

City of Yoakum, Texas
June 14, 2022
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Carl L. O’Neill ................................................... Mayor
Glenn Klander ............................................................... Mayor Pro-Tem
Michael Brandt ............................................................... Councilmember
John S. Peleck ............................................................... Councilmember
Tanya Wenzel ............................................................... Councilmember
Kevin M. Coleman ......................................................... City Manager
Kenneth E. Kvinta .......................................................... City Attorney
Theresa A. Bowe ............................................................. City Clerk

ABSENT: None

MAYOR O’Neill 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.
   a) Adopt the minutes from the meeting of May 10, 2022 as presented;
   b) Adopt an ordinance on second and final reading approving a Change in Zoning from Residential (R-2) to Residential (R-4) as defined in Chapter 52. Zoning of the Yoakum Code of Ordinances on property described as Lot 12 of Block 1152 in the Leo Tucker Addition as shown on the official tax roll (for location reference only: 204 Tucker Street) in the City of Yoakum;
   c) Authorize the use of the small pavilion and a portion of Yoakum Municipal Golf Course for the Cross-Country Meet scheduled for October 24 & 25, 2022 sponsored by the Yoakum Independent School District;
   d) Acceptance of auditor’s agreement from Harrison, Waldrop & Uherek, L.L.P. for Fiscal Year 2022.

MOTION to approve the Consent Agenda as listed was made by Mayor Pro-Tem Klander. Second was made by Councilmember Wenzel and motion carried unanimously.

THE following item was removed from the Consent Agenda for singular discussion: Motion by Mayor Pro-Tem Klander to approve a final plat as defined in Chapter 42, Article II. Plat Procedure of the Yoakum Code of Ordinances on property described as Lots 1-2 of Block 1067 in the Original Townsite Addition as shown on the official tax roll (for location reference only: 307 Dunn Street) in the City of Yoakum. Second was made by Councilmember Wenzel; motion carried with all members voting in favor and Councilmember Peleck abstaining.

THE following appointments were approved upon motion by Mayor Pro-Tem Klander and second by Councilmember Wenzel: Theresa Bowe and Annie Rodriguez to the Hotel Occupancy Tax Advisory Board for two-year terms; Eddie Varela, Jr. and David Kelley to the Planning and Zoning Commission for three-year terms; Roberta Bitlick, Lynn Brewer, Amanda Sykora, Phyllis Lauer to the Library Board for two-year terms; Eddie Varela, Jr. to the Construction Board of Adjustment and Appeals for a two-year term; Carl O’Neill, Scott Witte, and Tim Respondek to the Parks and Recreation Advisory Board for two-year terms; Sean Mooney to the Yoakum Economic
Development Corporation Board of Directors to fill an un-expired two-year term; Tanya Wenzel as Council representative to the Yoakum Economic Development Corporation Board of Directors to fill an un-expired two-year term; and Councilmembers Wenzel and Brandt to fill un-expired terms on the City/School Summer Recreation Board. Motion carried unanimously.

COUNCIL heard a request from William W Prior III, CPL of Prior Land Management to obtain an oil and gas lease from the City of Yoakum on parcels 20653 and 20654, totaling approximately 8.75 acres (property near Dunn Street at the southernmost boundary of the City limits adjacent to Brushy Creek). Mr. Prior provided information indicating that Wando Energy is requesting to lease the property. Mr. Prior indicated that the rules and regulations outlined for oil and gas for drilling inside the City limits will be abided by and would like permission to work with City Attorney Ken Kvinta on the lease. The company assured Council that no seismic survey would be required and the only access needed would be to review the property. After review and discussion, Council gave direction to the City Manager and the City Manager to pursue negotiations with Wando Energy for the lease of the property.

MAYOR O’Neill opened a public hearing and Council entered into their designation as Second Panel of the Building and Standards Commission and opened a public hearing to review previous orders for property described as Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street), and Lot 5, Block 2, of the Sunset Addition (916 Baldwin Street) and to receive a request for additional time for demolition on property described as Lot 4 & Part of 5 of Block 1173 in the Nelson Addition (207 Dallas St.). Ms. Sonya Saenz was present to provide information and answer questions on 207 Dallas Street. The process has begun for demolition; the property owner is requesting an additional 30 days to complete. Mr. Jack Boothe was present to provide information and answer questions for property located at 411 N. South Street. He indicated that a tree is to be removed and he will work with the Yoakum Police Department to ensure traffic safety during that process. Mr. Boothe stated that he is in the process of attempting to salvage a portion of the building.

MOTION by Mayor Pro-Tem Klander to allow 30 days for the property owner of 207 Dallas Street to complete the demolition. Second was made by Councilmember Wenzel and motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to allow the property owner 30 days to continue improving the property and to return to Council with a report. Motion was seconded by Councilmember Brandt and carried unanimously.

THERE being no further business under the Second Panel of the Building and Standards Commission, the session was closed.

MAYOR O’Neill opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The following vehicles were reviewed:

a) 2012 WHITE FORD PU, LP#BU98338, VIN#1FT8W3AT6CEB73332, EXP. DATE: 2015-407 CECILIA ST. – the vehicle was removed prior to the meeting
b) 2005 GREEN FORD ZX4, LP#CC6L994, VIN#1FAFP34N55W158695, EXP. DATE: 2020-910 CAMMIE ST. – the vehicle was removed prior to the meeting
c) 2000 HMDE TRAILER, LP352896K, VIN:TR222243, EXP. DATE: 2020- O’CONNER ST. – the vehicle was removed prior to the meeting
d) BLUE STOCK TRAILER, NO LP# OR VIN# - O’CONNER ST. – the vehicle was removed prior to the meeting
e) CHEVY IMPALA CAR, LP#XHS733G, NO VIN# - O’CONNER ST. – the vehicle was removed prior to the meeting
f) BUICK WILDCAT CAR NO LP# OR VIN# - O’CONNER ST. – the vehicle was removed prior to the meeting
g) 2004 BLACK CHEVROLET, LP#FXX1434, VIN#1GCEC19XX4Z337408, EXP. DATE: 2020-813 O'CONNOR ST. – the vehicle was removed prior to the meeting.

h) 2012 SILVER CHEVROLET CZL, LP#DB7W876, VIN:1G1PC55H9C7140915, EXP. DATE: 2020-412 BINGHAM ST. – the vehicle was removed prior to the meeting.

i) SILVER CHRYSLER TOWN & COUNTRY, LP#NCW0647, NO VIN#, EXP. DATE: 2021 – 505 S. SOUTH ST. – the vehicle was removed prior to the meeting.

j) GREEN FORD EXPEDITION, LP#NHJ2794, NO VIN#, EXP. DATE: 2021-318 E. GONZALES ST. – the vehicle was removed prior to the meeting.

k) BLUE F-150, LP#6WSB49, NO VIN#, EXP. DATE: 2006-505 DULLYE ST. – the vehicle was removed prior to the meeting.

l) WHITE F-150 XL, LP#ADO9472, NO VIN#, EXP. DATE: 2017-208 MAPLE ST. – the vehicle was removed prior to the meeting.

m) 2012 RED FORD FLEX, LP#CKG5886, VIN:2FMGK5BCXCB16419, EXP. DATE: 2022-202 MAPLE ST. – The vehicle owners were present to provide information and answer questions. Mrs. Sherry Speath indicated that the vehicle expiration was March of 2022 and was drivable. She requested that the City Code of Ordinances be changed to allow the Code Enforcement Office to have a certain degree of leniency and inflection to determine whether a vehicle is “junk” and suggested that the wording of the initial letter be changed to be less offensive to the receiver.

n) 2006 WHITE CADILLAC ST, LP#LSV5992, VIN:1G6DC67A760116219, EXP. DATE: 2022-510 DAVIS AVE. – property owner was not present and vehicle remains in violation.

o) 1997 BLACK CHEVROLET, LP#B5D110, VIN:2G1WL52M5V1105152, EXP. DATE: 2016-410 MOFFITT ST. – the vehicle was removed prior to the meeting.

p) 2006 BEIGE CHRYSLER 3TR, LP#GNS0011, VIN:2C3KA53G26H488209, EXP. DATE: 2020-410 MOFFITT ST. – an email was received from the property owner indicating that the vehicle will be repaired within the 10-day period and be brought into compliance.

q) 2001 KIA SSX, LP#KZM178, VIN: KNAFB161315020321, EXP. DATE: 2011-204 HOUSTON ST. – the vehicle was removed prior to the meeting.

HEARING no additional comments from the public, the hearing was closed.

MOTION by Mayor Pro-Tem Klander to declare the following vehicles as junk and order removal within 10 days: 2006 WHITE CADILLAC ST, LP#LSV5992, VIN:1G6DC67A760116219, EXP. DATE: 2022-located at 510 Davis Ave.; and 2006 BEIGE CHRYSLER 3TR, LP#GNS0011, VIN:2C3KA53G26H488209, EXP. DATE: 2020-located at 410 Moffitt Street. Second was made by Councilmember Wenzel. Ayes – Mayor O’Neill, Mayor Pro-Tem Klander, Councilmembers Wenzel and Pelech; Nay – Councilmember Brandt. Motion carried.

MENTION was made of the Tom Tom Festival. Those attending indicated that the festival and rodeo events went well and was well attended.

MAYOR O’Neill opened a public hearing to receive citizen comments on the Texas Community Development Program Contract 7220529 Community Development Fund Grant (Waterline Improvement Project). City Manager Coleman provided a summary of the project indicating that the contractor’s punch list has been completed. Hearing no comments from the public, the public hearing closed.

MOTION by Councilmember Brandt to approve the closeout documentation and final acceptance of the Texas Community Development Program Contract 7220529 Community Development Fund Grant (Waterline Improvement Project). Second was made by Councilmember Pelech; motion carried unanimously.

MAYOR O’Neill opened a public hearing to hear citizen comments regarding the submission of a grant application to the Texas Department of Agriculture, Texas Community Development Block Grant Program (TxCDBG) associated with a downtown sidewalk revitalization project (Sidewalk Project #3).
Information was presented by City Manager Coleman. This will be the third wave of sidewalk improvements to the downtown area. An overview of the proposed locations were reviewed. Hearing no comments from the floor, the public hearing closed.

MOTION by Mayor Pro-Tem Klander to adopt a resolution (recorded as No. 2022-13) authorizing the submission of an application to the Texas Department of Agriculture for a 2022-2023 Texas Community Development Block Grant Program – Downtown Revitalization Program grant of up to $500,000 and designate the City’s authorized signatories for grant related activities and authorizing matching funds in the amount of $75,000. Second was made by Councilmember Wenzel and motion carried unanimously.

MAYOR Pro-Tem Klander made a motion to adopt a resolution (recorded as No. 2022-14) designating Slum/Blight conditions in certain areas in coordination with the Downtown Revitalization Fund project area. Motion was seconded by Councilmember Wenzel and carried unanimously.

INFORMATION was presented on a previously tabled discussion regarding a request from a local business owner to exempt tenants of the downtown buildings from Ordinance #2190 which restricts overnight parking in the 100 and 200 block of West Grand Avenue. Discussion was held regarding the area and the parking options residential tenants of the buildings have. Questions were posed and Council requested additional information be presented. Discussion was held related to the increased possibility of vandalism occurring in the less visible areas to the vehicles owned by businesses located downtown. After review and discussion, Council took no action to amend the ordinance and provided direction to enforce the ordinance as written.

MOTION by Mayor Pro-Tem Klander to approve pay application #5 to Ameresco for the Automated Meter Infrastructure project, approve the change order reducing the project cost by $52,400.30, and approve the purchase of additional commercial meters through Ameresco for an amount not to exceed $65,000. Second was made by Councilmember Pelech. Motion carried unanimously.

COUNCIL discussion was held regarding the proposed Joint City Council/YEDC meeting rescheduled for June 28, 2022 at 5:30 PM. The YEDC is working through a revised strategic plan and will be working to provide Council with an update.

CITY Manager Coleman provided an outline on the budget process. With Council approval, staff will initiate a special meeting prior to the July 12, 2022 regular meeting, a budget workshop meeting for July 19, 2022. First reading of the budget ordinance can be presented to Council at their August 2022 Council meeting for final reading in September.

REVIEW was held of the planned projects at the Yoakum Municipal Golf Course utilizing American Recovery Program Act funds. Council has allocated forty thousand dollars to the project and Mayor Pro-Tem Klander provided an update on the improvements made to-date. The grass has been installed. Equipment is in need of repairs to ensure that the new greens are maintained appropriately. The greens are progressing well. There is currently $18,000 in remaining funds allocated to the golf course. The next priority on the project may be the restrooms in the golf house.

INFORMATION was presented on needed repairs to Well #4. After staff became aware of possible damage, the issues were investigated. The pump is beyond repair and will need to be replaced, the motor is functional and cost to-date will be covered with current budgeted funds. After a thorough investigation, staff will bring a recommendation to Council and provide information on any over-budget expenditures that may be required.

DISCUSSION was held of potential revisions to the City of Yoakum Code of Ordinances related to general maintenance of commercial property. City Attorney Kvinta provided an outline of the options available for Council. Mayor O’Neill suggested researching solutions that surrounding cities have utilized.
and meet in a workshop for detailed discussion. The primary question to be addressed will be the responsibility of the property owner to maintain the property whether it is used for storage only or as an active business.

MOTION by Councilmember Wenzel to authorize the City Manager to execute a Rerate Notice and Benefit Verification with the Texas Municipal League Multistate Intergovernmental Benefits Pool and any corresponding agreements. Second was made by Councilmember Pelech; motion carried unanimously.

UNDER City Manager’s Report, Council was reminded of the Yoakum Area Chamber of Commerce business luncheon scheduled for June 28, 2022 at 12:00 PM. An update was provided on Lots 7, & 8, Block 1241, Berry Addition (511 Lavaca Street), Lot 6, Block 1241, Berry Addition (601 Lavaca Street), and Lots 4 & 5, Block 1241, Berry Addition (603 Lavaca Street). No enforcement required at this time. Mr. Hall has been actively working on the properties and will be placing a fence to conceal the remaining items. Information was provided regarding the facility closure on Monday, July 4, 2022 in observance of Independence Day. Future agenda items will include a revised Water Conservation Plan and Drought Contingency Plan and Utility Recovery Plan, and Transfer Station/Solid Waste Revenue and Expense report. Options to automate phone system for City Hall offices were outlined. Staff will be researching cost of initiating the process and Council indicated they are willing to review. The status of Texas Office of the Governor General Land Office – Disaster Recovery Grants and related projects were provided including Kennedy Ditch. The City will not eligible to take action until the end of this week and staff will bring back to Council at the next City Council meeting. The pole replacement project was reviewed. No bids were received after the second advertisement. Staff will be working with the consultant on next steps for that project. The City will be taking delivery of the Fire Station Generator by the end of this month and the equipment should be installed before hurricane season. Prior to Executive Session, an individual provided information to the Council regarding the debris that was left at the rodeo arena after the Tom Tom event.

MAYOR O’Neill announced that the Council would enter into Executive Session at 7:53 PM to deliberate the purchase, exchange, lease, or value of real property to discuss and consider action on a proposed contract with a local group for a long-term use agreement of the Yoakum Municipal Rodeo Grounds (V.T.C.A., Gov. Code, Sec. 551.072), to deliberate the purchase, exchange, lease, or value of real property described as part of the 800 block US Hwy 77A South, Yoakum, Texas (V.T.C.A., Gov. Code, Sec. 551.072), and deliberate the appointment, employment, evaluation, etc. of the City Manager (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 8:50 PM with no action resulting from Executive Session.

THERE being no further business, the meeting adjourned at 8:50 PM.

Carl L. O’Neill, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
June 28, 2022
Conference Room – 5:30 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Carl L. O’Neill ................................................. Mayor
          Glenn Klander ..................................................... Mayor Pro-Tem
          Michael Brandt .................................................. Councilmember
          John S. Pelech .................................................... Councilmember
          Tanya Wenzel ..................................................... Councilmember
          Kevin M. Coleman ............................................... City Manager
          Kenneth E. Kvinta ............................................... City Attorney

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

MAYOR O’Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:30 PM and opened the meeting to the public. Guests were welcomed.

DISCUSSION was held of current and future initiatives of the Yoakum Economic Development Corporation. The mission statement and the vision statement for the Board were reviewed. Review was held regarding the current projects of the YEDC and goals for the near future. Strategic priorities as outlined by the YEDC Executive Director were reviewed. Communication between the City Council and the YEDC were discussed. Additional information will be provided at the next Joint City Council/YEDC meeting.

INFORMATION was provided on code enforcement issues related to commercial properties and junk vehicle enforcement. Commercial property curb appeal was discussed. Next steps will be discussed at a future meeting.

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

[Signature]
Carl L. O’Neill, Mayor
City of Yoakum, Texas

ATTEST:

[Signature]
Theresa A. Bowe, City Clerk

CITY OF YOAKUM
TEXAS
July 12, 2022  
Conference Room – 5:00 PM  
City Hall  

SPECIAL MEETING OF THE CITY COUNCIL  

PRESENT:  
Carl L. O’Neill, Mayor  
Glenn Klander, Mayor Pro-Tem  
Michael Brandt, Councilmember  
John S. Pelech, Councilmember  
Kevin M. Coleman, City Manager  
Kenneth E. Kvinta, City Attorney  
Theresa A. Bowe, City Clerk  

ABSENT:  
Tanya Wenzel, Councilmember  

MAYOR O’Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:00 PM and opened the meeting to the public. Visitors were acknowledged and welcomed.  

AN overview of proposed marginal rate increases to the water, sewer, and electric service fees was presented by the City Manager. Information was presented on property tax rate options. Utility revenues and expenses were reviewed. Council was informed of recommendations made by the Lower Colorado River Authority regarding annual rate reviews and recommended updating rates every two years. Revenues since the last rate increase were reviewed. A 10% increase on personnel costs has been built into the proposed rates. Payment for the automated meter infrastructure project will create a negative impact on the budget; basic increase to cover the negative would be roughly 5% per unit. Options were reviewed considering a one-year, two-year, and three-year increase. Discussion was held regarding the need for future repairs of infrastructure. Council provided direction to formulate a new option that would split the difference between two proposed options and utilize those numbers for review.  

DISCUSSION was held regarding sanitation collection rates including comparison of surrounding regional rates, and proposed service levels. The last increase to the collection rates was in 2010. Information was received from Texas Disposal Systems (TDS) regarding rates including rates charged by TDS and rates charged by the cities that use TDS to their customers. The City of Yoakum’s current charge is roughly 68% of the average rate charged by TDS. Council was in consensus on an option to move forward to be presented at a future meeting.  

PRELIMINARY discussion was held regarding the proposed property tax rate; information was J Outlined regarding State statute for new tax rates. The amount of debt that needs to be covered by the interest and sinking (debt) portion of the tax rate is consistent. The certified roll will be presented by July 20, 2022. Options were reviewed and discussion was held. After discussion, consensus of he Council was to move forward with the preliminary numbers as presented and have additional discussion as information is available from the Appraisal Districts.  

EMPLOYEE pay grades were reviewed and staff is proposing a 10% increase for all pay grades except Fire/EMT-15%. Review was held of utility expenses and revenues.  

THERE being no further business, the meeting adjourned at 5:59 PM.  

[Signature]

Carl L. O’Neill, Mayor  
City of Yoakum, Texas  

ATTEST:  
[Signature]  
Theresa A. Bowe, City Clerk
July 12, 2022
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Carl L. O’Neill...........................................Mayor
Glenn Klander......................................................Mayor Pro-Tem
Michael Brandt..................................................Councilmember
John S. Pelech..................................................Councilmember
Kevin M. Coleman..............................................City Manager
Kenneth E. Kvinta...............................................City Attorney
Theresa A. Bowe...................................................City Clerk

ABSENT: Tanya Wenzel.............................................Councilmember

MAYOR O’Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 6:00 PM and opened the meeting to the public. Mayor O’Neill gave the invocation and the pledge of allegiance 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.
   a) Adopt the minutes from the meetings of June 14, 2022 and June 28, 2022
   b) Authorize the City Manager to advertise for consulting services for the development of a Parks Master Plan
   c) Approve a request from the 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 October 29, 2022

MOTION to approve the Consent Agenda as listed was made by Mayor Pro-Tem Klander. Second was made by Councilmember Brandt and motion carried unanimously.

COUNCILMEMBER Brandt made a motion to appoint Councilmember John Pelech as Council representative to the Yoakum Heritage Museum Board of Directors. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

NO action was taken on nominations for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees for the 2022 Trustee election.

MAYOR O’Neill opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The following vehicles were reviewed:
   a) 1998 Gray Honda ULX, LP#LBB6488, VIN:1HGCG5649WA137653, EXP. DATE: 2021-201 Hickey St. - the vehicle has been removed.
   b) 2001 Blue Ford FSS, LP#HPT9944, VIN:1FAFP34301W280194, EXP. DATE: 2021-1208 S. Kenedy St. - the vehicle has been removed.
   c) 2014 Silver Infiniti QX6, LP#MDP8698, VIN:5N1AL0MN4EC539336, EXP. DATE: 2020-102 Gaetner St. - the vehicle has been removed.
   d) 2001 Thor Camping Trailer, LP#513T5V, VIN:4CHTH79291M002193, EXP. DATE: 2008-207 Dallas St. - the vehicle has been removed.
e)  2008 White Toyota Sienna Van, LP#JFP8812, VIN: 5TDZK23C88S220322, EXP. DATE: 2020-207 Hefferman St. - the vehicle has been removed.

f)  1999 Red Dodge, LP#KKZ8231, VIN: 1B7GG22Y8XS108129, EXP. DATE: 2019-608 Trimmel St. - the vehicle has been removed.

g)  1998 Beige Toyota UVL, LP#DX2K095, VIN: 1NXBR18E3WZ005775, EXP. DATE: 2020-601 N. South St. - the vehicle has been removed.

h)  1986 Yellow Chevrolet CCL, LP#CLP8061, VIN: 1G1BN69H5G9113981, EXP. DATE: 2014-106 Ranney St. - property owner was not present.

i)  1989 Buick LCF, LP#BNM965, VIN: 1G4HP54C1KH402111, EXP. DATE: 2009 - 409 Davis Ave. - the vehicle has been removed.

j)  2003 Black Jaguar, LP#DGZ1813, VIN: SAJEAA51D83X38800, EXP. DATE: 2018 - 505 Simpson St. - the vehicle has been removed.

k)  2005 Gray Chevrolet C15, LP#FXL5476, VIN: 3GNEC16Z05G184035, EXP. DATE: 2018-107 Houston St. - the vehicle has been removed.

l)  1994 White Chevrolet, LP#AFO7901, VIN: 1GCGC29K8RE304554, EXP. DATE: 2021 - 802 Lavaca St. - the vehicle has been removed.

m)  1981 Black Chevrolet, LP#CHV1193, VIN: 1GCGC24M1BS174410, EXP. DATE: 2018 - 310 Yoakum St. - property owner was not present.

n)  2005 White Chevrolet Impala, LP#GK9G9321, VIN: 2G1WF52E559155955, EXP. DATE: 2018-205 Jakubik St - property owner presented - Gina Gonzales - Impala - windshield wipers need repair prior to inspection - requesting 60 days to bring the vehicle into compliance.

o)  Black Chevy Cruze, LP#NGC6364, VIN: UNKNOWN, EXP. DATE: 2021-1205 S. South St. - the vehicle has been removed.

p)  2002 Green Toyota Cor, LP#KYV7315, VIN: 2T1BR12E12C545002, EXP. DATE: 2020-205 Ranney St - property owner was present to provide information; the vehicle needs work done to the doors, however it has been difficult to find parts; he is working part time and indicated that it is a good vehicle and trying to make ends meet. Property owner is requesting additional time to locate a mechanic.

HEARING no additional comments from the public, the hearing was closed.

MOTION by Mayor Pro-Tem Klander to declare the following vehicles as junk and order removal within 10 days:

1986 Yellow Chevrolet CCL, LP#CLP8061, VIN: 1G1BN69H5G9113981, located at 106 Ranney St.
1981 Black Chevrolet, LP#CHV1193, VIN: 1GCGC24M1BS174410, located at 310 Yoakum St.
Second was made by Councilmember Brandt and motion carried unanimously.

COUNCILMEMBER Brandt made a motion to provide a 60-day extension for the 2005 White Chevrolet Impala, LP#GK9G9321, VIN: 2G1WF52E559155955, located at 205 Jakubik Street. Motion was seconded by Mayor Pro-Tem Klander and carried unanimously.

MOTION by Councilmember Pelech to approve a 30-day extension for the 2002 Green Toyota Cor, LP#KYV7315, VIN: 2T1BR12E12C545002, located at 205 Ranney Street. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MAYOR O'Neill opened a public hearing and Council entered into their designation as Second Panel of the Building and Standards Commission and opened a public hearing to review previous orders for property described as Lot 4 & Part of 5 of Block 1173 in the Nelson Addition (207 Dallas St.); property described as Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street), and property described as Lot 5, Block 2, of the Sunset Addition (916 Baldwin Street). Property owner was not present to provide information for 207 Dallas Street. Mr. Jack Boothe was present to provide information and answer questions for property located at 411 N. South Street. The forklift has not been removed; created a stack of metal to be removed; the tree discussed at an earlier meeting has not been removed; bricks have been removed. Mr. Boothe indicated that he would address the forklift and the top portion of the structure before the next meeting. The property owner at 916 Baldwin Street was unable to be present but communicated via email.
with staff and indicated that demolition of the structure by July 24, 2022. Hearing no additional comments from the public, the public hearing closed.

NO action was taken for the property located at 207 Dallas Street; demolition will move forward.

MAYOR Pro-Tem Klander made a motion to order demolition on property described as Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street) if the property is not brought into compliance within 60 days. Motion was seconded by Councilmember Brandt and carried unanimously.

MOTION by Councilmember Brandt to extend the demolition order on property described as Lot 5, Block 2, of the Sunset Addition (916 Baldwin Street) until July 25, 2022. Second was made by Mayor Pro-Tem Klander; motion carried unanimously.

THERE being no further business under the Second Panel of the Building and Standards Commission, the session was closed.

DISCUSSION was held on a proposed contract with a local group for a long-term use agreement of the Yoakum Municipal Rodeo Grounds. Staff and Councilmember Brandt met with the proposing group and a draft agreement was presented for review. Remarks from the public were received. Other interested parties that were not included in the development of the agreement were present to express concern and request information. Open hours, Board development, day use fees, payment to the City, safety concerns, roof drainage issues, insurance, and posting of notices were discussed. Questions were posed from the public regarding the board membership. Consensus of the Council was to move forward with development of the contract; no action will be taken until additional discussion is held with representatives from both interested groups.

COUNCIL received the engineer's recommendation to award a contract for the 2020 TxCDBG Texas General Land Office – Disaster Recovery Contract No. GLO #20-065-085-C246 Kenedy Ditch Improvements Project and consider approving above budget expenditures. After discussion, Mayor Pro-Tem Klander made a motion to award the construction contract to ConStar Construction of Victoria, Texas the 2020 TxCDBG Texas General Land Office – Disaster Recovery Contract No. GLO #20-065-085-C246 Kenedy Ditch Improvements Project in the amount of $214,649.00. Motion was seconded by Councilmember Pelech and carried unanimously.

COUNCIL was provided information on needed repairs/unbudgeted expenses related to Well #4 rehabilitation and repair. Staff indicated that the expenses to date are covered within department budget. Additional review and cleaning will be handled. The well will be out of service at least another two months for repairs and re-chlorination.

SUGGESTIONS for topics for the Joint City Council/YEDC meeting included progress on the Industrial Park II project.

UNDER City Manager's Report, Council was provided an overview of Financial Software request for proposal process; proposals will be received until July 21, 2022 for the replacement of the current accounting system. Review of the submissions will be handled by staff and final candidates will be asked to provide inhouse demonstrations prior to final recommendation. June Quarterly Investments Report were provided for review. A report was provided on enforcement on storage of junked vehicles on auto repair lots. Local businesses have been notified of non-compliance. Citations will be issued for those that do not bring properties up to minimum standards based on local ordinance. Staff will begin the bid process for the depository service contract to be brought back to Council at a future meeting. Staff provided a review of the status of Texas Office of the Governor General Land Office – Disaster Recovery Grants and related projects. Staff intends to bring bids on the final projects for the budget process. Council was invited to area events including the TML Region 11 meeting scheduled for September 9, 2022, the Victoria Food Bank event scheduled for September 16, 2022 and the TML Annual Conference scheduled for October 5, 6, 7, 2022 in
San Antonio, TX. Mayor O'Neill informed the Council that the Texas Disposal System has invited the Council to a dinner on one of those nights.

MAYOR O’Neill announced that the Council would enter into Executive Session at 7:21 PM to deliberate the purchase, exchange, lease, or value of real property for a proposed mineral rights lease (V.T.C.A., Gov. Code, Sec. 551.072); and to deliberate the appointment, employment, evaluation, etc. of the City Manager (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 7:59 PM with the following action resulting from Executive Session:

MOTION by Mayor Pro-Tem Klander to approve a lease contract with Prior Land Management - authorize the Mayor to execute. Second was made by Councilmember Pelech; motion carried unanimously

MOTION by Councilmember Brandt to approve a 5.53% salary increase for the City Manager. Second was made by Mayor Pro-Tem Klander; motion carried unanimously.

THERE being no further business, the meeting adjourned at 8:00 PM.

[Signature]
Carl L. O'Neill, Mayor
City of Yoakum, Texas

ATTEST:

[Signature]
Theresa A. Bowe, City Clerk
July 19, 2022
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT:  
- Carl L. O'Neill .......................................................... Mayor
- Glenn Klander ............................................................ Mayor Pro-Tem
- Michael Brandt .......................................................... Councilmember
- John S. Pelech ........................................................... Councilmember
- Tanya Wenzel ............................................................ Councilmember
- Kevin M. Coleman ...................................................... City Manager
- Kenneth E. Kvinta ....................................................... City Attorney
- Theresa A. Bowe ......................................................... City Clerk

ABSENT:

MAYOR O'Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:30 PM and opened the meeting to the public. Guests were welcomed.

REVIEW was held of a proposed employee pay increases and budget impact.

REVIEW was held of proposed utility-solid waste fee increases. Operating expenses and current salaries were included in the review. Details including debt payment, health insurance premium increase, and fuel cost increase were provided. Water sewer and electric charges were to be reviewed every 2 years. To provide relief from COVID related hardships for our customers, fees were not increased last year.

REVENUE increase projections and options were reviewed; budget overviews for General Fund and Utility Fund were reviewed; above base budget requests by Departments were outlined; and specific department requests were reviewed. After discussion, Council provided direction to move forward with utility and sanitation rate increases and provide additional information at a future meeting for consideration.

COUNCIL received engineer’s recommendation and consider award of a contract for the 2020 TxCDBG Texas General Land Office – Disaster Recovery Contract No. GLO #20-065-085-C246 Power Pole Improvements Project and consider approving above budget expenditures related to the Electric Pole Replacement. Motion by Councilmember Wenzel to award the contract for the 2020 TxCDBG Texas General Land Office – Disaster Recovery Contract No. GLO #20-065-085-C246 Power Pole Improvements Project to Techline Construction, LLC of Austin, Texas in the amount of $213,600 for wooden poles, and allocate $138,540 from American Recovery Program Act funds, and allocate $69,262 from City reserves. Motion was seconded by Mayor Pro-Tem Klander and carried unanimously.

THERE being no further business, the meeting adjourned at 7:54 PM.

[Signature]
Carl L. O'Neill, Mayor
City of Yoakum, Texas

ATTEST:

[Signature]
Theresa A. Bowe, City Clerk
August 9, 2022
Conference Room – 6:00 PM
City Hall

REGULAR MEETING OF THE CITY COUNCIL

PRESENT: Carl L. O’Neill..............................................Mayor
          Glenn Klander..................................................Mayor Pro-Tem
          Michael Brandt................................................Councilmember
          John S. Pelech..................................................Councilmember
          Tanya Wenzel..................................................Councilmember
          Kevin M. Coleman.............................................City Manager
          Kenneth E. Kvinta.............................................City Attorney
          Theresa A. Bowe................................................City Clerk

ABSENT: None

MAYOR O’Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 6:00 PM and opened the meeting to the public. Councilmember Pelech gave the invocation and the pledge of allegiance 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.
   a) Adopt the minutes from the meetings of July 12, 2022 Special Meeting, July 12, 2022 Regular Meeting, and July 19, 2022 Special Meeting/Workshop
   b) Approve a contract with LR3 Power Line of Shiner, Texas for the replacement of eight electric service poles as budgeted
   c) Authorize the City Manager to advertise for bids for sidewalk improvements in conjunction with the 2021 Community Development Block Grant – Downtown Revitalization Program (TxCDBG Sidewalks #2) program administered by the Texas Department of Agriculture (TDA)
   d) Adopt a resolution (recorded as No. 2022-15) to participate in the Interlocal Cooperation Agreement Associated with Operation Lone Star
   e) Approve a Memorandum of Understanding with the Yoakum Independent School District for the use of the Yoakum Community Center as an Emergency Reunifications Center
   f) Approve the closure of certain streets and use of City personnel and equipment in conjunction with the event in coordination with the Yoakum Area Chamber of Commerce Downtown Street Dance scheduled for Saturday, September 17, 2022
   g) Adopt a resolution (recorded as No. 2022-16) updating the City of Yoakum Investment Policy
   h) Approve the re-appointment of three members to the Yoakum Economic Development Corporation Board of Directors for two-year terms – Sean Mooney, Linda Schmidt, & Councilmember Tanya Wenzel
   i) Approve a recommendation from the Yoakum Economic Development Corporation Board of Directors for expenses related to Yoakum Industrial Park II preliminary engineering design

MOTION to approve the Consent Agenda as presented was made by Councilmember Wenzel. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MAYOR O’Neill opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The following vehicles were reviewed:
a) 1986 Lincoln TNC, LP#WBL86W, VIN#:1LNBP96F4G653278, Exp. Date: 2001 – 731 W. Gonzales St. - the vehicle has been removed.
b) 1999 Blue Chevrolet C15, LP#CVL4725, VIN#:3GNEC16RXG179721, Exp. Date: 2020 – 731 W. Gonzales St. - the vehicle has been removed.
c) 2003 White Dodge PU, LP#AK32161, VIN#: 3D7MA48C33G806473, Exp. Date: 2019- 209 Haller St. - the vehicle has been removed.
d) 1997 Red Chevrolet PU, LP#LMB0718, VIN#: 1GCEC14W4VZ133963, Exp. Date: 2021 – 205 E. Gonzales St. - the vehicle has been removed.
e) 1999 White Ford F-150, LP#FCM2353, VIN#: 1FTRX17W7XKB23098, Exp. Date: 2020 – 1407 Dunn St. - the vehicle has been removed.
f) 1998 White Ford EPR, LP#BK9F784, VIN#: 1FMZU32X0WZA57032, Exp. Date: 2020- 705 W. Gonzales St. - the vehicle has been removed.
g) Green Chevrolet PU, LP#BAO3295, VIN#: Unknown, Exp. Date: 2017 – 308 Price St. - the vehicle has been removed.
h) 2005 White Buick LES, LP#GTX2133, VIN#:1G4HR54K45U124236, Exp. Date: 2016- 303 E. Schleicher St. - the vehicle has been removed.
i) 1973 Red Chevrolet PU, LP#GSH9611, VIN#:1D80K3K576804, Exp. Date: 2017- 305 E. Schleicher St. - the vehicle has been removed.
j) 2003 Blue Chevrolet, LP#BJ30996, VIN#:1GCCS14H338279155, Exp. Date: 2019 – 209 Haller St. – owner was not present, vehicle remains out of compliance
k) 1990 Red Chevrolet 150, LP#BVM6583, VIN#: 2GCEC19K5L1232111, Exp. Date: 2018 – 409 E. Hochheim St. – owner was not present, vehicle remains out of compliance
l) 1986 Blue Oldsmobile CBR, LP#KCZ2805, VIN#: 1G3GM47Y6GR312237, Exp Date: 2018 – 304 Price St. – owner was not present, vehicle remains out of compliance
m) Green Mercury Marquis, LP#KFY479, VIN#: Unknown, Exp. Date: Unknown – 401 Plaza St. – owner was not present, vehicle remains out of compliance

HEARING no additional comments from the public, the hearing was closed.

MOTION by Councilmember Brandt to declare the following vehicles as junk and order removal within 10 days:

a) 2003 Blue Chevrolet, LP#BJ30996, VIN#:1GCCS14H338279155, Exp. Date: 2019 – 209 Haller St.
b) 1990 Red Chevrolet 150, LP#BVM6583, VIN#: 2GCEC19K5L1232111, Exp. Date: 2018 – 409 E. Hochheim St.
c) 1986 Blue Oldsmobile CBR, LP#KCZ2805, VIN#: 1G3GM47Y6GR312237, Exp Date: 2018 – 304 Price St.
d) Green Mercury Marquis, LP#KFY479, VIN#: Unknown, Exp. Date: Unknown – 401 Plaza St.

Second was made by Councilmember Wenzel and motion carried unanimously.

DISCUSSION was held regarding a proposed contract with a local group for a long-term use agreement of the Yoakum Municipal Rodeo Grounds. Questions that were posed and addressed included income derived from the facility, regarding the Rodeo group forming a 501(c)3, working with the city to have arena sprayed with water before events and questions concerning specifics of the contract. A proposed contract was provided for review. Information was provided that indicated that the water taps at the rodeo grounds are too small to be able to use for the sprinkling of the grounds; gutters will need to be replaced; the group can get quotes and present them to the City for installation. After review and discussion, Councilmember Pelech made a motion to authorize the execution of the contract as amended. Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MOTION by Mayor Pro-Tem Klander to approve the 2022 Certified Appraisal Roll for the City of Yoakum as certified by the DeWitt County Chief Appraiser. Second was made by Councilmember Brandt and motion carried unanimously.
MAYOR Pro-Tem Klander made a motion to approve the preliminary 2022 Tax Rate at $0.12023 per one-hundred-dollar value. Second was made by Councilmember Wenzel and motion carried unanimously.

DISCUSSION was held regarding preliminary Utility Rate Changes for electric, water, and wastewater services. Staff provided documentation and a recommendation of a 15% increase on customer charge & a 10% increase on the rates. The bi-annual review of the rates that had been committed to previously was put on hold due to the strains placed on the community as a result of COVID-19 issues and now puts the City on an odd year review of the fees instead of an even year. After review and discussion, motion to approve as presented was made by Councilmember Wenzel with a second by Mayor Pro-Tem Klander. Motion carried unanimously.

REVIEW was held regarding preliminary rate changes for solid waste collection and Transfer Station fees. After discussion, Mayor Pro-Tem Klander made a motion to approve a 3.5% increase to the Transfer Station rates in coordination with the contract with Texas Disposal System. Motion was seconded by Councilmember Pelech and carried unanimously.

A proposed amendment to the City of Yoakum Employee Pay Plan and related pay adjustments for existing personnel was reviewed. Motion to approve the proposed amendment as presented was made by Councilmember Wenzel and seconded by Councilmember Brandt. Motion carried unanimously.

CITY Manager Coleman provided a report on the repairs for Well #4. As of this date, there is no need to move forward with repairs; staff will continue to monitor and keep Council apprised.

THE Joint City Council/YEDC meeting was discussed. The event is tentatively scheduled for September of 2022. Council is asked to provide details of discussion items to be outlined on the agenda.

UNDER City Manager’s Report, upcoming community events of note were outlined including: the Yoakum Volunteer Fire Department Benefit scheduled for Friday, August 12, 2022, the Annual City of Yoakum Service Awards Banquet scheduled for Thursday, September 22, 2022, the Annual State of LCRA Luncheon scheduled for Tuesday, August 30, 2022, and the Texas Municipal League Region 11 Quarterly Meeting in Victoria, Texas scheduled for Friday, September 9, 2022 in Victoria, Texas. City Manager Coleman provided a report on LCRA transformer control switches. Information presented on switches and how they will be placed and the abilities that the City will have with the new configuration. A report on storage of junk vehicles on auto repair lots was provided by Code Enforcement Officer Adam Findeisen. Mechanic shops have made efforts to come into compliance and staff continues to work through compliance for local businesses affected by the ordinance changes. Review was held of the status of current grant projects. The General Land Office – Disaster Recovery projects are now under contract; work will begin once material is received to be completed by May of 2023; the Transfer Station road repairs are complete other than a punch list; work at the generator at the fire station is underway; the Kenedy Ditch project is underway; installation of the power poles contract is signed; Sidewalk #2 is under final design to see bids in November 2022; General Land Office - MIT Projects included the changeout of the electric poles, the project is under design and will be going out to bid in October 2022. Staff intends to go out for bid for the water tower replacement project; the grant was approved for generator at the Brushy Creek Water Plant and may be the next project going out for bid; staff will be working through the timing. Final word from FEMA for the mobile generator for the other water and wastewater services has been received. Staff has received preliminary approval of the waterline project from Old Shiner Road to the intersection at Carl Ramert and Hwy 77A. Staff is working with contractor for the flooring of the Transfer Station over Labor Day weekend. Currently, the seal coat project is behind schedule and staff is working with H&C Construction of Shiner, Texas. Council was reminded of the Texas Municipal League Annual Conference to the held in San Antonio, TX – October 5-7, 2022. Possible future agenda items were
reviewed including the approval of a financial software vendor. Bids were received, staff is working through references, and will go through a review of the programs. City Depository services will be going out for bid and be brought back to Council for consideration in September.

MAYOR O’Neill announced that the Council would enter into Executive Session at 7:06 PM to deliberate the appointment, employment, evaluation, etc. of the Municipal Court Judge (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 7:27 PM with the following action resulting from Executive Session:

MOTION by Councilmember Wenzel to approve a 15% salary increase for the Municipal Court Judge. Second was made by Councilmember Brandt; motion carried with O’Neill, Klander, Wenzel, and Brandt voting in favor and Councilmember Pelech abstaining.

THERE being no further business, the meeting adjourned at 7:29 PM.

[Signature]
Carl L. O’Neill, Mayor
City of Yoakum, Texas

ATTEST:

[Signature]
Theresa A. Bowe, City Clerk
September 13, 2022  
Conference Room – 6:00 PM  
City Hall  

REGULAR MEETING OF THE CITY COUNCIL  

PRESENT:  
Carl L. O'Neill .................................................... Mayor  
Glenn Klander, Jr. .................................................. Mayor Pro-Tem  
Michael Brandt .................................................. Councilmember  
John S. Pelech .................................................. Councilmember  
Tanya Wenzel .................................................. Councilmember  
Kevin M. Coleman ............................................. City Manager  
Kenneth E. Kvinta ............................................. City Attorney  
Theresa A. Bowe ............................................... City Clerk  

ABSENT:  
None  

MAYOR O'Neill called the City Council meeting to order and Councilmember Brandt 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.  

a) Adopt the minutes from the meeting of August 9, 2022 as presented;  
b) Approve a request from the Yoakum Area Chamber of Commerce for the closure of certain streets in coordination with the “Sip and Shop” event scheduled for November 17, 2022  
c) Consider adopting a resolution approving changes to the City of Yoakum Manual of Fees and Service Charges, specifically Item V. Water Rates & Fees, Item VI. Sewer Rates & Fees, Item VII. Electric Rates & Fees, and Item IX. Solid Waste Rates & Fees, all in the Utility Section  
d) Consider authorizing the City Manager to enter into a renewed agreement for a School Resource Officer with the Yoakum Independent School District  
e) Review and consider authorizing the charge off of listed library fees and fines, delinquent ambulance, and utility account receivables  
f) Consider the appointment of one member to the Parks & Recreation Advisory Board to fill an unexpired two-year term  
g) Consider approval of the 2023 RAMP Agreement with the Texas Department of Transportation for improvements to the Municipal Airport  
h) Consider approving pay application #6 to Ameresco for the Automated Meter Infrastructure project  

MOTION to approve the Consent Agenda as listed was made by Mayor Pro-Tem Klander. Second was made by Councilmember Wenzel and motion carried unanimously.  

THE following item was removed from the Consent Agenda for singular discussion: Motion by Councilmember Wenzel to authorize the Mayor to execute a certificate casting votes for selected candidates for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees to serve
six-year terms. Second was made by Mayor Pro-Tem Klander; motion carried with all members voting in favor.

MAYOR O’Neill opened a public hearing to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code.

a) Rehearing request by Ashley Masey regarding the 1986 Blue Oldsmobile CBR, LP#KCZ2805, VIN#: 1G3GM47Y6GR312237, Exp Date: 2018 – 304 Price St. Ashley Masey was present to request 60 to 90 days to bring the vehicle into compliance. Ms. Masey indicated that she is keeping for her son when he is able to drive. It has new tires, the seats have been replaced, and the vehicle will start.

b) 2000 Black Ford Mustang, LP#DDK3572, VIN#: 1FAFP4047YF122546, Exp. Date: 2020- 218 Mathew St. - the vehicle has been removed.

c) 2003 Blue Dodge SSE, LP#CL4G308, VIN#: 4B3AG42GX3E149220, Exp. Date: 2020- 201 Elk St. - the vehicle has been removed.

d) 1992 White Chevy PK, LP#BGD2905, VIN#: 1GCDC14Z186104, Exp. Date: 2018- 603 Boyle St. The property owner was present to provide information; the vehicle is insured, is operational and has been for sale. Currently, the transmission needs repaired. Requesting additional time to make repairs.

e) 2010 Silver Cadillac SRX, LP#GTL4426, VIN#: 3GYFNBEY2AS568390, Exp. Date: 2018- 511 W. Hugo St. The property owner was not present and the vehicle is not in compliance.

f) 2004 Gold Mercedes-Benz, LP#GBD7930, VIN#: WDBRF61J84E018298, Exp. Date: 2018- 206 Pat Cleburne St. The property owner was present to provide information. Currently working to enclose the carport to keep the vehicle from public view. The vehicle is operational.

g) 2007 Gray BMW X5, LP#JSF4535, VIN#: 5UXFE83527/LZ43161, Exp. Date: 2020- 206 Pat Cleburne St. The property owner was present to provide information; working to enclose the carport to keep the vehicles from public view. The vehicle needs repairs.

h) 1996 Green Lincoln EXC, LP#JL2893, VIN#: 1LNLMM81W9TY617899, Exp. Date: 2020- 104 Henrietta St. - the vehicle has been removed.

i) 1999 White Ford TSE, LP#CX7C010, VIN#: 1FAFP53UXXA332961, Exp. Date: 2019- 314 Clark St. - the vehicle has been removed.

j) 2001 White Buick LCF, LP#XW9324, VIN#: 1G4HP54K114201564, Exp. Date: 2020- 400 Crisswell St. A representative was present representing the owner and indicated that he will make his cousin aware and have him call the Code Enforcement Office for compliance.

k) 2001 Silver Buick LCF, LP#KPT7006, VIN#: 1G4HP54K814295426, Exp. Date: 2020- 403 Hubbard St. - the vehicle has been removed.

l) 1986 Red Ford PK, LP#BP51568, VIN#: 1FTHF25L6GKA88907, Exp. Date: 2013- 502 Bingham St. A representative was present representing the owner and indicated that he will make his cousin aware and have him call the Code Enforcement Office for compliance.

m) Black Caprice, no License, no VIN, Exp. Date: Unknown- 206 Elk St. - the vehicle has been removed.

n) White GMC PK, no License, no Vin, Exp. Date: 2016- 111 Yoakum St. - the vehicle has been removed.

O) 2007 Black Ford Edge, LP#HTV3033, VIN#: 2FMDK38C07BA74129, Exp. Date: 2021- 400 Crisswell St. A representative was present representing the owner and indicated that he will make his cousin aware and have him call the Code Enforcement Office for compliance.

p) 2005 Silver Pontiac Grand Prix, LP#LCF7241, VIN#: 1G2NE52E35M247675, Exp. Date: 2021- 104 Johnston St. - the vehicle has been removed.

q) 1998 Black Mercedes-Benz, LP#DVR0340, VIN#:WDBHA23GXWA562963, Exp. Date: 2018- 404 Walnut St. - The property owner was not present and the vehicle is not in compliance.

r) 2001 Red Dodge Durango, LP#HLW5103, VIN#:1B4HR28Z81F568936, Exp. Date: 2020- 411 Davidson St. - the vehicle has been removed.
s) 1984 Black Chevrolet PK, LP#CYH1569, VIN#:1GCDC14H4ES174843, Exp. Date: 2020-301 Hope St - the vehicle has been removed.

t) 1990 HMDE UTILITY TRAILER, LP#198459H, Exp. Date: 2017-301 Hope St - the vehicle has been removed.

u) 1997 Beige Chevrolet CAS, LP#FLV5554, VIN#: 1G1JF52T5V7285406, Exp. Date: 2016-301 Hope St - the vehicle has been removed.

v) Black Ford Ranger, No License, No Vin#, Exp. Date: Unknown-301 Hope St - the vehicle has been removed.

w) White Chevrolet Camaro, No License, No Vin#, Exp. Date: Unknown-301 Hope St - the vehicle has been removed.

x) Black Chevrolet PK, LP#ACO6513, No Vin#, Exp. Date: 2015-301 Hope St - the vehicle has been removed.

y) 2006 Blue Dodge SRX, LP#KMN2276, VIN#: 1B3EL46R16N201574, Exp. Date: 2021-103 Austin St. The property owner asked for an extension in April and has not completed the task of bringing the vehicle into compliance.

z) 2000 Blue Dodge Ram PK, LP#HVS1874, VIN#: 1B7HC132Z9YJ104647, Exp. Date: 2021-201 Martin St. The property owner indicated that the vehicle will be moved within seven days; the fuel pump needs to be replaced and would like to have it repaired.

aa) 2003 Gray Volkswagen PGL, LP#KPVW9169, VIN#: VWWWMD63B93P206497, Exp. Date: 2019-401 Plaza St - the vehicle has been removed.

bb) 2006 Silver Chrysler 3TR, LP#CY2K388, VIN#:2C3KA53GX6H404105, Exp. Date: 2016-712 Coke St - the vehicle has been removed.

cc) 2001 Gold Ford Win, LP#JLL1386, VIN#:2FMZA52441BB81097, Exp. Date: 2020-729 W. Gonzales St - the vehicle has been removed.

dd) 2007 Blue KIA Sor, LP#DLF9475, VIN#: KNDJC736775703970, Exp. Date: 2018-729 W. Gonzales St - the vehicle has been removed.

ee) 2002 Green Ford F-250, LP#HMZ0588, VIN#: AFTNW20F02EA12658, Exp. Date: 2018-729 W. Gonzales St. The property owner was not present and the vehicle is not in compliance; has been moved to 902 W. Grand.

ff) 1987 Gray Mazda, LP#GND3022, VIN#:JM2UF2112H0604661, Exp. Date: 2018-731 W. Gonzales St. The property owner was not present and the vehicle is not in compliance.

HEARING no additional comments from the public, the hearing was closed.

MOTION by Councilmember Brandt to grant a 60-day extension to bring the 1986 Blue Oldsmobile CBR, LP#KCZ2805, VIN#: 1G3GM47Y6GR312237, Exp Date: 2018 located at 304 Price St into compliance. Motion was seconded by Councilmember Pelech and carried unanimously.

COUNCILMEMBER Pelech made a motion to grant a 30-day extension to bring the 92 White Chevy PK, LP#BGD2905, VIN: 1GCDC14Z186104, Exp. Date: 2018 located at 603 Boyle St. into compliance. Second was made by Councilmember Wenzel. Motion carried unanimously.

MOTION by Mayor Pro-Tem Klander to grant a 60-day extension to bring the 2004 Gold Mercedes-Benz, LP#GBD7930, VIN#: WDBRF61J84E018298, Exp. Date: 2018 located at 206 Pat Cleburne St. into compliance. Councilmember Brandt seconded the motion. Motion carried unanimously.

MOTION by Councilmember Pelech to declare the following vehicles as junk and order removal within 10 days:

2010 Silver Cadillac SRX, LP#GTL4426, VIN#: 3GYFNBEY2AS568390, Exp. Date: 2018

2001 White Buick LCF, LP#LXX9324, VIN#: 1G4HP54K114201564, Exp. Date: 2020
1986 Red Ford PK, LP#BP51568, VIN#:1FTHF25L6GKA88907, Exp. Date: 2013
2007 Black Ford Edge, LP#HTV3033, VIN#:2FMDK38C07BA74129, Exp. Date: 2021
1998 Black Mercedes-Benz, LP#DVR0340, VIN#:WDBHA23GXWA562963, Exp. Date: 2018
2002 Green Ford F-250, LP#HMZ0588, VIN#: AFTNW20F02EA12658, Exp. Date: 2018
1987 Gray Mazda, LP#GND3022, VIN#: JM2UF2112H0604661, Exp. Date: 2018
Second was made by Mayor Pro-Tem Klander and motion carried unanimously.

MAYOR O'Neill opened a public hearing to receive citizen comments on the City of Yoakum 2022-2023 Fiscal Year Budget. City Manager Coleman provided an overview of the budget: a comparison of rates and fees currently charged as opposed to the new proposed rates; fuel increase was noted; pay grade increases were noted adding up to a 7% increase; modifications to employee evaluation periods may be recommended; longevity pay may have an amendment recommended at a later date; a new financial software package cost was detailed; deferred vehicle purchases were reviewed; dance floor resurfacing is currently not funded in the presented budget for the Community Center; YEDC budget is in draft form, has not been finalized and will not be finalized for recommendation to City Council until the YEDC meeting scheduled for September 26, 2022. All other special fund budgets were presented. Hearing no comments the public hearing closed.

MAYOR Pro-Tem Klander made a motion to adopt an ordinance on first reading adopting the City of Yoakum 2022-2023 Fiscal Year Budget as presented. Motion was seconded by Councilmember Wenzel and carried unanimously.

MAYOR O'Neill opened a public hearing to receive citizen comments on the 2022 proposed Tax Rate. Questions were posed and addressed regarding the reduction of the tax rate and why the City cannot increase the tax rate to provide additional revenue to go toward salaries and other expenditures. It was explained that the tax rate was raised as high as possible without requiring voter approval. Hearing no additional comments from the public, the public hearing closed.

COUNCILMEMBER Wenzel made a motion to adopt an ordinance on first reading levying taxes to be assessed and collected, and setting the 2022 City of Yoakum Tax Rate at $0.12023 per $100 valuation with $0.07282 for the purpose of maintenance and operation and $0.04741 for the payment of principle and interest on the debt of the City. Motion was seconded by Mayor Pro-Tem Klander and carried unanimously.

MOTION by Mayor Pro-Tem Klander to establish the amount of debt service to be supported by the ad valorem tax levy in the amount of $148,028 and the amount to be supported by utility revenue for Fiscal Year 2022-2023 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 in the amount of $311,972. Second was made by Councilmember Pelech; motion carried unanimously.

CONSENSUS of the Council to set the Special Budget meeting for September 26, 2022 at 6:00 PM.

BID tabulation was presented for review for the bank depository contract. After review and discussion, Councilmember Wenzel made a motion to award the depository contract to Yoakum National Bank of Yoakum, Texas. Motion was seconded by Mayor Pro-Tem Klander and carried unanimously.
MOTION by Councilmember Brandt to adopt a resolution (recorded as No. 2022-18) establishing the signatories for the City’s contracted bank depository. Second was made by Councilmember Wenzel and motion carried unanimously.

COUNCILMEMBER Brandt made a motion to approve participation in TEXPool as depository for short termed funds. Motion was seconded by Councilmember Pelech and carried unanimously.

MAYOR O’Neill opened a public hearing to receive citizen comments on the renewal of the City of Yoakum Juvenile Curfew Ordinance. Hearing no comments from the audience, the public hearing closed.

MOTION by Councilmember Wenzel to adopt an ordinance (recorded as No. 2197) on first reading providing for the continuance of the City of Yoakum Juvenile Curfew (Chapter 28. Offenses: Art. III Minors; Div. 2. Curfew). Councilmember Brandt seconded the motion; motion carried unanimously.

COUNCILMEMBER Pelech made a motion to accept funds allocated by the Texas General Land Office, Community Development Block Grant (CDBG) Regional Mitigation Program through the Golden Crescent Regional Planning Commission (GCRPC) Method of Distribution (MOD) and authorizing the Mayor to execute the Acknowledgement of Acceptance of Funding. Second was made by Councilmember Wenzel and motion carried unanimously.

MOTION by Councilmember Wenzel to appoint Langford Community Management Services, Inc. of Liberty Hill, Texas as grant administrator for the Texas General Land Office, Community Development Block Grant (CDBG) Regional Mitigation Program through the Golden Crescent Regional Planning Commission (GCRPC) Method of Distribution (MOD) grant program. Councilmember Pelech seconded the motion; motion carried unanimously.

MAYOR Pro-Tem Klander made a motion to authorize the City Manager to advertise for Requests for Proposals for engineering services for the Texas General Land Office, Community Development Block Grant (CDBG) Regional Mitigation Program through the Golden Crescent Regional Planning Commission (GCRPC) Method of Distribution (MOD) projects. Motion was seconded by Councilmember Brandt and carried unanimously.

COUNCILMEMBER Wenzel made a motion to authorize the City Manager to advertise for Requests For Proposals for grant administration for Texas General Land Office Resilient Community Funding grant program. Second was made by Councilmember Brandt; motion carried unanimously.

MOTION by Councilmember Brandt to authorize staff to initiate an application for the USDA Community Facilities Grant/Loan Program and approve a services contract with Langford Community Management Services, Inc. of Liberty Hill, Texas for assistance with the application, and allocate the $2,500 application fee. Grant and loan funding is available to assist with the City Hall and Police Department facility projects. Estimates received from architects two years previous will need to be revised at an additional cost. Councilmember Wenzel seconded the motion. Motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to approve an unbudgeted purchase of used backhoe for Transfer Station from FY 22 budget in the amount of $62,252.76. Motion was seconded by Mayor Pro-Tem Klander and carried unanimously.
A report was provided on the rehabilitation of Well #4. Staff will bring the issue back to Council at the special meeting with additional information. Currently the well has been filmed multiple times; damage was reviewed. The contract will attempt to sleeve the damaged area of the pipe, and reconfigure the screen system. This will give the well an additional 10-year life span. The pump needs to be replaced. Staff is waiting on an estimated cost.

UNDER City Manager’s Report, Council was reminded of the Yoakum Area Chamber of Commerce Street Dance scheduled for Saturday, September 17, 2022; the Annual City of Yoakum Service Awards Banquet scheduled for Thursday, September 22, 2022; and, the Yoakum Heritage Museum Gala scheduled for Saturday, October 1, 2022. The opportunity to declare World Teacher’s Appreciation Day for Wednesday, October 5, 2022 has been communicated with the Yoakum Independent School District. No response has been received from the school on the wish to acknowledge the event. The City of Yoakum will host the next TML Region 11 Meeting in January of 2023. Details will be forthcoming. Staff provided an overview of proposed TxDOT Sidewalk renovations being performed on Highway 77A. Appropriate locates of the water and wastewater lines have been performed in assistance with the project. The Texas Municipal League Annual Conference will be held in San Antonio, TX. October 5-7, 2022. Revised Court Fees were provided for review. Increases are based on the threshold set by the State. The agreement for the Rodeo Grounds has not been completed; staff is waiting on insurance certificates from the participants. The Annual National Night Out at the Yoakum Fire Department is scheduled for October 11, 2022. Fire Prevention Week is scheduled for October 9th through October 15th. A recommendation will be presented from staff on a new financial software provider once proposals have been reviewed. There will be an eight-to-ten-month conversion process and the transition will begin after the end of this fiscal year. Council may be asked to review a proposed contract for IT services to help limit the City’s exposure to attacks, provide consistency throughout the City users and to assist with training the employees. TRC Engineers will be at the October special Council meeting to provide a report on our system’s ability to receive flow from Eddy Packing and other users.

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

Carl L. O’Neill, Mayor
City of Yoakum, Texas

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

PRESENT: Carl L. O’Neill, Mayor
Glenn Klander, Jr., Mayor Pro-Tem
Michael Brandt, Councilmember
John S. Pelech, Councilmember
Tanya Wenzel, Councilmember
Kevin M. Coleman, City Manager
Kenneth E. Kvinta, City Attorney
Theresa A. Bowe, City Clerk

ABSENT: None

MAYOR O’Neill called the City Council meeting to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 at 5:00 PM and opened the meeting to the public. Visitors were acknowledged and welcomed.

INFORMATION was presented by City Manager Coleman regarding the proposed 2022-2023 Fiscal Year Budget. General and Utility Funds revenues were reviewed; Expenditures were discussed; merit increases for newly hired employees would go to 6 months at a pass fail providing the full merit stipend, 1 year review that would provide a rated merit increase, then an annual review after that; pay scales with Fire Captains were reviewed and addressed; Budget change in the Library amounts to about $190; Employee recognition - moved to $19,800 to cover the cost of the Shape Shop membership and the cost of inflation; Capital side of the General Fund - Backhoe - came out because it was purchased in the current budget year; EMS command vehicle – is currently funded at $30,000 - the request is for $60,000; staff will check this year’s budget to see if there are any funds remaining that could be utilized; decrease in the capital reserve usage; merit increases; financial software - recommendation to be presented in October; Well #4 repairs costs were reviewed; IT upgrades will change the current software to Office 365 and upgrade security; Library Special Fund grant funds made changes for literacy programs, moving those funds to the new budget year; YEDC budget presented; additional allocation to business district revitalization program; Eddy Packing; Rosales Financial services. Motion to adopt an ordinance (recorded as No. 2195) on second and final reading adopting the City of Yoakum 2022-2023 Fiscal Year Budget as amended was made by Councilmember Pelech and seconded by Councilmember Wenzel. Motion carried unanimously.

MAYOR Pro-Tem Klander made a motion to adopt an ordinance (recorded as No. 2196) on second and final reading levying taxes to be assessed and collected, and setting the 2022 City of Yoakum Tax Rate at $0.12023 per $100 valuation raising more taxes for maintenance and operations than last year’s tax rate. Motion was seconded by Councilmember Brandt and carried unanimously.

A report was provided regarding the rehabilitation costs of Well #4. The engineering report was presented for review. Recommendation is to move forward to spend the $150,000 to make the necessary repairs to the well. Drilling of a new well would cost roughly $1,000,000. Repairs including engineering services will cost roughly $205,000, a portion of which is covered in the FY 22 budget. After review and discussion, Councilmember Brandt made a motion to approve the budget
expenditure as presented to make necessary repairs. Second was made by Councilmember Wenzel; motion carried unanimously.

REVIEW was held regarding the status of Fiscal Year 2022 Street Improvement Project. The project was postponed from earlier in the year. City crews have been unable to complete the preparations on the streets in order for the seal coat to be completed by the contractor. Staff recommends rescheduling the original contract with H&C Construction of Shiner, Texas and rebidding the project in February of 2023 with a potential award date of April or May of 2023. The ditch cleaning work has not been completed for the current fiscal year. The contractor has been unable to initiate the project due to workload. Council is asked to carry funding over for that project into Fiscal Year 2022-2023. Councilmember Pelech made a motion to cancel the Street Improvement Project contract with H&C Construction. Second was made by Councilmember Brandt; motion carried unanimously.

COUNCIL was presented with a recommendation from the Yoakum Economic Development Corporation Board of Directors to approve a Downtown Business District Grant application received from Murphy Holding Group. Kim Higgins was present to provide information and answer questions; Italian food restaurant downstairs; upstairs will be turned into apartments; the upstairs rehab is not included in the grant application; roof repair will be included; timeline - hoping to have the restaurant established by the first of the 2023 year. Motion was made by Councilmember Wenzel to adopt a resolution (recorded as No. 2022-17) on the first of two readings approving a project proposed by the Yoakum Economic Development Corporation in the form of a matching grant in conjunction with the Downtown Business District Revitalization Grant application from Murphy Holding Group for its location at 123 W. May Street, Yoakum TX 77995 in a reimbursement amount not to exceed $127,074. Second was made by Councilmember Pelech; motion carried unanimously.

COUNCILMEMBER Wenzel made a motion to adopt a resolution (recorded as No. 2022-19) on the second and final reading approving a project proposed by the Yoakum Economic Development Corporation in the form of a matching grant in conjunction with the Downtown Business District Revitalization Grant application from Murphy Holding Group for its location at 123 W. May Street, Yoakum TX 77995 in a reimbursement amount not to exceed $127,074. Second was made by Councilmember Pelech; motion carried unanimously.

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

Carl L. O'Neill, Mayor
City of Yoakum, Texas

ATTEST:
Theresa A. Bowe, City Clerk