

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 Trojcek.....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.



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

ATTEST:



Theresa A. Bowe, City Clerk



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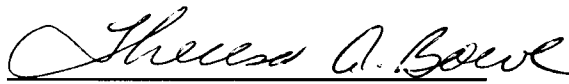
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THE next meeting was scheduled for April 27, 2022 at 5:30 PM.

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


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

ATTEST:


 Theresa A. Bowe, City Clerk



February 8, 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
	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

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. #CGM6815- 301 Davis Ave.
- c) 1998 Chevrolet C15 P/U 1GCEC19M3WR151668 Lic. #FXX1455- 301 Davis 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 2GCFC29K2P1214097 Lic. #CNH9069- 202 Willis 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 1gnec13r5xj389680 Lic. #AZ19400- 110 Elk St.
- q) 2002 White Honda 1HGEM22582L053370 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.

MAYOR O'Neill opened a public hearing to receive citizen comments regarding the adoption of an ordinance on second and final reading adopting the 2015 International Building Code, International Plumbing Code, International Mechanical Code, International Fuel Code, International Fire Code for commercial buildings, the 2015 International Residential Code for all single-family and duplex residential buildings, and 2020 National Electric Code. Hearing no comments from the public, the public hearing closed.

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 Ameresco 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

L. O'Neill, Mayor
of Yoakum, Texas



ATTEST:

Theresa A. Bowe
Theresa A. Bowe, City Clerk