



Carl L. O'Neill, Mayor
Glenn Klander, Mayor Pro-Tem
Michael Brandt, Councilmember
John S. Pelech, Councilmember
Tanya Wenzel, Councilmember

CITY OF YOAKUM CITY COUNCIL AGENDA

Tuesday, June 14, 2022

6:00 PM

Yoakum City Hall

Conference Room

808 Hwy 77A South, Yoakum, TX.



Kevin M. Coleman, City Manager
Kenneth E. Kvinta, City Attorney
Theresa A. Bowe, City Clerk

Notice is hereby given of a meeting of the City Council of Yoakum, Texas to be held on **Tuesday, June 14, 2022** at **6:00 PM** at **Yoakum City Hall, 808 Hwy 77A South, Yoakum, Texas**, for the purpose of considering the following agenda items. All agenda items are subject to action and public comment. Public comments shall be limited to two (2) minutes per speaker. Any person making impertinent, profane or slanderous remarks, or who becomes boisterous while addressing the Council or while attending the Council meetings, shall be removed from the room at the discretion of the presiding officer and shall be barred from further audience before the Council during that session of the City Council. The City Council reserves the right to convene into **closed/executive** session on any agenda item in compliance with and allowed by the Open Meetings Act, Chapter 551 Government Code, Vernon's Texas Code, Annotated (V.T.C.A.).

1. **CITY COUNCIL MEETING CALLED TO ORDER** (In compliance with V.T.C.A., Gov. Code, Sec. 551.041)
2. **INVOCATION – Mayor Carl O’Neill**
3. **PLEDGE OF ALLEGIANCE**
4. **ACKNOWLEDGMENT OF VISITORS/RECOGNITIONS**
5. **CONSENT AGENDA** (All consent agenda items are considered routine by City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.)
 - a) **ADOPTION OF MINUTES** from the meeting of May 10, 2022
 - b) Consider adopting 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) Consider approval of 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
 - d) Consider authorizing 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
 - e) Consider acceptance of auditor’s agreement from Harrison, Waldrop, & Uherek, L.L.P. for Fiscal Year 2022
6. Consider appointments to the following City appointed boards:
 - a) Planning and Zoning Commission – Two members for 3-year terms
 - b) Library Board – Three members for 2-year terms
 - c) Construction Board of Adjustment and Appeals – Three members for 3-year terms
 - d) Parks and Recreation Advisory Board – Three members for 2-year terms
 - e) Hotel Occupancy Tax Advisory Board – Two members for 2-year terms
 - f) City/School Summer Recreation Board – Appointments to fill two 1-year unexpired terms
 - g) Yoakum Heritage Museum Council Representative – One member for a 1-year term
 - h) Economic Development Corporation Board of Directors – two members to fill unexpired terms
7. **OPEN A PUBLIC HEARING** Council shall enter into their designation as Second Panel of the Building and Standards Commission to receive citizen comments regarding the following properties:
 - a) 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)
 - b) Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street)

CITY COUNCIL AGENDA - 2

June 14, 2022

CLOSE PUBLIC HEARING

8. Action resulting from Public Hearing
 - a) Lot 4 & Part of 5 of Block 1173 in the Nelson Addition (207 Dallas St)
 - b) Lots 5 & 6, Block 1167, Nelson Addition (411 N. South Street)
9. OPEN A PUBLIC HEARING to receive citizen comments and to assess compliance to abate violations of the Chapter 683 in the Texas Transportation Code. The Council will make a determination whether there is a junked vehicle creating a public nuisance and shall be authorized to issue an order for the removal and disposition of the junked vehicle, if the junked vehicle is found to be a public nuisance
CLOSE PUBLIC HEARING
 - a) 2012 WHITE FORD PU, LP#BU98338, VIN#1FT8W3AT6CEB73332, EXP. DATE: 2015- 407 CECILIA ST.
 - b) 2005 GREEN FORD ZX4, LP#CC6L994, VIN#1FAFP34N55W158695, EXP. DATE:2020- 910 CAMMIE ST.
 - c) 2000 HMDE TRAILER, LP352896K, VIN:TR222243, EXP. DATE: 2020- O'CONNER ST.
 - d) BLUE STOCK TRAILER, NO LP# OR VIN# - O'CONNER ST.
 - e) CHEVY IMPALA CAR, LP#XHS73G, NO VIN# - O'CONNER ST.
 - f) BUICK WILDCAT CAR NO LP# OR VIN# - O'CONNER ST.
 - g) 2004 BLACK CHEVROLET, LP#FXX1434, VIN#1GCEC19XX4Z337408, EXP. DATE: 2020- 813 O'CONNER ST.
 - h) 2012 SILVER CHEVROLET CZL, LP#DB7W876, VIN:1G1PC5SH9C7140915, EXP. DATE: 2020- 412 BINGHAM ST.
 - i) SILVER CHRYSLER TOWN & COUNTRY, LP#NCW0647, NO VIN#, EXP. DATE: 2021 – 505 S. SOUTH ST.
 - j) GREEN FORD EXPEDITION, LP#NHJ2794, NO VIN#, EXP. DATE: 2021- 318 E. GONZALES ST.
 - k) BLUE F-150, LP#6WSB49, NO VIN#, EXP. DATE: 2006- 505 DULLYE ST.
 - l) WHITE F-150 XL, LP#ADO9472, NO VIN#, EXP. DATE: 2017- 208 MAPLE ST.
 - m) 2012 RED FORD FLEX, LP#CKG5886, VIN:2FMGK5BCXCBD16419, EXP. DATE: 2022- 202 MAPLE ST.
 - n) 2006 WHITE CADILLAC ST, LP#LSV5992, VIN:1G6DC67A760116219, EXP. DATE: 2022- 510 DAVIS AVE.
 - o) 1997 BLACK CHEVROLET, LP#BX5D110, VIN:2G1WL52M5V1105152, EXP. DATE: 2016 – 410 MOFFITT ST.
 - p) 2006 BEIGE CHRYSLER 3TR, LP#GNS0011, VIN:2C3KA53G26H488209, EXP. DATE: 2020 -410 MOFFITT ST.
 - q) 2001 KIA SSX, LP#KZM178, VIN: KNAFB161315020321, EXP. DATE: 2011 – 204 HOUSTON ST.
10. Action resulting from Public Hearing on Junk Vehicles
11. OPEN A FINAL PUBLIC HEARING to receive citizen comments on the Texas Community Development Program Contract 7220529 Community Development Fund Grant (Waterline Improvement Project)
CLOSE PUBLIC HEARING
12. Review the Texas Community Development Program Contract 7220529 Community Development Fund Grant closeout documentation and consider final acceptance
13. **OPEN 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)
CLOSE PUBLIC HEARING
14. Consider adopting a resolution 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
15. Consider adopting a resolution designating Slum/Blight conditions in certain areas in coordination with the Downtown Revitalization Fund project area
16. Consider an ordinance on first reading amending Ordinance #2190 allowing exceptions to restricted overnight parking on the 100 and 200 block of West Grand Avenue
17. Consider approval of a pay application #5 to Ameresco for Automated Meter Infrastructure project and review plan for close out of project
18. Outline potential items to be presented at the Joint City Council/YEDC meeting scheduled for June 20, 2022
19. Review of City Budget development and approval process
20. Review of planned projects at the Yoakum Municipal Golf Course using American Recovery Program Act funds
21. Review needed repairs and consider approving emergency expenditure of unbudgeted expenses related to Well #4 rehabilitation and repair
22. Review of potential revisions to the City of Yoakum Code of Ordinances related to general maintenance of commercial property

CITY COUNCIL AGENDA - 3
June 14, 2022

- 23. Hear a request from William W. Prior, III to obtain an oil and gas lease from the City of Yoakum on Parcels 20653 and 20654, totaling approximately 8.75 acres (Dunn Street at the southernmost boundary of the City limits adjacent to Brushy Creek) and consider any action
- 24. Consider authorizing the City Manager to execute a Rerate Notice and Benefit Verification with the Texas Municipal League Multistate Intergovernmental Benefits Pool and any corresponding agreements
- 25. **CITY MANAGER'S REPORT on projects and administrative developments, city functions, and department projects:**
 - a) Discuss upcoming community events of note
 - 1) Yoakum Area Chamber of Commerce business luncheon – June 28, 2022
 - b) City Functions
 - 1) Lots 7, & 8, Block 1241, Berry Addition (511 Lavaca Street)
 - 2) Lot 6, Block 1241, Berry Addition (601 Lavaca Street)
 - 3) Lots 4 & 5, Block 1241, Berry Addition (603 Lavaca Street)
 - 4) City facility closing notice – Monday, July 4, 2022 in observance of Independence Day
 - c) Possible future agenda items
 - 1) Water Conservation Plan and Drought Contingency Plan and Utility Recovery Plan
 - 2) Transfer Station/Solid Waste Revenue and Expense report
 - 3) Review options to automate phone system for City Hall offices
 - 4) Review status of Texas Office of the Governor General Land Office – Disaster Recovery Grants and related projects
- 26. **EXECUTIVE SESSION**
 - a) 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)
 - b) 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)
 - c) Deliberate the appointment, employment, evaluation, etc. of the City Manager (V.T.C.A., Gov. Code, Sec. 551.074)
- 27. **MEETING ADJOURNED**

CERTIFICATION: I certify that the above and foregoing notice was posted on the glass window adjacent to the front door of City Hall, facing the outside, and on the City of Yoakum website (www.cityofyoakum.org), on Thursday, June 9, 2022 at 4:00 PM o'clock.



/s/
Theresa A. Bowe, City Clerk

This meeting is held in the Conference Room of the Yoakum City Hall Conference Room located at 808 Hwy 77A South. The building is wheelchair accessible and accessible parking is available. Requests for accommodations for interpretive services must be made 48 hours prior to this meeting. Contact the City Clerk's Office at 361-293-6321, or fax 361-293-3318, or e-mail tbowe@cityofyoakum.org.

YOAKUM HOTEL OCCUPANCY TAX ADVISORY BOARD and YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD QUORUM NOTICE

A quorum of Yoakum Hotel Occupancy Tax Advisory Board and YEDC Board may be in attendance at the above referenced City Council meeting.

Agenda removed from window on _____ at _____ o'clock.

By: _____
Theresa A. Bowe, City Clerk

