

**VERNON CITY COMMISSION
REGULAR MEETING
JULY 22, 2014**

Mayor Joe Rogers called the Regular Meeting of the Vernon City Commission to order at 6:30 p.m. in City Hall, and a quorum was declared present.

Present: Mayor Joe Rogers

Commissioners: Danny McMahan, Ruben Hinojosa, Travis Taylor, and Pat Bryant.

Staff Present: City Manager Mitch Grant, City Prosecutor Jonathan Whitsitt, Police Chief Tom Wilson, Public Works Director Bob Cochran, Community Development Director Monica Wilkinson, Finance Director Anne Garmon, Main Street Director Dan Kelleher, and City Secretary Linda Byers.

Commissioner Hinojosa led the group in the Pledge of Allegiance to the U.S. and Texas flags, followed by the invocation.

PUBLIC COMMENT

Alice Parker spoke in support of condemning 3949 Paradise Street.
Carolyn Grimes voiced support for the Texas Main Street Program & explained Vintage Vernon.

CONSENT AGENDA

Commissioner Taylor moved the following items under the Consent Agenda are approved:

- A. Minutes of the Regular City Commission Meeting held on Tuesday, June 24, 2014, a Special Meeting Held on Tuesday July 1, 2014, a Special Meeting Held on Wednesday July 9, 2014 and Minutes of the Finance Meeting held on Monday, June 23, 2014.
- B. Second Reading of Ordinance # 1636- Sale of 704 Bentley St.
- C. Second Reading of Ordinance # 1641- Easement Dedication for Sewer Relocation – Fikes – CEFCO.
- D. Second Reading Ordinance # 1642- Amending Bulk Water Rates.
- E. Second Reading Ordinance # 1643- Sale of Tax Properties at 1102 and 1124 Houston Street and 3007 Luna Street.
- F. Financial Investment Report for the month of June, 2014 with interest earned totaling \$2,891.56 and vouchers from June 1, 2014 – June 30, 2014 in the amount of \$553,825.74 and Payroll & Benefits costs totaling \$503,887.80.

Commissioner Bryant seconded the motion, which passed by unanimous vote.

REPORT BY TEXAS MAIN STREET STATE COORDINATOR

Debra Drescher, State Coordinator for the Texas Main Street Program outlined the goals of the Texas Main Street Program, and offered an assessment of the Vernon Main Street Program. She also invited the Commission to a Community Meeting where there will be discussion of the Vernon Main Street Program and help set goals and objectives for the next few years.

FACADE IMPROVEMENT MATCHING GRANT – JIM PENNINGTON

Main Street Coordinator Kelleher explained that the proposal is for a project to replace for the restoration of Mr. Pennington's building at 1701-1707 Marshall Street which would repair windows, damaged fascia boards and cleaning and painting as needed. Total estimated project costs would be \$4,700 with the matching grant not to exceed \$2,350.

Commissioner McMahan made the motion to approve the Main Street Façade Improvement Matching Grant Request from Jim Pennington.

Commissioner Hinojosa seconded the motion, which passed by unanimous vote.

PUBLIC HEARING
CONDEMNATION OF 3949 PARADISE STREET

Community Development Director Wilkinson explained that the City has been working for some time on remediation of code enforcement violations at this address. The premise is currently vacated and has been secured by the City. The City is working with the former owner and the mortgage company to facilitate a timely condemnation and demolition of the structures which are unfit for habitation and a threat to public health and safety.

Mayor Rogers opened the public hearing.

Carolyn Grimes spoke in support of timely condemnation. With no other comments, Mayor Rogers closed the public hearing.

RESOLUTION NO. 968

A RESOLUTION DECLARING THAT CERTAIN IMPROVEMENTS DESCRIBED HEREIN ARE PUBLIC NUISANCES, AND REQUIRING THE TAKING DOWN AND REMOVAL OF SUCH IMPROVEMENTS.

Commissioner Taylor made the motion to approve Resolution No. 968 – Condemnation of 3949 Paradise Street.

Commissioner Bryant seconded the motion, which passed by unanimous vote.

TOURISM REPORT

Chamber President Carrie Hawkins provided a list of funding requests for Tourism Hotel-Motel Funds totaling \$115,600. These will be presented to Chamber Board tomorrow. The Board has approved a grant to the Red River Valley Museum for renovation.

DIRECTIVE FOR CAPITAL IMPROVEMENT PLANS

City Manager Grant proposed that \$25,000 the \$75,000 budgeted for seal coat be set aside for part of the matching funds for the First Time Paving Grant, and that the \$40,000 from the Perpetual Care Fund for streets, curbs and gutters in Section 23 at Eastview Cemetery also be postponed. This would enable a savings in the current year of \$90,000.

Following discussion Commissioner Bryant made the motion to proceed with getting engineering done for the cemetery and to proceed with capital project and seal coat plan as presented.

Commissioner McMahan seconded the motion, which passed by unanimous vote.

REPORT & PUBLIC HEARING - BILLBOARD REGULATIONS

Community Development Director Wilkinson reported to the Commission that following several workshops and a public hearing, the Planning & Zoning Commission approved the removal of billboards as a permitted use in the Convenience Commercial (C-C) zoning district. This will not apply to billboards already installed or applied for.

Mayor Rogers opened the public hearing. The only comment was from Andy Brumley who asked where the C-C Zoning District was. It is basically along Main, Wilbarger and Hillcrest.

With no other comments, Mayor Rogers closed the public hearing.

ORDINANCE # 1644

AN ORDINANCE AMENDING ORDINANCE NUMBER 1086, KNOWN AS THE "ZONING REGULATIONS" OF THE CITY OF VERNON, BY REMOVING BILLBOARDS AS A PERMITTED USE IN THE CONVENIENCE COMMERCIAL (C-C) DISTRICT; AND PROVIDING FOR CONFLICTS, SEVERABILITY, RECORDING, AND AN EFFECTIVE DATE.

Digital Recording on file

Commissioner Hinojosa made the motion to approve Ordinance No. 1644 amending the zoning regulations regarding billboards.

Commissioner Bryant seconded the motion, which passed by unanimous vote.

REPORT & PUBLIC HEARING
AMENDING R-2 ZONING ALLOWING DUPLEX CONSTRUCTION

Community Development Director Wilkinson reported to the Commission that her office has been approached by developers and property owners about the possibility of allowing construction of duplexes in R-2 Residential Districts. Currently, they are only allowed in R-G General Residential Districts. The Planning & Zoning Commission is recommending allowing duplexes in R-s zones with a special use permit. The special use permit would have to be approved by both the Planning and Zoning Commission and the City Commission.

Mayor Rogers opened the public hearing. The only comment was from Jim Pennington who voiced support for the plan. There were several questions from City Commission members concerning the special use permit process.

With no other comments, Mayor Rogers closed the public hearing.

ORDINANCE # 1645

AN ORDINANCE AMENDING ORDINANCE NUMBER 1086, KNOWN AS THE "ZONING REGULATIONS" OF THE CITY OF VERNON, BY ADDING DUPLEXES AS A SPECIAL EXEMPTION USE IN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT; AND PROVIDING FOR CONFLICTS, SEVERABILITY, RECORDING, AND AN EFFECTIVE DATE.

Commissioner McMahan made to the motion to approve Ordinance No. 1645 amending R2 Zoning allowing duplex construction.

Commissioner Hinojosa seconded the motion, which passed by unanimous vote.

REPORT & PUBLIC HEARING
CREATING NEIGHBORHOOD OFFICE ZONING CLASSIFICATION

Community Development Director Wilkinson reported to the Commission that following the City Commission directive, the Planning & Zoning Commission conducted a series of workshops and developed rules and regulations for a new Neighborhood Office (NO) District. She outlined these rules and regulations.

Digital Recording on file

Mayor Rogers opened the public hearing. Vic Oleson was in favor except for allowing restaurants. Andy Brumley asked where the NO zones would be. (The ordinance does not spatially designate any portion of our community as NO Districts, but would be transitional zoning to buffer residential neighborhoods from heavier commercial uses).

With no other comments, Mayor Rogers closed the public hearing.

ORDINANCE # 1646

AN ORDINANCE CREATING THE NEIGHBORHOOD OFFICE DISTRICT, DEFINING THE DISTRICT PURPOSE, STANDARDS, PERMITTED USES, REGULATIONS AND PROVIDING FOR CONFLICT, VALIDATION, RECORDING AN EFFECTIVE DATE.

Commissioner Taylor made the motion to approve Ordinance No. 1646 amending zoning regulations – creating Neighborhood Office Zoning Classification.

Commissioner McMahan seconded the motion, which passed by unanimous vote.

REGIONAL REVIEW COMMITTEE NOMINATION

Mayor Rogers asked for nominations for the Governors Appointment to the Regional Review Committee. Commissioner Bryant volunteers to serve.

Commissioner Taylor made the motion to approve the nomination of Commissioner Bryant for the Governor Appointment to the Regional Review Committee.

Commissioner McMahan seconded the motion, which passed by unanimous vote.

APPRAISAL DISTRICT BOARD APPOINTMENTS

Commissioner Bryant appointed Commissioner Hinojosa to the Wilbarger County Appraisal District Board.

Commissioner Taylor seconded the motion, which passed by unanimous vote.

RESOLUTION NO. 970 **MAKING APPLICATION TO TEXAS PARKS & WILDLIFE** **FOR PARKS PLAYGROUND EQUIPMENT**

City Manager Grant explained this grant was for park equipment at Orbison Park from Texas Parks & Wildlife (TPW). This would be a 50/50 matching grant, with no money out of city funds following a \$25,000 donation from Electronic Transmission Texas, the Junior Service League and Leadership Vernon. The City would contribute in-kind labor for the project. Any contributions received would be matched by the TPW up to a total of \$60,000.

Commissioner Taylor made the motion to approve Resolution No. 970 making application to Texas Parks & Wildlife for parks playground equipment.

Commissioner Taylor seconded the motion, which passed by unanimous vote.

WATER ADVISORY COMMITTEE APPOINTMENTS

Mayor Rogers proposes the appointment of a Water Advisory Committee to advise the City Commission regarding critical decision making. The following people have been suggested and all have agreed to serve:

Jeff Bradford	Joe Coufal	Andy Brumley
Charles Chiplet	Robert Goodrum	Jimmy Dennis
Jim Bradford		

Commissioner McMahan made the motion to approve creation and appointment of members to the Water Advisory Committee.

Commissioner Hinojosa seconded the motion, which passed by unanimous vote.

WICHITA-WILBARGER 9-1-1 DISTRICT BUDGET

City Manager Grant explained that this budget is for the 9-1-1 District Budget for the coming year and is financed from fees on the phone bills.

Commissioner Taylor made the motion to approve recommendations to the Wichita-Wilbarger 9-1-1 District Budget.

Commissioner McMahan seconded the motion, which passed by unanimous vote.

STAFF REPORT – MOWING FEES

City Manager Grant explained that staff has prepared reports concerning code enforcement and municipal court procedures concerning tall grass and weeds. Discussion included the number of citations and liens filed each year, and the number of those that are paid. Approximately 80% of the properties that are mowed by the city are owned by the taxing entities, the owners are deceased or foreclosed. This cost is absorbed by the city.

The discussion also included asking for help from the other taxing entities, spraying to kill weeds instead of mowing, and using community service workers.

Commissioner Hinojosa made the motion to approve these directives regarding mowing fees.

Commissioner McMahan seconded the motion, which passed by unanimous vote.

BUDGET WORK SESSION

City Manager Grant explained the Actual/Estimated/Proposed Budget columns and the details of the proposed budget spreadsheet. The preliminary \$6,644,244 General Fund Budget includes a 6.4% tax increase and the \$6,943,328 Utility Fund Budget includes a 10% water rate increase. Mr. Grant explained that in our next work session on August 5, he would have a detailed budget with all of the capital improvement requests that were cut. Commission requested a profit/loss on departments that generated revenue.

EXECUTIVE SESSION

Commissioner Taylor made the motion to enter Executive Session at 8:32 p.m. under Government Code Section 551.072 – Deliberation concerning Real Property.

Commissioner Hinojosa seconded that motion, which passed by unanimous vote.

RESUME REGULAR SESSION

Commissioner Bryant made the motion to resume regular session at 9:00 p.m.

Commissioner Taylor seconded that motion, which passed by unanimous vote.

ACTION FOLLOWING EXECUTIVE SESSION

Commissioner McMahan made the motion to gather the Water Advisory Committee as soon as possible concerning water issues.

Commissioner Hinojosa seconded the motion, which passed by unanimous vote.

SCHEDULE SPECIAL MEETING

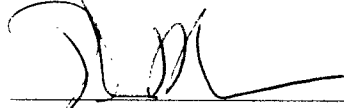
Commissioner Bryant made the motion to schedule a special meeting concerning personnel for July 28, 2014 at 6:30 pm.

Commissioner Hinojosa seconded the motion, which passed by unanimous vote.

ADJOURN

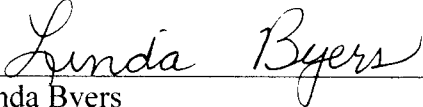
Commissioner Taylor made the motion to adjourn the meeting at 9:03 p.m.

Commissioner Hinojosa seconded the motion, which passed by unanimous vote.



Joe Rogers
Mayor

ATTEST:



Linda Byers
City Secretary