

**VERNON CITY COMMISSION  
REGULAR MEETING  
MARCH 28, 2017**

Mayor Joe Rogers called the Regular Meeting of the Vernon City Commission to order at 5:00 p.m. in City Hall, and a quorum was declared present.

Present: Mayor Joe Rogers

Commissioners: Guy Spears, Ruben Hinojosa, and Britt Ferguson, and Travis Taylor.

Staff Present: City Manager Joe Pence, Public Works Director Darell Kennon, City Attorney Jonathan Whitsitt, Police Chief Tom Wilson, Fire Chief J.J. Oznick, Finance Director Anne Garmon, Community Development Director David Pilcher, Zoning Official Monica Wilkinson, Municipal Judge Lori O. Adams, Accounts Payable Clerk Dee Boatenhamer, and City Secretary Christy Bradshaw.

Commissioner Spears led the group in the Invocation and the Pledge of Allegiance to the U.S. and Texas flags.

**PUBLIC COMMENT**

Charles McArthur: Concern regarding clean up on the North side of Vernon. Thank you to David Pilcher and David Templeton. Thank you the employees.

**CONSENT AGENDA**

Commissioner Spears made the motion to approve the consent agenda.

- A. Approve Minutes: Attached are Minutes of the Regular City Commission Meeting held on Tuesday, February 28, 2017
- B. Approve Financial Investment Report, Vouchers, and Payroll & Benefit Expense. February 1, 2017 – February 28, 2017.
- C. Approve Second Reading of Ordinance No. 1703 Amending Sanitation Rates as Provided by Consumer Price Index as documented in the Progressive Waste Franchise Agreement.

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

4. Consider and Approve FY 2014-2015 Financial Audit Report, as presented by Michael D. Edgin, CPA with Edgin, Parkman, Fleming, & Fleming, PC

Mike Edgin presented a summary of the 2014-2015 to the Commission, noting specific changes and savings and improvements. Edgin went over governmental activities with the Commission, net pension liability, business-type activity, and how those numbers change(d) over time.

Edgin also reviewed fund balance, statement of revenues and expenditures, and positive increases in general fund. He noted positive increases in water and sewer fund. Edgin said that the City had “outstanding results”.

Finally, Edgin went over the Management letter with the Commission.

Ruben Hinojosa “commended Anne Garmon” for her hard work.

Commissioner Spears moved to approve/accept the FY15-16 audit. Commissioner Ferguson seconded the motion, which passed by unanimous vote.

Immediately after the presentation and approval of the audit, the Commission adjourned into Executive Session. (20. Executive Session – Government Code, Title 5, Chapter 551-Section 551.074 – Personnel Matters – Potential City Manager Candidates: Commission adjourned regular session and moved into executive session after discussion and approval of item 4.)

Commissioner Hinojosa moved to reconvene at 5:55pm. Commissioner Spears seconded the motion, which passed by unanimous vote.

Commissioner Taylor left the meeting at 5:55pm.

5. Consider and Approve Awarding bid for Winston Farm lease for a 5 year period for the term of the lease beginning April 1, 2017 in the amount of \$23,240.00

City Manager Joe Pence presented to the Commission relating to this item, giving a brief summary of the bid process. Commissioner Ferguson moved to approve a one year lease for 22,971.20, which was seconded by Commissioner Hinojosa. The motion passed with a unanimous vote.

6. Consider and Approve Purchase of Gravely Compact Pro 37" Commercial Mower in the amount of \$ 5,022.42 (bid acquired through the Buy Board)

Commissioner Spears moved to approve this item. Commissioner Ferguson seconded the motion, which was passed by a unanimous vote.

7. Consider and Approve the sale of 1608 Eastland Street, a vacant residential lot, as sold to Fernando Clemente at Sheriff's Auction

This item was postponed until the next meeting, due to the need for an ordinance.

8. Consider, Discuss, and Possible Approval of a Community Garden and consider the cost to the City of Vernon and involvement by City Departments and employees of the City of Vernon in the project.

Taylor returned to the meeting at 6:16pm.

Mr. Robert Thomas addressed the Commission in favor of this item. During the discussion, fencing, pea-gravel, a garden shed and other subjects were broached. Reasons were discussed for fencing, security and prevention of vandalism were two suggested needs for fencing the garden area. Mr. Thomas advised the Commission that water hoses would be donated.

Commissioner Spears stated that the City agreed to provide water to the community garden last year, building/providing a sprinkler system and maintaining it. Commissioner Taylor made a motion to "postpone until next commission meeting" table. Commissioner Spears seconded the motion. Motion to postpone passed by unanimous vote.

9. Consider and Approve the First Reading of **Ordinance No. 1704** – An Ordinance authorizing the Resale of Ten Winter Tax Properties.

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF VERNON, TEXAS,  
APPROVING THE SALE OF TAX PROPERTIES LOCATED AT 1318 BOWIE STREET,  
1500 MAIN STREET, 1929 BOWIE STREET, 2123 PEARL STREET, 2330 EASTLAND  
STREET, 2600 ST. JAMES STREET, 2913 BACON STREET, 2927 LUNA STREET,  
2927 WHEATLEY STREET & 930 BISMARCK STREET; APPROVING THE SALES PRICE  
AND REQUIRING THAT DELIVERY OF THE PROPERTY BE EXECUTED TO THE  
PERSON NAMED IN THIS ORDINANCE.**

Commissioner Spears moved to approve the first reading of ordinance # 1704 with the exception of 1500 main. The motion was seconded by Commissioner Taylor, which passed by unanimous vote.

10. Public Hearing to Consider a Zoning Change as Requested by Vernon Golden, LLC for the northernmost part of Lots 1 & 2, Block 5 of the Nabers and Stephens Additions to the City of Vernon from Community Facilities (C-F) to Automobile/Recreational Commercial (C-A/R) (Relating to Ordinance No. 1705)

Mayor opened the Public Hearing at 6:37pm to allow for input regarding this item. There being no input from the public, the Public Hearing was closed at 6:37pm.

11. Consider and Approve the First Reading of **Ordinance No. 1705** – An Ordinance Approving the Zoning Change as Requested by Vernon Golden, LLC for the northernmost part of Lots 1 & 2, Block 5 of the Nabers and Stephens Additions to the City of Vernon from Community Facilities (C-F) to Automobile/Recreational Commercial

**AN ORDINANCE CHANGING THE BOUNDARIES OF THE ZONING DISTRICTS,  
DEFINING THE LOCATION OF THE NEW BOUNDARIES, AND PROVIDING FOR  
CONFLICT, VALIDATION, AND RECORDING AN EFFECTIVE DATE.**

Monica Wilkinson presented to Commission relating to this ordinance and zoning change. Commissioner Spears moved to approve. Commissioner Ferguson seconded the motion, which was passed by unanimous vote.

12. Consider and Approve advertising for bids to put a new roof on “old City Hall Building”.

The Commission took no action on this item.

13. Consider and Approve Nomination of Mr. Glenn Barham to serve another two year term on the Wichita-Wilbarger County 9-1-1 District Board of Managers.

Commissioner Spears moved to approved. The motion was seconded by Commissioner Ferguson, which was passed by a unanimous vote.

14. Consider and Approve lease of parking lot on the property located at 2817 Frontage Rd South, more commonly known as the Gibson’s Building commencing on April 1<sup>st</sup>, for a term of one year and terminating on April 1<sup>st</sup>, 2018.

Commissioner Hinojosa moved to approve. Mr. Diekmann addressed the Commission relating to his desire to lease the property. The item was seconded by Commissioner Ferguson. Commissioners Hinojosa, Ferguson, Taylor voted “aye” and Commissioner Spears voted no, motion passed.

15. Consider and Approve Appointment / Reappointment of Sandra Parmer to Two-Year Terms on Planning and Zoning Commission.

Commissioner Taylor moved to approve. Commissioner Ferguson seconded the motion, which passed by unanimous vote.

16. Consider and Approve Appointment/Reappointment of Ty Brady Coffee to Two Year Terms on the Board of Adjustment.

Commissioner Ferguson moved to approve. Commissioner Hinojosa seconded the motion, which passed by unanimous vote.

17. Consider and Approve Appointment of Julie Brock to an unexpired Three Year Term on the Main Street Board (fulfilling the remaining term left vacant by Doug Jefferies).

Commissioner Spears moved to approve. Seconded by Commissioner Hinojosa, which passed by unanimous vote.

18. Consider and Approve advertising for Volunteers to Apply to Serve in unelected positions on City Boards, Advisory Boards, and Commissions

Commissioner Ferguson moved to approve. Commissioner Spears seconded the motion, which passed by unanimous vote.

19. Consider and approve changes made by the Main Street Advisory Board to the Historic Preservation Grant Application on March 14, 2017 to include Façade, Roofing and Interior Rehabilitation and granting funding reimbursement of up to 50 percent of project cost up to a maximum of \$10,000 after the project is complete and given final approval.

Digital Recording on file

Clint McCormick presented to the Commission relating to the Grant Application. Commissioner Spears moved to approve. Commissioner Taylor seconded the motion, which was approved by unanimous vote.

20. Executive Session – Government Code, Title 5, Chapter 551- Section 551.074 – Personnel Matters – Potential City Manager Candidates: Commission adjourned regular session and moved into executive session after discussion and approval of item 4.

21. Consider and Approve Action Regarding Executive Session Items.

No action was taken during, after or as a result of executive session.

Adjourn.

There being no further business, the meeting was adjourned at 7:04pm

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Joe Rogers  
Mayor

ATTEST:

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Christy Cavness Bradshaw, TRMC  
City Secretary