Minutes of Regular Meeting held November 9, 2020

Regular meeting with the following present: Mayor Mark Bowen; Aldermen Jerry Stone, Erik Dahler, Laura Reyna, Ruben Gonzalez, Sam Cortez; City Secretary Josie Campa; Director of Public Works James McGrath; Police Chief Richard Priest; City Attorney Tom Cate; Fire Marshal Matt Dear.


CALL TO ORDER AND PLEDGE OF ALLEGIANCE
Mayor Mark Bowen opened the meeting at 6:30 p.m. and led everyone in the Pledge of Allegiance.

Donna Hendrick thanked Council for the opportunity to work for the city, and said she was going back to her old job.

City Secretary explained the election results to everyone and said that due to provisional ballots, the election will have to be Canvassed on November 17th.

CONSIDER APPROVAL OF MINUTES AND CONSIDER APPROVAL OF PAYMENT OF BILLS
Alderman Dahler made the motion that Council approve the minutes of the October 13th regular meeting, the minutes of the October 20th special meeting and payment of the bills, as presented. Seconded by Alderman Cortez. Passed unanimously.

PID POLICY UPDATE AND CONSIDER AND ACT UPON LYTLE'S PID POLICY—CLAY BINFORD
Clay Binford told Council he had feedback from Council members on the PID policy and reviewed the revised policy with Council. He told Council that voting on the revised policy at this meeting would be premature, therefore, after more discussion, no action was taken on this item.

CONSIDER AND ACT UPON SUBDIVISION RE-PLAT OF PROPERTY LOCATED AT IH 35 NORTH AND FM 3175 OWNED BY LYTLE 35 PROPERTY LLC
Tyler Smith told Council they had gone to the Zoning Commission to review the proposed re-plat of the property across the street from Community National Bank. She told Council that the Zoning Commission had approved the re-plat. Alderman Dahler made the motion that Council approve the re-plat on said property. Seconded by Alderman Cortez. Discussion. Passed unanimously.
CONSIDER AND ACT UPON SUBDIVISION RE-PLAT FOR PROPERTYLOCATED
AT INTERSECTION OF FM 2790 N. AND COTTAGE STREET OWNED BY MIKE
WELLS
Mike Wells told Council he had gone to the Zoning Commission on the preliminary plat for his
property located at the corner of FM 2790 N. and Cottage Street. He explained his plans for
building duplexes on this property. After discussion, Alderman Gonzalez made the motion that
Council accept the recommendation from the Zoning Commission and the preliminary plat
submitted by Mike Wells be approved. Seconded by Alderman Stone. Passed unanimously.

CONSIDER AND ACT UPON RENEWAL OF CONTRACT WITH LYTLE LITTLE
LEAGUE IN ORDER TO USE THE BALL FIELDS AT JOHN LOTT MUNICIPAL
PARK AND DISCUSS SOME POSSIBLE MINOR IMPROVEMENTS TO THE
CONCESSION STAND, AS WELL AS FIELD REPAIR/MAINTENANCE-ANTHONY
REYNA
Anthony Reyna, Vice-President of Lytle Little League and Megan Tschetter, President of the
Little League talked to Council about improvements needed at the ball fields in the park for next
season as well as an industrial sink and shelves being needed in the concession stand. They also
asked about reviewing the contract for use of the ball fields and concession stand for Little
League if they get the go ahead by Little League to hold this next season, and what kind of
precautions will need to be taken. They both asked Council if the improvements requested could
be paid by the city. After discussion, Alderman Stone made the motion that Council renew the
contract with the Little League and the city pay for the improvements requested. Seconded by
Alderman Cortez. VOTE: FOR-Aldermen Stone, Cortez, Dahler and Gonzalez. Alderwoman
Reyna abstained due to being on the Board of Directors of the Lytle Little League. Motion
carried.

CONSIDER AND ACT UPON JULY WATER BILL DISPUTE BETWEEN ANTHONY
GUILLEN AND THE CITY OF LYTLE AND LATE FEES AND TESTING FEES FOR
WATER METER
Anthony Guillen told Council that his July water bill was very high and that it is always the
minimum. He told Council he had an inspector take a look at the meter and he had written a
letter to the city. Mr. Guillen said there was no way he had used this amount of water and asked
for these fees to be dismissed. Lytle Head Utility Billing Clerk Virginia Medina explained to
Council about the procedure followed when this happens and that because COVID-19, the city
was not able to have the meter tested. Director of Public Works James McGrath told Council
they (Public Works) had checked the meter and found nothing wrong. After a lengthy
discussion, Alderwoman Reyna made the motion that Council give Mr. Guillen a waiver and bill
him the minimum amount, and Mr. Guillen be given credit for what he has already paid.
Seconded by Alderman Gonzalez. Discussion. VOTE: FOR Motion: Alderwoman Reyna,
Aldermen Gonzalez, Cortez and Stone. AGAINST Motion: Alderman Dahler. Motion Carried.
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CONSIDER AND ACT UPON REQUEST FROM JAMES GRIFFIN TO GRANT A 10 FT. VARIANCE FROM REQUIRED SEVENTY FEET (70 FT.) LOT WIDTH OF CORNER LOTS PER SECTION 36.104 OF THE CITY'S CODE OF ORDINANCES

James Griffin asked Council for a variance on the size of corner lots, so they can get started on the development plan. After a lengthy discussion, Alderwoman Reyna made the motion that no action be taken on this request and Mr. Griffin go to the Planning and Zoning Commission.

Seconded by Alderman Dahler. Passed unanimously.

Council took a break at 8:04 p.m. and reconvened at 8:24 p.m.

CONSIDER AND ACT UPON PROPOSAL FROM TRC FOR NEXT PHASE OF WELL PROJECT

Jeff Dahm, engineer reviewed TRC’s proposal for next phase of water well project and answered questions from Council. Alderwoman Reyna requested Council go into closed session. Mayor Bowen announced at 8:40 p.m. that Council would go into closed session as allowed by Chapter 551.072 of Government Code. The meeting was reopened at 8:59 p.m. and Mayor Bowen announced that Council had not voted on anything during the closed session. Alderman Gonzalez made the motion that Council have TRC redo their proposal to include inspections and project management and TRC giving the city a turnkey. Seconded by Alderman Dahler. Passed unanimously.

CONSIDER AND ACT UPON HIRING INSPECTOR FOR SADDLE RIDGE SUBDIVISION UTILITY LINES

Public Works’ Director James McGrath told Council that contractors have started on utility lines in Saddle Ridge Subdivision and that he feels the water and sewer lines need to be inspected to make sure things are done right and there is documentation being done for said project. Mr. McGrath recommended to Council that Maurice Rihn be hired to perform these inspections.

Alderman Gonzalez made the motion that Council hire Maurice Rihn to inspect the water and sewer lines being installed at Saddle Ridge at $65.00 per hour with the understanding that he is to get with the Director of Public Works and the engineer if he sees something being done wrong. Seconded by Alderman Stone. Passed unanimously.

CONSIDER AND ACT UPON DECLARATION OF PUBLIC HEALTH EMERGENCY INCLUDING POSSIBLE CHANGES AND MODIFICATIONS TO LAST DECLARATION

City Attorney Tom Cate told Council that the last declaration lasted until October 31st. After discussion, Alderman Dahler made the motion that Council use the same declaration, as before and if Dr. Hack has any input then make changes. Seconded by Alderman Cortez. Discussion. Passed unanimously.

Alderman Dahler made the motion that this declaration run through the end of the year. Seconded by Alderman Cortez. Passed unanimously.
CONSIDER AND ACT UPON ALLOWING PUBLIC WORKS’ DIRECTOR TO HIRE PART-TIME HELP WHILE FULL-TIME EMPLOYEES ARE OUT DUE TO INJURIES AND ILLNESSES
Director of Public Works James told Council he has an employee on light duty and an employee that has a mass on his lung that will probably cause him to miss work. He asked for permission to advertise for part-time help. Alderman Gonzalez made the motion that Council allow the Director of Public Works to advertise for part-time help for a period of ninety (90) days to six (6) months at the rate of pay that goes with the job description. Seconded by Alderman Stone. Passed unanimously.

CONSIDER AND ACT UPON ALLOWING CITY SECRETARY TO ADVERTISE FOR OFFICE POSITION VACATED BY NEWEST EMPLOYEE
City Secretary Josie Campa asked Council for permission to advertise for the vacant office clerk position. Alderman Stone made the motion that Council allow the City Secretary to advertise for the vacant office position. Seconded by Alderman Dahler. Passed unanimously.

CONSIDER AND ACT UPON CALLING FOR BIDS FOR THE MAINTENANCE OF CITY PROPERTIES
City Secretary Josie Campa told Council that property maintenance contacts will expire in February and asked for permission to advertise for bids for maintenance on city properties. Alderman Stone made the motion that Council authorize the City Secretary to advertise for bids for property maintenance for city properties. Seconded by Alderman Dahler. Passed unanimously.

CONSIDER AND ACT UPON CANCELLING REGULAR DECEMBER CITY COUNCIL MEETING DUE TO THE HOLIDAYS AND ALLOWING THE CITY SECRETARY TO PAY DECEMBER BILLS
After discussion, no action was taken on this item.

INFORMATIONAL ITEMS
The City Secretary informed Council that the city had been served a citation on a lawsuit due to an accident with one of the police officers.

The City Secretary told Council that CPS rep got on the defensive about the gas outage.

Mayor Bowen thanked Matt Dear for all his work done during the gas outage.

Meeting adjourned at 9:47 p.m.