

**STATE OF TEXAS  
COUNTY OF WALLER  
CITY OF HEMPSTEAD**

**BE IT REMEMBERED** that on the 6<sup>th</sup> day of February A.D., 2023 at 6:00 P.M. the City Council met in a Regular Meeting at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas, there being present, to-wit:

Erica Gillum, Mayor  
Lonnie Garfield, Mayor Pro-Tem  
Cindy Pearce, Councilmember  
Raul Villarreal, Councilmember  
Chase Murray, Councilmember  
Mildred Jefferson, Councilmember

Charles Williams, City Attorney  
Leslye Gonzalez, Assistant City Secretary

1. Call to order and invocation.

Mayor Erica Gillum called the meeting to order at 6:09 P.M. and Mayor Pro-Tem Lonnie Garfield gave the invocation.

2. Pledge of Allegiance.

The Pledge of Allegiance was given.

3. Public Comments.

No Public Comments.

4. Consideration and action on an Ordinance of the City Council of the City of Hempstead, Texas for the holding of a General Election to be held on May 6, 2023 for the purpose of electing three (3) councilmembers; providing for a joint election pursuant to an agreement with Waller County; providing for the designation of polling places and appointing election judges and other election officials for such election; providing for early voting; directing the giving of notice of such election; and providing details relating to the holding of such election.

Councilmember Cindy Pearce made a motion to approve the Ordinance. The motion was seconded by Councilmember Chase Murray and carried unanimously.

5. Consideration and action on an estimate from MPak Construction for the replacement of brick veneer with hardie-siding for the Hempstead Recreation Center.

Councilmember Mildred Jefferson approved the estimate from MPak Construction. The motion was seconded by Councilmember Chase Murray and carried unanimously.

6. Consideration and action on Symmetry Gas Bill Settlement from the Winter Storm.

Attorney Charles Williams stated that Council has to decide to settle cost. The total cost is \$400,000.00 over the next nine months. Attorney Charles Williams said to get with our financial advisor and possibly borrow the money. He brought the price down fifty-four percent.

Councilmember Raul Villarreal asked if the city had the money in reserves, his thoughts are the city should pay in payments instead of a lump sum.

Mayor Pro-Tem Lonnie Garfield made a motion to approve the gas settlement agreement in nine equal payments for a total of \$400,000.00. The motion was seconded by Councilmember Raul Villarreal and carried unanimously.

- 7.** Consideration and action on awarding the bid to ZeusCon, LLC for the Blumberg Road Lift Station in the amount of \$799,777.00.

Public Works Director Rooster Smith stated the price was more than the grant. Councilmember Cindy Pearce asked who all will the Lift Station serve. Rooster Smith answered, everyone on Highway 6.

Councilmember Mildred Jefferson made a motion to approve the bid. The motion was seconded by Mayor Pro-Tem Lonnie Garfield and carried unanimously.

- 8.** Consideration and action on an Ordinance of the City Council of the City of Hempstead, Texas: Amending Chapter 5 “Business Regulations” of the Code of Ordinances by adding Article 5.08 “Tire Business” to provide regulation of the tire businesses; providing for severability; providing for repealer; providing for a penalty not to exceed \$2,000 per day of the violation; providing penalty; providing for the publication and effective date.

No action was taken. Councilmember Raul Villarreal made a motion to table the Ordinance. The motion was seconded by Chase Murray and carried unanimously.

- 9.** Consideration and action on a Resolution of the City Council of the City of Hempstead, Texas, authorizing the submission of a Texas Community Development Block Grant program Application to the Texas Department of Agriculture for the Community Development Fund.

Councilmember Chase Murray made a motion to approve the Resolution. The motion was seconded by Councilmember Raul Villarreal and carried unanimously.

- 10.** Consideration and action on a Resolution of the City Council of the City of Hempstead, Texas designating City Representatives for the City’s participation in the Texas Community Development Block Grant Program.

Mayor Pro-Tem Lonnie Garfield made a motion to approve the Resolution. The motion was seconded by Councilmember Mildred Jefferson and carried unanimously.

- 11.** Consideration and action on appointing individuals to the Hempstead Capital Improvement Advisory Committee (CIAC) to develop sanitary sewer and water impact fees for the city.

Discussion was held on the CIAC Board of five members. The members are Melissa Hegemeyer, Crystal Kirvacka, Kollye Kilpatrick, Beth Ewing and Clarence Landry.

Councilmember Mildred Jefferson made a motion to approve the Hempstead Capital Improvement Advisory Committee. The motion was seconded by Mayor Pro-Tem Lonnie Garfield and carried unanimously.

**12. Consideration and action on Century Homes building material, the National Electrical Code and appropriate amendments to the Code of Ordinances.**

Tom Groce and Andrew Garza with Century Homes discussed that they would like to update the code. The last couple of years they have used copper wiring, it's a better cost. And better building material. They have built over 700k homes with copper wiring, with no issues. Attorney Charles Williams stated that currently the city does not allow copper wiring only aluminum.

Mayor Pro-Tem Lonnie Garfield made a motion to approve building material, the National Electrical Code and appropriate amendments to the Code of Ordinances. The motion was seconded by Councilmember Mildred Jefferson and carried unanimously.

**13. Consideration and action on a Resolution of the City Council of the City of Hempstead, Texas adopting a Special District Reimbursement Agreement Policy.**

Councilmember Chase Murray made a motion to approve the Resolution. The motion was seconded by Councilmember Cindy Peace and carried unanimously.

**14. Discussion on appointing members to the Parks and Recreation Board.**

Discussion was held to add three more members to the Parks and Recreation Board. Mayor Erica Gillum would like a board of eight. Tommy Zorn introduced himself, and Assistant Director of Parks and Recreation Alvaro Trujillo introduced Don Wolfe and Kendra Wilson was also mentioned to be added to the board.

Councilmember Chase Murray made a motion to approve the members to the Parks and Recreation Board. The motion was seconded by Mildred Jefferson and carried unanimously.

**15. Consideration and action on a Resolution of the City Council of the City of Hempstead declaring certain vehicles as surplus and authorizing auction, sale or disposal of said property. (Scott Duncan)**

Scott Duncan discussed there are several vehicles at the landfill that the city needs to get rid of. There are items from the year of 1970's.

Councilmember Mildred Jefferson made a motion to approve the Resolution. The motion was seconded by Councilmember Raul Villarreal and carried unanimously.

**16. Presentations**

Discussion was had on the uncollectable Utility accounts by Alan Younts, our finance officer. He discussed how these accounts should have been written off years ago and the former City Secretary Barbara Haffelfinger cleaned up all old accounts from seventeen years ago. It is basically an accounting issue that needs to be addressed. Alan Younts discussed that it will not have an impact on our financials as we took that big hit when it wasn't collected years ago.

Discussion was held by Brandy Romero, Utility Billing Supervisor on how the city calculates the city bills. She presented a presentation with examples of residential and commercial accounts and answered questions from the public.

There being no further business, Mayor Pro-Tem Lonnie Garfield made a motion to adjourn the meeting at 7:32 P.M. Councilmember Chase Murray seconded the motion and it carried unanimously.

**PASSED AND APPROVED** this the 21<sup>st</sup> day of February , A.D., 2023.

**APPROVED:**

**/s/: Erica Gillum, Mayor**

**ATTEST:**

**/s/: Sabrina Alvarez, City Secretary**