

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

BE IT REMEMBERED that on the 20th day of February 2024, A.D., 2024 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
Mildred Jefferson, Councilmember
Nora Hodges, Councilmember (Via Zoom)
Karon E. Neal, Councilmember

Charles Williams, City Attorney
Sabrina Alvarez, City Secretary

1. Call to order and invocation.

Mayor Erica Gillum called the meeting to order at 6:07 P.M. and Fredrick Alexander gave the invocation.

2. Pledge of Allegiance.

The Pledge of Allegiance was given.

3. Public Comments.

Jackie Hilman wanted to thank council members and mayor for having the infrastructure at Legendary Oaks discussed. On January 16, 2024, she gave council, mayor, city secretary and city attorney photos and shared her concerns. Tonight, she gave out handouts of more pictures and a map with location numbers to aid in understanding the drainage of how its intermingled with the golf course. She is concerned with the effects of safety and health of the citizens and golfers. She thanked council for their time and being concerned.

Eric Jimenez wanted to introduce himself to Mayor and Council. He is the newest member of the Community Advisory Board, PV Alumni, President of Hempstead Elementary PTO, he is excited to be working in the community.

Kesha Thompson spoke to council about utility bill extension. She needs an extension until the first of the month to pay her utility bill.

4. Consideration and action on minutes of January 18, 2024 & February 5, 2024, meetings.

Mayor Pro-Tem Lonnie Garfield made a motion to approve the minutes. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

5. Consideration and action on the appointment of Sydney Joe Hester as Municipal Court Judge.

Councilmember Mildred Jefferson made a motion to approve the appointment of Sydney Hoe Hester as Municipal Court Judge. Mayor Pro-Tem Lonnie Garfield seconded the motion and it carried unanimously.

6. Administering the Oath of Office to Sydney Joe Hester.

Mayor Erica Gillum administered the Oath of Office to Sydney Joe Hester.

7. Consideration and action on action a Parade Permit from Hempstead Commerce and Civic Association for the Memorial Day Parade to be held on May 27, 2024.

Councilmember Mildred Jefferson made a motion to approve the Parade Permit. Mayor Pro-Tem Lonnie Garfield seconded the motion and it carried unanimously.

8. Consideration and action on the Notice of General Election of the City of Hempstead, Texas.

Councilmember Mildred Jefferson made a motion to approve the Notice of General Election. Mayor Pro-Tem Lonnie Garfield seconded the motion and it carried unanimously.

9. Consideration and action on the Notice of the Special City Charter Amendment Election City of Hempstead, Texas.

Mayor Pro-Tem Lonnie Garfield made a motion to approve the Notice of the Special City Charter Amendment. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

10. Consideration and action on project proposal from LCRA for substation inspection, maintenance and testing 2024-2029.

Public Works Director Fredrick Alexander stated to council this would be a contract for an ongoing maintenance at the tower over by Sheperd Street. If any emergencies occur LCRA will come out and assist the city. Mayor Pro-Tem Lonnie Garfield made a motion to approve the project proposal from LCRA. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

11. Consideration and action on terminating the contract for the collection of delinquent government receivables with Steen & Steen Law Firm.

Councilmember Mildred Jefferson made a motion to approve the termination of the contract for the collection of delinquent government receivables with Steen & Steen Law Firm. Mayor Pro-Tem Lonnie Garfield seconded the motion and it carried unanimously.

12. Consideration and action to approve a contingent fee contract with Perdue Fielder Collins and Mott, LLP pursuant to Section 6.30 of the Tax Code, said contract being for the collection of delinquent government receivables owed to the

City of Hempstead, Texas and notice of said contract is posted with the agenda in accordance with Section 2254 of the Government Code.

Mayor Pro-Tem Lonnie Garfield made a motion to approve the Contingent fee contract with Perdue Fielder Collins and Mott, LLP. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

13. Discussion, consideration, and action on selecting planning and management service provider to complete application and project implementation for the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) funding administered by the Texas General Land Office.

Councilmember Nora Hodges asked was this the same grant that Langford was helping the city with. City Secretary Sabrina Alvarez responded with yes. There were RFPs sent out to five administrative companies. Langford and GrantWorks were the only two that submitted. The rating committee met and scored the two administrative companies and GrantWorks scored the highest. Mayor Pro-Tem Lonnie Garfield made a motion to approve the selection of GrantWorks as the planning and management provider for the Community Block Grant Mitigation Resilient Communities Program. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

14. Discussion, consideration, and action on animal mortality coverage for the City of Hempstead K-9 Dog Unit.

City Secretary Sabrina Alvarez explained to council this will cover any medicine, injuries, hospitalization, and death for the K-9 dog for the City of Hempstead. Chief David Hartley stated that it was needed. Mayor Pro-Tem Lonnie Garfield made a motion to approve mortality coverage for the City of Hempstead K-9 Dog Unit. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

15. Discussion, consideration, and action on upgrading General Liability for the City of Hempstead.

Councilmember Nora Hodges asked what plan the city is interested in, the five million coverage with a \$500 deductible or the ten million coverage with \$500 deductible? Councilmember Cindy Pearce stated that for only a little bit more money cost wise we should agree to the ten million coverage with \$500.00 deductible. Mayor Pro-Tem Lonnie Garfield made a motion to approve general liability for the City of Hempstead a ten million general liability coverage with a \$500 deductible. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

16. Consideration and action from EIC Surveying Company to perform survey of WB Block 194 and lots 1-10 in Block 220 in the City of Hempstead. (City of Hempstead Property).

Councilmember Cindy Pearce asked what property the survey consists of? EDC Director Ramiro Baustista stated that it was City Hall, the Post Office and the Police Department. This is

required for the Master Plan. Councilmember Mildred Jefferson made a motion to approve the survey of WB Block 194 and Lots 1-10 in Block 220. Mayor Pro-Tem Lonnie Garfield seconded the motion and it carried unanimously.

17. Consideration and action on an Ordinance of the City Council of the City of Hempstead, Texas, amending the code of ordinances by amending Article 4.02 building and construction codes and standards of Chapter 4 building regulations relating to insurance requirements; providing for a penalty; providing for severability and containing other provisions related to the subject matter.

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

18. Consideration and action on an Ordinance of the City Council of the City of Hempstead, Texas amending Ordinance No. 23-112 which will amend the City Budget for 2023-2024 fiscal year and authorizing amended revenues and expenditures as therein provided. (EDC approved 2-12-24)

EDC Ramiro Baustista stated to council this vehicle will be strictly used for EDC business. Councilmember Cindy Pearce asked Managing Director of Operations Kollye Kilpatrick back in November that a memo was sent out that the mayor's suburban will be shared between the EDC and the Mayor. Managing Director of Operations Kollye Kilpatrick stated no that was because at the time the mayor was doing the duties of the EDC Director. Councilmember Cindy Pearce also asked if the vehicle was coming out of EDC's budget. Managing Director of Operations Kollye Kilpatrick stated yes. Councilmember Mildred Jefferson made a motion to approve the Budget Amendment. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

19. Consideration and action on approving the Policy and Procedures for the Hempstead Economic Development Corporation. (EDC approved 2-12-24).

EDC Director Ramiro Baustista stated the policy and procedures to have in place for the EDC board to have guidance and direction moving forward. Councilmember Cindy Pearce stated she didn't see per diem for meals. EDC Director Ramiro Bautista stated he will add that in there. Councilmember Mildred Jefferson made a motion to approve the policy and procedures for the Hempstead Economic Development Corporation. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

20. Consideration and action on Street Rehabilitation (Street repairs for the City of Hempstead).

Public Works Director Fredrick Alexander stated that a street assessment was done and a list was made of streets that are in bad shape, worst shape, and incomplete streets. Mayor Pro-Tem Lonnie Garfield stated the hot and cold weather creates cracks. He also asked if the grant money for the drainage can be used for the streets. City Secretary Sabrina Alvarez stated no. Mayor Erica Gillum stated it takes about \$50,000 to repair one section of a road and then the maintenance on the streets as well. The city will commit to one street at a time as funds are

available. Councilmember Mildred Jefferson made a motion to approve the Street Rehabilitation. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

21. Consideration and action on payment of current bills.

Mayor Pro-Tem Lonnie Garfield asked when large amounts of bills are to be paid if an asterisk can be marked beside them. Councilmember Mildred Jefferson made a motion to approve the bills. Mayor Pro-Tem seconded the motion. AYES-Mayor Pro-Tem Lonnie Garfield, Councilmember Cindy Pearce, Councilmember Mildred Jefferson, and Councilmember Nora Hodges. NO's-Councilmember Cindy Pearce. Motion passed.

22. Presentations.

A Mayor's Reports-

- 1. Sales Tax- Sales Tax up 10.32% for the month of February 2024.**

B. Department Head Reports-

- 1. City Secretary-gave update on grant statuses and audit status.**
- 2. Public Works Director -update on Blumberg Rd Station, Drainage Grant Status, Urban Road Lift Station, Nextlink update on progress.**
- 3. Utility Billing Department -update on billing cycle, cutoffs, fail arrangements, 503 Service Orders generated, 442 Completed, 61 still being worked on. 77 new utility accounts, 35 final accounts**
- 4. Economic Development Department-talked about the various developments and projects**
- 5. Municipal Court Department -issued warrants, DPS Omni Report, total of 51 citations and 81 violations.**
- 6. Police Department- several pursuits, stolen vehicles, recruiting still an issue, down 4 positions.**
- 7. Technology Department -Introduced Isiah Mosley the Assistant technology Director, cloud scheduling for the New Tyler is set for February 28-29, 2024. Recreation will be getting an upgrade to the computer lab and the sound system.**
- 8. Street/Grounds Department-50 tons of flex base, 15 still on hand, has gone through 125 cold mix, 180 cubic yards of sand used to stabilize pipe.**
- 9. Parks & Recreation Department -Splash Pad is 80% complete and should be operational by Easter Weekend. Wanting to implement a \$400.00 clean up fee if possible.**
- 10. Building/Code Enforcement Department -Pay fee schedule, pay fee schedule for Fire Marshall Office, update subdivision regulations, minimum of 40 to 70 maximum new homes.**
- 11. Electrical Department – running new services to new homes, removed old poles at the gazebo, coffee shop coming in set a 3-phase transformer. The bucket truck is operational.**
- 12. Water/Wastewater Department -staying ahead of leaks, water plant up and running, three sewer leaks.**
- 13. Gas Department Report -Repairs are less than thirteen, new services were five, Railroad Commission visit no violations.**

B. Councilmembers Reports-

Nora Hodges-Wanted to thank everyone for their support on the 8th Annual Valentine's Day Complimentary Luncheon. A total of 118 were served and had three door prizes. Thank everyone for their participation.

Council will convene in closed session pursuant to Section 551.071 of the Government Code (Consultation with Attorney)

23. Infrastructure relating to Legendary Oaks.

24. Sale of approximately 14.9 acres by the City's Economic Development Corporation.

Executive Session opened at 7:44 P.M.

Executive Session ended at 8:18 P.M.

No action taken in Executive Session

25 . Adjourn City Council Meeting.

Mayor Pro-Tem Lonnie Garfield made a motion to end the meeting at 8:19 P.M.
Councilmember Mildred Jefferson seconded the motion and carried unanimously.

PASSED AND APPROVED this the 18th day of March, A.D., 2024.

APPROVED:

/s/: Erica Gillum, Mayor

ATTEST:

/s/: Sabrina Alvarez, City Secretary

