

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

BE IT REMEMBERED that on the 18th day of March 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
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 6:00 P.M. and Pastor Bill Montgomery gave the invocation.

2. Pledge of Allegiance.

The Pledge of Allegiance was given.

3. Public Comments.

Annette Baker asked about item 14 on the agenda and asked what the amendment was for and how much it was.

Kollye Kilpatrick stated to council that since the last council meeting, he had complied with the attorneys per email to discuss his grievance appeal. On March 18, 2024, he met with Mayor Erica Gillum and verbally told her his concerns, as of today he has not received a response, he feels like he is being discriminated against.

Barbara Bezub stated that she is on the Planning and Zoning Commission and wanted to let council know why they did not approve the request for the rezoning of Block 610. She stated that the owner was not in attendance at their meeting. The property is adjacent to the Waller County Library. Her concerns are parking and the number of vehicles, and it's not the best area to have multi family in a residential area. Also, the five lots behind this property will have no way to gain access since there is no alleyway.

4. Consideration and action on minutes of February 20, 2024 & March 4, 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. Public Hearing

A. Zoning Map Amendment Request to rezone 1111 San Antonio Street (Rooms for Rent) from HC-Highway Commercial to R3-Multi-Family Residential.

Public Hearing opened at 6:09 P.M.

Owner Gustavo Alvarado stated that the lots are on 11th street, he wishes to put Multiplex Section 8 housing. Mayor Pro-Tem Lonnie Garfield asked why he wasn't in attendance at the Planning and Zoning Meeting. He stated that he was at the medical center downtown. Mayor Erica Gillum asked if he owned any more property, he said yes, he did.

Councilmember Cindy Pearce asked about the parking concerns of the Planning and Zoning Commission. The owner stated that he could fit at least 24 cars in the parking lot.

Councilmember Nora Hodges stated to the owner that she would like him to go back to the Planning and Zoning Commission and have their questions and concerns answered.

Public Hearing closed at 6:16 P.M.

B. Consideration and action on an Ordinance of the City Council of the City of Hempstead providing that the Code of Ordinances of the City of Hempstead be amended by amending the zoning map so that the property described as Block 610, Lot's 6-10 (1111 San Antonio) shall be changed from HC-Highway Commercial District Classification and become and designated as R3-Multi-Family Residential District Classification; providing for penalties; providing a savings clause; and finding and determining that the meeting at which this Ordinance is passed is open to the public as required by law.

Councilmember Nora Hodges made a motion to table the rezoning request, and have the owner go back to Planning and Zoning Commission to have their concerns and answered. Councilmember Cindy Pearce seconded the motion and carried unanimously.

6. Consideration and action from Hempstead Commerce & Civic Association/St. Katherine Drexel Parish for a Cinco De Mayo Parade Permit to be held May 4, 2024.

Councilmember Nora Hodges made a motion to approve the Cinco De Mayo Parade Permit. Councilmember Mildred Jefferson seconded the motion and it carried unanimously.

7. Consideration and action on a Bike Race Permit from USA Cycling for a Bike Race to be held on May 11, 2024.

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

8. Consideration and action from Hempstead Little League on a Parade Permit to be held on March 23, 2024.

Councilmember Mildred Jefferson made a motion to approve the Parade permit from Hempstead Little League. Councilmember Nora Hodges seconded the motion and carried unanimously.

9. Consideration and action on Special Council Engagement for Legal Services from Denton Navarro Rodriguez Bernal Santee & Zech P.C. (DNRBSZ) Attorneys & Counselors at Law- City of Hempstead (Project Specific).

EDC Director Ramiro Baustista stated to council that he decided to put this item back on the agenda because the EDC Type B Board acted in their meeting to reimburse the city up to \$7,000.00 on specific projects. Kenneth Pilcher who is on the EDC Board spoke to council and stated that this would be a good idea. The city has many projects that need immediate attention, he stated that this will send a message to the current legal counsel to improve their skills. Mayor Pro-Tem Lonnie Garfield asked would it be just this one project? Kenneth Pilcher stated it will be project specific. Councilmember Karon Neal asked Kenneth Pilcher had he contacted our attorneys and Mr. Pilcher answered that Mr. Charles Williams was in the meeting. Mr. Pilcher stated we are a growing city and it's fair to say that we need more. Councilmember Cindy Pearce asked Attorney Charles Williams why the firm was not acting in a timely manner, and he stated it was due to the change of attorneys.

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

10. Consideration and action on a Resolution from the City Council of the City of Hempstead appointing a director to a term ending September 30, 2024, to the Board of Directors of the City of Hempstead Economic Development Corporation Type 4B.

EDC Director Ramiro Baustista stated that there two openings on the Type B Board and his recommendation for one is Mr. Erciel Ballinas. Mr. Ballinas is a PV Alumni, an architect, and is in the construction business. He can contribute to the growth of Hempstead. He loves to give back to the community. Councilmember Cindy Pearce stated that his resume was impressive, and the EDC is lucky to have him. Councilmember Mildred Jefferson made a motion to approve the Resolution. Councilmember Nora Hodges seconded the motion and carried unanimously.

11. Consideration and action on a Resolution from the City Council of the City of Hempstead nominating a candidate for a position on the Board of Directors of the Waller County Appraisal District.

Councilmember Mildred Jefferson made a motion to approve the Resolution. Councilmember Nora Hodges seconded the motion and carried unanimously.

12. Consideration and action on a Resolution of the City Council of the City of Hempstead adopting the rules and regulations for the Hempstead Recreation Center effective immediately.

Councilmember Mildred Jefferson made a motion to approve the Resolution. Councilmember Nora Hodges seconded the motion and carried unanimously.

13. 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).

Councilmember Mildred Jefferson made a motion to approve the Ordinance. Councilmember Nora Hodges seconded the motion and carried unanimously.

14. 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.

Councilmember Cindy Pearce asked why the date was moved from June to April, and if we are laying off employees why would the city amend the budget for a Zydeco Festival. Mayor Pro-Tem Lonnie Garfield made a motion to table the request. Councilmember Karon Neal seconded the motion and carried unanimously.

15. Consideration and action on final replat of Block 235, East ½ Lot of 1 and East ½ Lot of 2, Andres Cuellar.

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

16. Consideration and action on final replat of Lots 4 and 5 of the Hempstead Business Park, William Edmonds.

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

17. Consideration and action on payment of current bills.

Councilmember Mildred Jefferson made a motion to approve the bills. Mayor Pro-Tem seconded the motion. AYES-Mayor Pro-Tem Lonnie Garfield, Councilmember Karon Neal, 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 218.60% for the month of March 2024.-The City had a huge amount deposited due to pipeline being shipped to the RCR facility.**

2. Employee of the Month (February)- Antonio Reyes-Mayor congratulated him for being a hard worker and appreciated him as an employee.

3. Employee of the Month (March)-Guillermo Benitez- Mayor congratulated him for being a hard worker and appreciated him as an employee.

CLOSED SESSION

The City Council of the City of Hempstead reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below authorized by Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), and 551.086 (Certain Public Power Utilities: Competitive Matters).

Specifically, City Council will meet in executive session pursuant to Texas Government Code Section 551.071 Consultation with Attorney regarding the following:

19. Termination of Managing Director of Operations- Kollye Kilpatrick

City Council opened at 6:46 P.M.

Executive Session ended at 7:15 P.M.

No action in Executive Session

OPEN SESSION

Council may act in Open Session on any item listed for Executive Session.

20. Consideration and action on termination of Managing Director of Operations Kollye Kilpatrick.

Councilmember Mildred Jefferson made a motion to accept the mayor's letter on the termination of Kollye Kilpatrick. Councilmember Karon Neal seconded the motion. AYES- Councilmember Karon Neal, and Councilmember Mildred Jefferson. NO's- Mayor Pro-Tem Lonnie Garfield and Councilmember Cindy Pearce. ABSTAIN-Councilmember Nora Hodges. Mayor Erica Gillum broke the tie with her vote, she stands by her letter. Motion carried.

B. Department Head Reports-

- 1. City Secretary- gave update on infrastructure grants and hazard mitigation plan, plus the ADA restroom in the bay area.**
- 2. Utility Billing Department -update on billing cycle, cutoffs, fail arrangements, 62 Service Orders generated, 7 Disconnected, 19 accounts activated. 13 new brand-new homes, Total active utility accounts -2,709.**

3. **Municipal Court Department** -issued warrants, monthly reports, had a bike public hearing, worked on docket, had dangerous dog hearings.
4. **Economic Development Department**-talked about the various developments and projects (Project Red Sauce, Tiny Homes)
5. **Police Department**- The Tahoe's that were budgeted for 23-24 are a year wait to get them, the price for next year budget will increase from \$40,000 to \$50,000. Dispatch should be full for next month, but we will be losing some as well.
6. **Technology Department** -Finishing the Cloud Migration for the Police department. Everyday maintenance, updated servers and computers.
7. **Public Works Director** -update on Blumberg Rd Station, Drainage Grant Status, Urban Road Lift Station, 2-mile Bid update on progress.
8. **Street/Grounds Department**-17 cut outs, 5 sets of culverts, 29 full dump trailer of limbs, 50 tons of flex based used, 50 tons of cold mix base used, 90 cubic yards of sand used.
9. **Parks & Recreation Department** -had meetings with potential grants, working, wanting to go to the PV soon to meet with someone about partnering for summer programs.
10. **Building/Code Enforcement Department** -update on citations, permits issued, plans reviewed.
11. **Electrical Department** – running new services to new homes
12. **Water/Wastewater Department** -staying ahead of leaks
13. **Gas Department Report** – gas leaks.

B. Councilmembers Reports-

1. **Nora Hodges**- I will have a lunch and hold an educational workshop for Medicare members on Thursday, March 21, 2024, from 11:00 A.M. to 1:30 P.M. at 2112 4th Street, Hempstead, Texas. Also, due to the occupancy load in the City Council Chambers, I ask that at the next council meeting council discuss and take action on passing a Resolution to move the regular council meetings to the Hempstead Recreation Center in order to have space so all residents who desire to attend are able to do so.

2. **Karon Neal**- Thank you to the Street Department.

25. Adjourn City Council Meeting.

Councilmember Mildred Jefferson made a motion to end the meeting at 7:44 P.M Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

PASSED AND APPROVED this the 15th day of April, A.D., 2024.

APPROVED:

/s/: Erica Gillum, Mayor

ATTEST:

/s/: Sabrina Alvarez, City Secretary