

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

BE IT REMEMBERED that on the 1st day of April 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 Charles Tompkins gave the invocation.

2. Pledge of Allegiance.

The Pledge of Allegiance was given.

3. Public Comments.

Georgetta Johnson stated to council that she moved to Hempstead in 2021. She reached out to council via email and council stated to her to attend a meeting and speak in public comments. She stated that there are numerous street signs missing, and wanted to know when they would be replaced. She stated that there is a pothole on the corner of 4th & Pebbles, at 1526 Calvit the ditches are not draining properly, water stands. Also, any plans to pave west of 5th Street.

4. Public Hearing

A. The Hempstead City Council will hear public comments on a Project to sell approximately 14.9 acres of HEDC owned land for the purpose of economic development.

Public Hearing opened at 6:04 P.M.

Public Hearing closed at 6:05 P.M.

5. Consideration, discussion and possible action on an Agreement between the City of Hempstead and HUB International for Benefits Consulting Services.

Brett Bowers with Hub International made a presentation to council. He stated to council that he was a marketing director with TML IEBP for many years. He is a consultant and compares benefits to public sectors, to improve benefits and lower costs. He will prepare an RFP package for the city with no cost to the city. He will then present to staff open enrollments and the city is under no obligation to contract with HUB International.

Councilmember Nora hedges made a motion to approve the Agreement. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

6. Consideration and action from Greater St. Peter's Baptist Church on a parade permit to be held on June 19, 2024.

Councilmember Mildred Jefferson made a motion to approve the parade permit. Councilmember Karon Neal seconded the motion and it carried unanimously.

7. Discussion and action to authorize the mayor to submit a Request for Qualification for City Attorney.

Mayor Erica Gillum stated to council the amount that the city has paid to the attorneys as of 2006. She stated that Katy, Waller, Brookshire, and Sealy are all prospering, and the City of Hempstead is not. She stated there have been numerous projects that Olson & Olson failed to provide information on time. The Hospital District, DR Horton, the landfill property, the 380 agreements, are some to name a few. Mayor Pro-Tem Lonnie Garfield asked if there is an attorney in the firm that will come and talk to the city. Councilmember Nora Hodges made a comment on the number of attorneys the city has had since May 2023, the time that she's been in office. Art Pertile retired. Attorney Charles Williams stated that the turnover was due to a transition of attorneys since two senior partners retiring and the illness of Art Pertile. Councilmember Karon Neal stated she would like to see our city grow and put into place what is needed to get things done. Attorney Charles Williams stated that the transition is completed and he is currently our appointed attorney. Councilmember Cindy Pearce stated that Olson & Olson is not the reason we aren't prospering and that they are not out to sabotage us.

Councilmember Mildred Jefferson made a motion to approve the authorization for the mayor to submit Request for Qualifications for City Attorney. Lack of second motion, motion denied.

8. Consideration and action on an Ordinance of the City Council of the City of Hempstead pursuant to the authority of Chapter 504, Subchapter D, Section 504.171 authorizing the Hempstead Economic Development Corporation, a Type A Corporation, to undertake a Type B Project under the provisions of Chapter 505 of the Local Government Code; making certain findings and containing provisions related to the subject.

Dr. Ramiro Bautista stated to council that this is one of the wrongs he wants to make right under his leadership. This would be a city project specific to the Master Plan to be split between the two corporations Type A & B. Both corporations can fund the project and not just Type B. Councilmember Mildred Jefferson made a motion to approve the Ordinance. Mayor Pro-Tem Lonnie Garfield seconded the motion and it carried unanimously.

9. Consideration and action on Resolution of the City Council of the City Council of Hempstead approving as a project of the Hempstead Economic Development Corporation Type B, the Hempstead Gazebo Park Project 2024 for the installation of benches and vintage light poles at Hempstead Gazebo Park.

Dr. Ramiro Bautista stated that the 60-day waiting period for this project will expire on April 18, 2024. Councilmember Cindy Pearce asked if the light poles match the ones in the downtown district. Dr. Ramiro Bautista stated no they will be different. Mayor Erica Gillum also stated that they will be conducting a survey going around the city to get a poll to change the color of the gazebo. Councilmember Mildred Jefferson made a motion to approve the Resolution. 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 determining the time and place of the meetings of City Council of the City of Hempstead, Texas; making findings and containing other provisions related to the subject.

Councilmember Karon Neal asked if the meetings would interfere with the functions going on at the Recreation Center. Mayor Erica Gillum stated no. Councilmember Nora Hodges stated that her purpose for wanting to move the meeting location is to have enough space so that all citizens who want to attend can do so. Councilmember Cindy Pearce would like to keep the meetings at city hall since Dr. Bautista's office is only temporary and we will regain that space in the near future. Mayor Pro-Tem Lonnie Garfield made a motion to table the item. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

11. Consideration and action on approving the procurement policies and procedures for the Resilient Communities Program Grant.

Councilmember Nora Hodges asked who served on the committee and also asked the City Secretary could she send a copy of the scoring sheets to Langford. Councilmember Nora Hodges made a motion to approve the procurement policies and procedures. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

12. Consideration and action on a Resolution of the City Council of the City of Hempstead approving and authorizing an Interlocal Agreement between the City of Hempstead, Texas, and the Local Government Purchasing Cooperative to participate in the Buy Board Membership Program under Chapter 791,

Government Code, making findings and containing other provisions related to this subject.

Nora Hodges made a motion to approve the Resolution. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

13. Consideration and action on a Resolution granting a permit to Mr. B Fireworks to have supervised public fireworks display on July 4, 2024, at Hempstead City Park.

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

14. Consideration and action on a Resolution of the City Council of the City of Hempstead establishing a policy for the City of Hempstead Business Park, to provide for the city mowing and maintenance of property owned by the Hempstead Economic Development Corporation; making findings and containing other provisions related to the subject.

Dr. Ramiro Bautista stated that these are the lots in the business park that a vendor was being paid without an invoice for many years, he would like to terminate the service and have the city mow the lots.

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

15. Consideration and action of an Ordinance of the City Council of the City of Hempstead amending Ordinance No. 23-112 which will amend the City Budget for the 2023-2024 Fiscal year and authorizing amended revenues and expenditures as therein provided. (Date to be Determined)

Mayor Erica Gillum stated that the festival will be held in June, the city will have to get with the performer and see what day is available for the festival. Mayor Pro-Tem Lonnie Garfield made a motion to approve the Budget Amendment. Councilmember Mildred Jefferson seconded the motion. AYES- Mayor Pro-Tem Lonnie Garfield, Councilmember Karon Neal, Councilmember Mildred Jefferson, Councilmember Nora Hodges. NO's-Councilmember Cindy Pearce. Motion carries.

16. Consideration and action on as proposal from IDS Engineering to perform additional Professional Engineering Services for an Asphalt Roadway Rehabilitation Program for the City of Hempstead.

Travis Sellars with IDS stated to council he has worked with the city before on a street rehab program. He will put together a bid packet and work along City secretary to post in the local paper. The contract has a one-year life for the streets. It will be in June or July. IDS will provide inspection once the streets are done. Councilmember Hodges made a motion to approve the proposal. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

17. Councilmembers Reports-

1. Nora Hodges- Thirty-nine attendees attended the educational workshop for Medicare on Thursday, March 21, 2024, wanted to thank everyone who attended. Had lunch and a speaker and prizes. Hosting a Meet the Candidate Public Forum on April 20, 2024, from 10:00 A.M. to 12:00 P.M. at 2112 4th Street, Hempstead, Texas. A meal will be provided. Any candidate that wishes to participate please reach out to Councilmember Nora Hodges.

2. Karon Neal- Big thank you to Sabrina Alvarez & Leslye Gonzalez in the City's Secretary's Office for all their hard work. Also, big shout out to the Electrical and Street Department for working after hours and keeping the city going.

3. Lonnie Garfield- Update on 2024 Hempstead ISD School Bond. He stated that the school consulted with Niche.com and had dozen sources for public schools and job availability. Quality of a city and schools will always beat the top. Diversity is not a weakness; it is a strength. He asked the citizens to look at all situations and vote for what is right. The last bond was over fifteen years ago. Community is especially important and parent involvement as well.

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:

18. Utility Policy update to address \$1-\$100 max one time per customer per year for water and/or sewer adjustment.

19. Relief for a homeowner who sustained water damage to home and wanting reimbursement for costs.

Executive Session at 7:38 P.M.

Executive Session closed at 8:32 P.M.

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

18. Utility Policy update to address \$1-\$100 max one time per customer per year for water and/or sewer adjustment.

Mayor Pro-Tem Lonnie Garfield made a motion to table the water and/or sewer adjustment. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

19. Relief for a homeowner who sustained water damage to home and wanting reimbursement for costs.

Mayor Pro-Tem Lonnie Garfield made a motion to authorize to negotiate the costs of the claim. Councilmember Nora Hodges seconded the motion and carried unanimously.

12. Adjourn City Council Meeting.

Councilmember Mildred Jefferson made a motion to adjourn the meeting at 8:34 P.M. Councilmember Karon Neal seconded the motion and it 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