

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

**BE IT REMEMBERED** that on the 17<sup>th</sup> day of June 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:

Katherine Ragston Ward, 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 Katherine Ragston Ward called the meeting to order at 6:00 P.M. and Mayor Pro-Tem Lonnie Garfield gave the invocation.

**2. Pledge of Allegiance.**

The Pledge of Allegiance was given.

**3. Public Comments.**

Nora Thomas spoke to council and stated that she was treated very poorly by the Building Department. She came and spoke to the former mayor, and she asked for the council to be honest and do their jobs.

**4. Administer the Oath of Office to four Police Officers.**

Administer the Oath of Office to three police officers- Joshua Holgin, Darrell Nunn and Tanya Lockett.

**5. Consideration and action on minutes of May 20, 2024, and June 3, 2024, meetings.**

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

## **6. Presentation from Lauren Graff with TextMyGov.**

Lauren McGraff with TextMyGov stated to council that the city efficiently can communicate with the citizens via text message system. This is a two-way smart response which allows citizens to ask questions, report issues all from their cell phones. Textmygov can be customized by departments, groups or physical locations. The first year would be a cost of \$9,000.00 and after that it would be a yearly cost of \$6,000.00. It would be a three-year term and after the three years it would be annually. Technology Director Charles Tompkins stated that this is a great tool for the citizens, and he highly recommends it for the citizens of Hempstead. The citizens can also get weather alerts just like the code red. Councilmember Cindy Pearce stated that Code Red is \$4,000 a year and the city only utilizes twice a year. Lauren stated the text messages are in real time.

## **7. Zoning Map Amendment request to rezone Block 610, Lots 6-10, 1111 San Antonio Highway Commercial (HC) to Multi-Family Residential (R3).**

### **a. Public Hearing**

#### **Public Hearing Opened at 6:35 P.M.**

Barbara Bezub who is on the Planning and Zoning Commission stated that the Planning and Zoning Commission did approve this at the meeting. She stated to council that it would fourplexes, Rooms for Rent is next door.

#### **Public Hearing closed at 6:37 P.M.**

**b. Consideration and action on an Ordinance of the City of Hempstead, Texas providing that the Code of Ordinances of the City of Hempstead be amended by amending the zoning map so that property described as Block 610, Lots 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 approve the Ordinance. Councilmember Karon Neal seconded the motion and carried unanimously.

## **8. Zoning Map Amendment request to rezone Block 529, Lots 1-3 (9<sup>th</sup> & McDade) from R1 Single Family Residential to R3 Multi-Family Residential.**

### **a. Public Hearing**

**Public Hearing opened at 6:38 P.M.**

Barbara Bezub who is on the Planning and Zoning Commission stated that the Planning and Zoning Commission did not approve this at the meeting. She stated to council that the owner wanted to build duplexes, the lot sizes are not compatible for the R3 zone.

**Public Hearing closed at 6:39 P.M.**

**b. Consideration and action on an Ordinance of the City of Hempstead, Texas providing that the Code of Ordinances of the City of Hempstead be amended by amending the zoning map so that property described as Block 529, Lots 1-3 shall be changed from R1-Single Family Residential 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 not to approve the Ordinance. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried unanimously.

**9. Newly annexed thirty-three acre tract of land situated in the Joseph Baker Survey, Abstract No. 11 in Waller County, Texas being a residue of called 285 acre tract described in a deed date June 1889 and recorded in Volume 11, Page 285 of the official records of Waller County, Texas being a portion of the land described in a general warranty deed from Duella Sue Templet, ET Al to the Lauraine Group recorded in Volume 463, Page 331 of the deeds records of Waller County, to be zoned HC-Highway Commercial.**

**a. Public Hearing**

**Public Hearing opened at 6:40 P.M.**

Barbara Bezub who is on the Planning and Zoning Commission stated that the Planning and Zoning Commission did approve this at the meeting. She stated to council that this was the Mustang Cat property that had been annexed previously and it needed to have assigned a zoning classification of which the owners stated Highway Commercial.

**Public Hearing closed at 6:41 P.M.**

**b. Consideration and action on an Ordinance of the City Council of the City of Hempstead amending the zoning map to include the newly annexed thirty-three acre tract of land situated in the Joseph Baker Survey, Abstract No. 11 in Waller County, Texas being a residue of called 285 acre tract described in a deed date June 1889 and recorded in Volume 11, Page 285 of the official records of Waller County, Texas being a portion of the land**

**described in a general warranty deed from Duella Sue Templet, ET Al to the Lauraine Group recorded in Volume 463, Page 331 of the deeds records of Waller County, to be zoned HC-Highway Commercial making findings and other provision related to the subject.**

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

**10. Specific Use Permit Request for Block 180 Lots 4 & 5;for the operation of a Church in R-1 Single Family Residential District.**

**a. Public Hearing**

**Public Hearing opened at 6:42 P.M.**

Barbara Bezub who is on the Planning and Zoning Commission stated that the Planning and Zoning Commission did not approve this at the meeting. She stated to council that this was a Specific Use Permit to allow a church to operate in an R1 Single family residential district. She stated that the commission asked to come back later with a site plan, detailing parking, use permitted and signage.

**Public Hearing closed at 6:43 P.M.**

**b. Consideration and action on an Ordinance of the City of Hempstead, Texas providing that the Code of Ordinances by granting a Specific Use Permit to allow the construction of a church to be used at block 180, Lots 4-5,located in the R-1 Single Family Residential; providing for a penalty in an amount up to \$2,000 for each day the violation exists; provide for an effective date; and providing for severability and repeal of any Ordinance ion conflict herewith.**

Councilmember Nora Hodges made a motion not to approve the Ordinance. Councilmember Karon Neal seconded the motion and carried.

**11. Consideration and action on a Resolution of the City Council of the City of Hempstead Texas, amending Ordinance No. 23-112, which approved the City of Hempstead General Budget for the 2023-2024 fiscal year for the purpose of revising specific line-item expenditures therein; and making other provisions related to the subject.**

City Secretary Sabrina Alvarez stated this was approved in the previous council meeting but in the caption, it stated Ordinance instead of Resolution. Attorney Charles Williams asked City Secretary to put it back on the agenda for a proper vote on verbiage.

Councilmember Milderd Jefferson made a motion to approve the Resolution. 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 Texas, amending Ordinance No. 23-112, which approved the City of Hempstead General Budget for the 2023-2024 fiscal year for the purpose of revising specific line-item expenditures therein; and making other provisions related to the subject.**

Councilmember Mildred Jefferson 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 of the City Council of the City of Hempstead approving and authorizing the publication of notice of the Hempstead Economic Development Corporation Type B, the Hempstead Flock Safety project for the installation of License Plate Readers ( LPR)**

Economic Development Director Ramiro Bautista stated council EDC Type B board had approved the project in a previous meeting, to put notice in the paper. The first year EDC will cover the cost and after that the police department will have to budget the cost. The representative from flock safety said that if a crime is committed in another county jurisdiction the license plate will be read and it will send an alert to the local authorities. It a tool to cut down on crime. It works with Amber Alerts and Silver alerts. There will be seven cameras east of 290 by Walmart, FM 1488, FM 159, FM 1887 and Blasingame. Neighboring cities who have this are City of Waller, and City of Brookshire are looking into this. Mayor Ward asked the question during the winter months; how will the cameras work? The representative from flock safety stated that the cameras will only need a minimal amount of four hours of sun. Councilmember Nora Hodges asked the question of the cost of the cameras? EDC Director Ramiro Bautista answered the cost of the cameras plus installation is \$28,500. The second year will be taken over by the police department and budgeted, the cost would be \$21, 000. Lieutenant Shelton with the Hempstead Police Department stated it is not just a license plate reader, it's a tool that takes the description of the car, make and model which leads the authorities to the suspects. He stated to council that the mission of the police department is to reduce crime and protect the citizens.

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

**14. Consideration and action on updating holiday pay for the police department.**

Assistant City Secretary Leslye Gonzalez stated to council that the holiday pay paid to police officers causes too much confusion on their timesheets, so she talked to Attorney Brian Begle with Olson & Olson and he stated the best way is to let the police officers accrue the holiday pay and then pay them in February to bring them back down to 120 holiday hours.

Councilmember Mildred Jefferson made a motion to approve the change to the holiday pay. Councilmember Karon Neal seconded the motion and carried unanimously.

**15. Consideration and action on council rules to limit presentations to seven minutes.**

Councilmember Mildred Jefferson made a motion to approve the council rules. Councilmember Karon Neal seconded the motion and carried unanimously.

**16. Consideration and action on payment of current bills.**

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

**17. Presentations.**

**A. Mayor Reports-**

1. Sales Tax-still looking good and on the positive side.

**B. Councilmembers Reports-**

1. Lonnie Garfield- Collaboration with Hempstead ISD. Mayor Pro-Tem stated he spoke to the superintendent, and he is willing to have a collaboration with the city. He will update the council in the fall and spring to let them know about school activities. He wanted to recognize Councilmembers Mildred Jefferson and Cindy Pearce for their service to the city and wanted to thank them.

2. Nora Hodges- Reminder regarding Juneteenth Parade and Celebration on June 19, 2024 sponsored by Greater St. Peter's Missionary Baptist Church. Also, emails going around 2024 Solar Improvements. Juneteenth Parade has been cancelled due to the weather; they have moved the festivities to the high school cafeteria. The city has no solar programs and she wanted to warn the citizens about spam emails stating the city offered solar programs.

3. Mildred Jefferson- We are sending our deepest condolences to Oscar Wilson Sr. family for their loss and continue prayers for all.

**18. Adjourn City Council Meeting.**

Mayor Pro-Tem Lonnie Garfield made a motion to adjourn the meeting at 7:16 P.M. Councilmember Karon Neal seconded the motion and carried unanimously.

**PASSED AND APPROVED** this the 15<sup>th</sup> day of July, A.D., 2024.

**APPROVED:**

**/s/: Katherine Ragston Ward, Mayor**

**ATTEST:**

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