

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

BE IT REMEMBERED that on the 17th day of July 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
Mildred Jefferson, Councilmember
Nora Hodges, Councilmember
Karon E. Neal, Councilmember

Bridgette Begle, 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 Public Works Director Frederick Alexander gave the invocation.

2. Pledge of Allegiance.

The Pledge of Allegiance was given.

3. Public Comments.

In Public Comments Chery Hardwick with HCCA wanted to thank Mayor Erica Gillum, City Council, Hempstead Economic Development Corporation, Scott Duncan, Nora Hodges and all the volunteers and sponsors of the Watermelon Festival. The sixteen contestants raised over \$44,000 in ticket sales. They had over sixty parade entries, numerous food vendor trucks and over fifty arts and crafts vendors. Jimmy Ecomomu stated to the City Council and the City Attorney that it would cost too much to have a Special Election. He urged the council to hire a qualified and college-educated City Administrator. Malcolm Brown stated that he had three issues. The first one was the extended terms; this was discussed in a previous meeting and action taken and he wants to know why it's back on the agenda. He wanted to warn the city council members of a walking quorum. The last issue is the points of interests, items that are not on the agenda can still be spoken in public Comments. He quoted HB 2840. Barbara Bezub stated that on agenda item 7, she wishes for the elections to stay with the county and not city hall with all the bad publicity in previous years, she would hate to see that happen again. She stated we needed to get our microphones fixed.

4. Consideration and action on minutes of June 20, 2023, June 26, 2023, June 29, 2023, July 3, 2023, July 6, 2023, and July 13, 2023, meetings.

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

5. **Amendment to the Zoning Matrix allowing for an Adult Day Care in the following manner: “P” - Use Permitted by right in the following zoning districts: CBD, NC, HC, and PS**

“S” – Specific Use Permit required in the following zoning districts: R-1, R-2, R-3 and MH.

- a. **Public Hearing**

Public Hearing opened at 6:12 P.M.

Jessica Holloman asked where the daycare will be located. Jimmy Ecomomu asked will it be for handicap. Fire Marshall Frank Rodriguez responded that will be permitted through the state and follow city ordinances.

The Public Hearing closed at 6:14 P.M.

- b. **Consideration and action on an Ordinance amending Article 3 “Zoning Districts” Section 3.13 “Land Use Matrix” of the Zoning Ordinance to allow for the adult daycare as a use permitted by right in CBD, NC, HC, and PS and allow for adult daycare as a use with a specific use permit in R-1, R-2, R-3 and MH.**

Councilmember Cindy Pearce stated that the Planning and Zoning Commission approved this in their meeting. two weeks ago. Councilmember Mildred Jefferson made a motion to approve the Ordinance. Councilmember Nora Hodges seconded the motion and carried unanimously.

11. **Consideration and action on a Resolution of the City Council of the City of Hempstead adopting or rejecting the land use Assumptions and Capital Improvement Plan.**

City Engineer Jared Engelke with Strand and Associates discussed that this is a step needed in the Local Government Code Chapter 395 for the Impact Fees. Councilmember Nora Hodges made a motion to approve the Resolution. Councilmember Mildred Jefferson seconded the motion and carried unanimously.

10. **Consideration and action on a Resolution of the City Council of the City of Hempstead establishing August 21, 2023, as the Public Hearing to discuss the imposition of Impact Fees.**

City Engineer Jared Engelke with Strand and Associates discussed that this is another step needed in the Local Government Code Chapter 395 for the Impact Fees. Councilmember Mildred Jefferson made a motion to approve the Resolution. Councilmember Nora Hodges seconded the motion and carried unanimously.

- 6. Discussion and action on a Resolution of the City Council of the City of Hempstead, Texas submitting a proposed City Charter amendment to increase the City Council terms from 2 years to 3 years and Mayor terms from 2 years to 4 years for a Special Election in November 2023.**

The City Council convened in Executive Session at 6:19 P.M.

Executive Session closed at 6:52 P.M.

Discussion was had that the Resolution was passed last city council meeting for a May 2024 Election. Brenham and surrounding cities all have four-year terms for Mayor and City Council. If the city wants a City Administrator the changes must go through the same process to change the charter, which is an election. Mayor Pro-Tem agrees with May 2024 election so the city wouldn't have to pay twice for an election. Councilmember Cindy Pearce is not opposed to increasing the terms and also agreed on the May 2024 Election. Councilmember Nora Hodges agrees to the May 2024 election with Mayor and Council holding 4-year terms. Councilmember Mildred Jefferson is also in agreement. Mayor Pro-Tem Lonnie Garfield made a motion to approve the terms for 3-year terms for council and 4-year terms for Mayor with a May 2024 election. Councilmember Cindy Pearce seconded the motion and carried unanimously.

- 7. Discussion and action to authorize and budget for elections at City Hall .**

Mayor Erica Gillum stated that about three years ago when she was serving in council that a lot of the community came to her asking her why they changed the elections to the county and not keep it at City Hall. Many citizens want to see it at City Hall. Mayor Erica Gillum reached out to County Commissioner John Amsler and asked if he could give the city a polling location. It would be a joint election with HISD.

Mayor Pro-Tem Lonnie Garfield motioned to table the item until a conversation is had with Commissioner John Amsler. Councilmember Nora Hodges seconded the motion and carried unanimously.

- 8. Discussion and action to authorize the mayor to submit a Request for Qualifications for City Attorney.**

Councilmember Cindy Pearce stated that Olson and Olson have served the city well over twenty-five years and is one of the top firms in the state. Mayor Pro-Tem asked what cities Olson & Olson served. Attorney Bridgette Begle stated Olson & Olson serves Waller, Katy, Todd Mission, Tomball, Brookshire, their firm has thirty attorneys and ten of those in the municipal portion of the firm. Mayor Erica Gillum stated that we could hold Olson & Olson for the city business but for special projects they could work with another firms. Those projects must be specific and be evaluated on a case-by-case basis. Councilmember Nora Hodges stated that Olson and Olson in 2016 was Tier 1 experience, Olson & Olson has the best interest of the city haven't heard any complaints and she would not want to change firms. Mayor Erica Gillum stated we are only going out for RFQ's she is needing a firm that can grow with the administration. Councilmember Mildred Jefferson made a motion to authorize the mayor to submit a Request for Qualifications.

Councilmember Karon Neal seconded the motion. Councilmembers Cindy Pearce, Councilmember Nora Hodges and Mayor Pro-Tem Lonnie Garfield all opposed the motion. Motion was denied.

9. Consideration and action on a Resolution of the City Council of the City of Hempstead adopting the City of Hempstead Employee/Officer Confidentiality Policy.

Attorney Bridgette Begle stated that all elected officials would have to sign one and all employees of the city as well. A copy will be in the New Hire packets as well. No city business can be discussed without a Public Information Request. Councilmember Mildred Jefferson made a motion to approve the Resolution. Councilmember Cindy Pearce seconded the motion and carried unanimously.

12. Discussion and action to authorize Mayor to terminate the lease between the City and Robert Holloman for the property located at 1222 Austin Street, Hempstead, TX 77445

This item was tabled, will take it before the EDC Board.

13. Discussion and action of a Resolution amending the City of Hempstead Cemetery Policies and Procedures to eliminate interment cost cremains for the resident and non-resident of Hempstead.

Mayor Erica Gillum stated that at the last meeting it was tabled because Street and Grounds Supervisor Scott Duncan was not in attendance to explain. Street and Grounds Supervisor Scott Duncan stated that the price the city charges for cremains is just as much as charging for a casket. It takes the Grounds Department five minutes to dig the hole. Mayor Pro-Tem Lonnie Garfield asked can multiple cremains be buried in the same space. City Secretary Sabrina Alvarez answered and said yes. The prices are for residents, it's \$350.00 and non-residents is \$1,050.00. Councilmember Nora Hodges proposed the city charge \$50.00 for residents and \$100.00 for non-residents. Councilmember Mildred Jefferson made a motion to approve the resident fee of \$50.00 and non-resident fee of 100.00 for the burial of cremains. Mayor Pro-Tem Lonnie Garfield seconded the motion and carried.

14. Consideration and action on a Parade Permit from Waller County Fair Association to be held on September 29, 2023.

Councilmember Mildred Jefferson made a motion to approve the permit. Councilmember Cindy Pearce seconded the motion and it carried.

15. Consideration and action on payment of current bills.

Councilmember Cindy Pearce stated she appreciated Accounts Payable Diane Kilpatrick and City Secretary Sabrina Alvarez for all the help in questions about the bills. Councilmember Mildred Jefferson made a motion on payment of bills. Councilmember Nora Hodges seconded the motion and carried.

16. Council will convene In Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney about pending or contemplated litigation.

**City Council convened in Executive Session at 7:29 P.M.
Executive Session closed at 7:54 P.M.**

No action was taken in Executive Session.

17. Presentations-

A. Councilmember's Report-

- a. Mildred Jefferson-We are sending our most heartfelt condolences to the family of Bobbie Garfield. Please Keep them in your prayers.
- b. Nora Hodges-Planning to attend the TML Newly Elected Officials' Orientation on July 20 -21, 2023 along with Councilmember Karon Neal in Round Rock, Texas.

18. Adjourn City Council Meeting.

There being no further business, Councilmember Mildred Jefferson made a motion to adjourn the meeting at 7:56 P.M. Councilmember Cindy Pearce seconded the motion and carried unanimously.

PASSED AND APPROVED this the 21st day of August, A.D., 2023.

APPROVED:

/s/: Erica Gillum, Mayor

ATTEST:

/s/: Sabrina Alvarez, City Secretary