

NOTICE OF A MEETING
OF THE CITY COUNCIL OF THE CITY OF HEMPSTEAD

Notice is hereby given that a Regular Meeting of the City Council of the City of Hempstead will be held on **Monday, the 2nd day of August, A.D., 2021 at 6:00 P.M.** at the **Hempstead Recreation Center, 635 Business Highway 290 E, Second Floor, Hempstead, Texas**, at which time the following subjects will be discussed, to-wit:

1. Call to order and invocation.
2. Pledge of Allegiance.
3. Public Comments.
4. Consideration and action on a Subdivision Plat for Hempstead Ventures of 12.980 Acres/565.398 square feet, situated in the Lancelot Abbott One-Quarter League, Abstract No. 1, City of Hempstead, Waller County, Texas.
5. A. Continuation of Public Hearing started on July 19, 2021 on Petition for Annexation file by Hempstead Ventures LLC, for approximately seven (7) acres in four (4) tracts of land located in the L. Abbott Survey, A-1, Waller County, Texas,
B. Consideration and action on an Ordinance granting the Petition for Annexation filed by Hempstead Ventures LLC; providing for the extension of certain boundary limits of the City of Hempstead and annexation of approximately seven (7) acres in four (4) tracts of land located in the L. Abbott Survey, A-1, Waller, County, Texas.
6. Consideration and action on a Resolution awarding bid to TankEZ Coatings, Inc. for 13th Street Elevated Storage Tank Rehabilitation.
7. Consideration and action on a Resolution appointing Jacob Rahdarian to the Hempstead Board of Adjustment.
8. Consideration and action on a Resolution appointing Susan Winfree to the Hempstead Historical Preservation Board.
9. Consideration and action on a Resolution authorizing an Administrator and Credit Card Application for a Prosperity Bank Business Card Account.
10. Adjourn City Council Meeting.

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

Dated this the 30th day of July, A.D., 2021.

By: 
Barbara Haffelfinger, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of a Regular Meeting of the governing body of the City of Hempstead is a true and correct copy of said Notice, and that a true and correct copy of said Notice was posted on the City Hall bulletin board and entrances to City Hall, in the City Hall of said City of Hempstead, Texas, a place convenient and readily accessible to the general public at all times, and that said Notice was posted on July 30, 2021 at 1:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 30th day of July, A.D., 2021.

By: 
Barbara Haffelfinger, City Secretary

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Hempstead will conduct the meeting scheduled at **6:00 P.M. on Monday, the 2nd day of August, 2021 at the Hempstead Recreation Center, 635 Business Highway 290 E, Second Floor, Hempstead, Texas** by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). Limited public access will be allowed, in order to maintain social distancing practices.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.hempsteadcitytx.com.

The public toll-free dial-in number to participate in the telephonic meeting is
1-346-248-7799; Access Code 989-478-2100

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Opening Meetings Act upon written request.



City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

ORDINANCE NO. 21-_____

AN ORDINANCE GRANTING THE PETITION FOR ANNEXATION FILED BY HEMPSTEAD VENTURES LLC; PROVIDING FOR THE EXTENTION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AND ANNEXATION OF APPROXIMATELY SEVEN (7) ACRES IN FOUR (4) TRACTS OF LAND LOCATED IN THE L. ABBOTT SURVEY, A-1, WALLER COUNTY, TEXAS.

WHEREAS, on March 30, 2021, Hempstead Ventures LLC, the Owner of the Property described as **Exhibit 1**, filed a petition for annexation of property requesting the annexation of certain property located within the extraterritorial jurisdiction of the City of Hempstead, **Exhibit 1**; said property being approximately 7 acres;

WHEREAS, Texas Local Government Code, at **Section 43.0671** allows a municipality to annex area if each owner of the land requests annexation;

WHEREAS, before a municipality may adopt an ordinance annexing an area, the City Council must conduct a public hearing. During the public hearing, the governing body: (1) must provide persons interested in the annexation the opportunity to be heard; and (2) may adopt an ordinance annexing the area.

WHEREAS, the City must post notice of the hearing on the municipality's Internet website if the municipality has an internet website and publish notice of the hearing in a newspaper of general circulation in the municipality and in the area proposed for annexation.

WHEREAS, the notice for the hearing must be: (1) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and (2) posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

WHEREAS, on July 19, 2021 a public hearing was held at the City of Hempstead in Hempstead, Texas, where all interested persons were provided an opportunity to be heard on the request for annexation of the Property; and

WHEREAS, the City of Hempstead has agreed to provide the services set forth in **Exhibit 2** to the proposed annexed area;

WHEREAS, the owners of the property agree to this ordinance, including the services to be provided as set forth in **Exhibit 2**.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:

WHEREAS, the above described territory lies completely within the extraterritorial jurisdiction of the City of Hempstead, Texas;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:

Section 1. That all of the recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made a part of this ordinance for all purposes.

Section 2. That, pursuant to **Section 43.0671**, the territory described in **Exhibit 1** by metes and bounds and included in the annexation of territory by the City; to-wit

SEE ATTACHED EXHIBIT 1

Section 3. That the petition for annexation attached hereto as **Exhibit 1**, is hereby approved and granted and the above described land and territory lying adjacent to and adjoining the City of Hempstead, Texas, is hereby added and annexed to the City of

Hempstead, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Hempstead, Texas, and the present boundary limits of such city, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Hempstead, Texas.

Section 4. That territory described in **Exhibit 1** so annexed shall be a part of the City of Hempstead, Texas, and the property so added hereby shall continue and maintain its current land use designation until the property is used for some other purpose.

Section 5. That the above described territory described in described in **Exhibit 1** of this Ordinance, so annexed shall be a part of the City of Hempstead, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Hempstead, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Hempstead, Texas.

Section 6. That the service plan attached hereto, as **Exhibit 2** is hereby adopted as part of the annexation of the Property described in **Exhibit 1**.

Section 7. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such sections or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect.

Section 8. Should this ordinance for any reason be ineffective as to any part of the areas hereby annexed to the City of Hempstead, such ineffectiveness of this ordinance as to any such part or parts of any such areas shall not affect the effectiveness of this ordinance as to all of the remainder of the area. If there is included within the general description of territory set out in **Exhibit 1** of this Ordinance to be annexed to the City of Hempstead any lands or areas which are presently part of and included within the limits

of any other city or within the extraterritorial jurisdiction of any other city, or which are not within the City of Hempstead's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed as fully as if such excluded and excepted area were expressly described herein.

PASSED AND APPROVED in Hempstead, Texas this 2nd day of August, 2021.

CITY OF HEMPSTEAD, TEXAS

Dave Shelburne, Mayor

ATTEST:

Barbara Haffelfinger, City Secretary

ACKNOWLEDGEMENT

CITY OF HEMPSTEAD, TEXAS

By: Dave Shelburne, Mayor

STATE OF TEXAS

COUNTY OF WALLER

This instrument was acknowledged before me on the _____ day of _____, 2021 by _____ Mayor of the City of Hempstead, Texas.

Notary Public, State of Texas

Notary's Printed Name

Commission Expires: _____

Please Return Recorded Copy to:
Barbara Haffelfinger, City Secretary
Hempstead, Texas

HEMPSTEAD VENTURES LLC

(Signature)

STATE OF TEXAS

COUNTY OF _____

This signed and acknowledged before me on the _____ day of _____, 2021 by,
_____.

Notary Public, State of Texas

Notary's Printed Name

Commission Expires: _____

Exhibit 1

Ordinance No. _____

Petition for Annexation

Legal Descriptions of Property to be annexed

Exhibit 2

Ordinance No. _____

Annexation Service Plan

ANNEXATION SERVICE PLAN

The City of Hempstead, Texas will provide for the extension of municipal services into the territory annexed in accordance with the following schedule:

1. **POLICE PROTECTION:** Immediately upon annexation. Service will be provided to all residents of the annexed area on the same basis as those residents currently living within the City limits.

2. **FIRE PROTECTION:** Immediately upon annexation. Service will be provided on the same basis as those residents currently living within the City limits.

3. **EMERGENCY MEDICAL SERVICES:** Provided immediately upon annexation. Service will be provided on the same basis as those residents currently living within the City limits.

4. **SOLID WASTE COLLECTION:** Immediately upon annexation, all residents/businesses within the annexed area will be provided with solid waste collection; cost to be at the prevailing rates of the City's franchise hauler.

5. **PARKS, PLAYGROUNDS AND SWIMMING POOLS:** The City parks and all recreational facilities will be available for use by residents of the annexed area, beginning on the effective date of the annexation ordinance.

6. **CODE ENFORCEMENT SERVICES:**

a. Enforcement of the City's ordinances will be provided within the annexed area on the effective date of the annexation ordinance. These ordinances and other regulations will be enforced using existing personnel.

b. Complaints of ordinance violations or other code violations within the annexed area will be answered and investigated by existing personnel on the effective date of the annexation ordinance.

c. Animal Control services will be provided to those areas within the annexed area on the effective date of the annexation ordinance using existing personnel and equipment.

d. Vector control services will be provided to those areas within the annexed area on the effective date of the annexation ordinance using existing personnel and equipment.

7. MISCELLANEOUS: General municipal administration and administrative services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

8. LIBRARY SERVICES: The City Library and facilities will be available for use by residents of the annexed area, beginning on the effective date of the annexation ordinance.

9. WATER AND WASTE WATER: Services will be provided on the same basis as those residents currently living within the City limits.

SIGNED and EXECUTED this 2nd, day of August, 2021.



City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION NO. 21-_____

AWARDING BID FOR REHABILITATION OF 75,000-GALLON ELEVATED STORAGE TANK LOCATED AT 13TH AND MAIN STREET.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:

That the City hereby awards a contract to TankEZ Coatings, Inc. not to exceed \$360,000 for the rehabilitation, recoating, and structural steel repairs of the 75,000-gallon riveted elevated storage tank located at 13th and Main Street.

PASSED AND APPROVED this the 2nd day of August, A.D., 2021.

APPROVED:

Dave Shelburne, Mayor

ATTEST:

Barbara Haffelfinger, City Secretary

June 22, 2021

City of Hempstead
1125 Austin Street
Hempstead, Texas 77445

Attn: Rooster Smith, Director of Public Works

Re: Recommendation of Contractor for 13th Street EST Rehabilitation

The purpose of this letter is to recommend a contractor for the above referenced project. A complete bid tabulation from the June 15th, 2021 public bid opening is attached. This project involves the rehabilitation, recoating, and structural steel repairs of the 75,000-gallon riveted elevated storage tank for City of Hempstead, TX.

1. Bid Tabulation Sheet – Five (5) contractors participated in the bidding process. The bids were checked for mathematical errors and/or bid irregularities. The bids were found to have no mathematical errors and/or bid irregularities. The project was bid with a Base Bid; one (1) Alternate Bid Item, and two (2) Additive Bid Items. Copy of Bid Tabulation is attached.
2. Qualifications and References – The lowest responsive and responsible bidder, Tankez Coatings, Inc. of Sumner, Texas provided an acceptable list of qualifications and references.

The lowest, responsive and responsible bidder, Tankez Coatings, Inc. is recommended for award for a total contract price not to exceed \$360,000 (Base Bid: \$320,000 + Additive Item #1: \$40,000). A copy of the Bidder's Proposal is attached. Dunham Engineering has interviewed the Contractor's Project Manager, and reviewed submitted references for similar projects, and has found all to be satisfactory.

If you should have any questions regarding the above recommendations, please feel free to call anytime.

Sincerely,

Dalton Warren

Dalton Warren, E.I.T.



City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION NO. 21-_____

APPOINTMENT TO THE HEMPSTEAD BOARD OF ADJUSTMENT

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD,
TEXAS:**

That Jacob Rahdarian be appointed as a Board Member to the Hempstead Board
of Adjustment.

PASSED AND APPROVED this the 2nd day of August, A.D., 2021.

APPROVED:

Dave Shelburne, Mayor

ATTEST:

Barbara Haffelfinger, City Secretary



City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION NO. 21-_____

APPOINTMENT TO THE HEMPSTEAD HISTORIC PRESERVATION BOARD

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD,
TEXAS:**

That Susan Winfree be appointed as a Board Member to the Hempstead Historic Preservation Board.

PASSED AND APPROVED this the 2nd day of August, A.D., 2021.

APPROVED:

Dave Shelburne, Mayor

ATTEST:

Barbara Haffelfinger, City Secretary



City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION NO. 21-_____

AUTHORIZATION TO OPEN A VISA BUSINESS CARD ACCOUNT WITH PROSPERITY BANK

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:

That the City Council approves the issuance of a Business Credit Card Account with Prosperity Bank with a card limit of \$20,000.00.

The Administrator for the Business Credit Card Account will be Rooster Smith, Chief of Staff; and the On-Line Administrator will be Barbara Haffelfinger, City Secretary.

PASSED AND APPROVED this the 2nd day of August, A.D., 2021.

APPROVED:

Dave Shelburne, Mayor

Lonnie Garfield, Mayor Pro-Tem

Erica Gillum, Councilmember

Cindy Pearce, Councilmember

Raul Villarreal, Councilmember

Chase Murray, Councilmember

ATTEST:

Barbara Haffelfinger, City Secretary