

# CITY OF HUBBARD

118 North Magnolia Avenue - Hubbard, Texas 76648

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MARY ALDERMAN, Mayor  
KENNETH BALDWIN, Mayor Pro-Tem  
BRANDON IVY, Alderman  
ROGER "SCOOTER" LYNCH, Alderman  
SIMONE JOHNSON, Alderman  
WAYNE TAYLOR, Alderman

JASON PATRICK, Chief of Police/City Manager  
DIANA HALL, City Secretary  
CAROL WALLACE, Court Clerk  
MARY MCCAGHREN, Utility Clerk

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## *MINUTES OF REGULAR CITY COUNCIL MEETING – August 12, 2025*

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### **Call to Order, Proof of Posting, Proof of Notification**

Mayor Pro-Tem, Kenneth Baldwin called the Regular Meeting to order and announced a quorum was present with Kenneth Baldwin, Wayne Taylor, Roger Lynch, Brandon Ivy and Simone Johnson. Mary Alderman was absent. Followed by the Pledge of Allegiance

**INFORMAL CITIZEN COMMENTS** - Francis Cook was present and concerned about her high-water bill; previously was \$100 and now \$130 month.

Cindy Fulton stated she had talked privately to a council member about the gossip and rate increases. Ms. Fulton was concerned the rate increases were due to the theft in municipal court and stressed the need for the city to be more transparent to the community. Ms. Fulton stated the tax payers are victims and should have been notified of the theft.

Robert Blankenship discussed about his high-water bill and would like to have an explanation. Jason Patrick invited him to come by city hall in the morning and he would explain.

### **I. PUBLIC HEARING**

- A. Kenneth Baldwin opened the public hearing at 6:17 p.m. for discussion on the 2025-2026 Proposed Budget and 2025 Tax Rate for the City of Hubbard. Council reviewed the proposed budget and with no questions or comments the public hearing was closed at 6:37 p.m.

### **II. AGENDA**

- A. 2025-2026 Proposed Budget

Wayne Taylor made the motion to approve the 2025-2026 proposed budget; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

- B. Proposed 2025 Tax

Simone Johnson made the motion to approve the proposed rate for Operation and Maintenance at \$.577 per \$100 cash valuation and Interest Sinking for \$.2997 per \$100 cash valuation; having a total proposed tax rate of \$0.8767; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

C. Hubbard Economic Developments 2025-2026 Proposed Budget.

Roger Lynch made the motion to approve HEDC's 2025-2026 proposed budget; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

D. Resolution 2025-08-13 in support of the City's application to the U.S. Economic Development Administration (EDA) for FY 2025 Disaster Supplemental Grant funding for resilient water and sewer infrastructure improvements, and to authorize the City Manager to execute all necessary documents to the application.

Dorthy Jackson, Regional and Economic Development Manager with Heart of Texas of Governments was present to discuss the EDA Grant. Mrs. Jackson stated the following: this EDA grant is a national competition; city will have to match 20% of the funding; maximum amount of funding is \$5 million; the process is slow and you cannot use other federal funds for match.

Brandon Ivy made the motion to approve the Resolution 2025-08-13 in support of the City's application to the U.S. Economic Development Administration (EDA) for FY 2025 Disaster Supplemental Grant funding for resilient water and sewer infrastructure improvements, and to authorize the City Manager to execute all necessary documents to the application; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

E. Authorize the City Manager to issue a Request for Proposals (RFP) for professional engineering services related to the EDA FY 2025 Disaster Supplemental grant application, including pre-application technical assistance and project implementation services contingent upon award of funds.

Simone Johnson made the motion to authorize the City Manager to issue a Request for Proposals (RFP) for professional engineering services related to the EDA FY 2025 Disaster Supplemental grant application, including pre-application technical assistance and project implementation services contingent upon award of funds; Roger Lynch. The vote was 5 to 0. Motion carried.

F. Interlocal Agreement between the City of Hubbard and the Heart of Texas Economic Development District, Inc. (HOTEDD) for administrative and grant management services related to the City's application for the U.S. Economic Development Administration (EDA) FY 2025 Disaster Supplemental Grant.

Wayne Taylor made the motion to approve the Interlocal Agreement between the City of Hubbard and the Heart of Texas Economic Development District, Inc. (HOTEDD) for administrative and grant management services related to the City's application for the U.S. Economic Development Administration (EDA) FY 2025 Disaster Supplemental Grant; seconded by Brandon Ivy. The vote was 5 to 0. Motion carried.

- G. Naming scoring committee for the Engineering bid proposals. (Recommend City Manager, City Secretary and One Council Member)

Brandon Ivy made the motion to appoint City Manager, City Secretary and Roger Lynch as scoring committee for the Engineering bid proposals; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

- H. Gnarly Investments Lake One Final Plat.

Jason Patrick stated the purpose of selling Lake One was for housing. Blackland Surveying completed the survey indicating the final plat shows Lots 1-10, Block 1, Hubbard Lakes Addition; with some lots displaying 2 to 4.59 acre lots.

Wayne Taylor made the motion to approve the Final Plat for Hubbard Lakes Addition; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

### **III. MONTHLY REPORTS**

Jason Patrick reported the following monthly activities: 170 calls for service and 124 violations reported for the police department; Nexus Data Systems will start project mid-week in September 2025; AirJoule a pilot program will soon begin in Hubbard. AirJoule uses advanced engineered materials to actively cool hot water pumped from the wells to convert atmospheric humidity into potable drink water, ladies in office have been swamped with implementation of new software for Utility, Court and Finances and new meters are producing about 40% more in revenue.

Larry Hawthorne reported the following monthly activities: 114 families were served in July 2025 for food give-away; 2025 Summer Feeding program was a success and thanks to all that volunteered and next Food Give-Away is August 16, 2025.

Kenneth Baldwin reported the following monthly activities for the Fire Department: 44 calls for service, received new protective gear and applied for \$25,000 grant.

### **IV. ADJOURN**

Roger Lynch made the motion to adjourn regular session; seconded by Brandon Ivy. The vote was 5 to 0. Motion carried.

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Mary Alderman, Mayor

ATTEST:

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Diana Hall, City Secretary