

# CITY OF HUBBARD

MARY ALDERMAN, Mayor  
JASON PATRICK, City Manager  
DIANA HALL, City Secretary  
CAROL WALLACE, Court Clerk  
MARY MCCAUGRENN, Utility Clerk

KENNETH BALDWIN, Mayor Pro-Tem  
SIMONE JOHNSON, Alderman  
BRANDON IVY, Alderman

ROGER LYNCH, Alderman  
WAYNE TAYLOR, Alderman

## MINUTES OF REGULAR CALLED MEETING January 21, 2025

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

Mayor, Mary Alderman and Mayor Pro-Tem, Kenneth Baldwin were absent. Remaining Council appointed Wayne Taylor to preside at the meeting. Councilman Taylor called the Regular Meeting to order at 6:07 p.m. and announced a quorum was present with Wayne Taylor, Roger Lynch, Brandon Ivy and Simone Johnson. Mary Alderman and Kenneth Baldwin were absent. Followed by the Pledge of Allegiance

### INFORMAL CITIZEN COMMENTS - None

- I. **PUBLIC HEARING:** Councilman Taylor stated the public hearing would be cancelled due to further posting requirements for re-zoning and re-replatting.
- II. **DISCUSSION**
  - A. Wade Thompson – to discuss loan options for continuance of water infrastructure projects.  
  
Wade Thompson with Government Capital was present to re-acquaint the process of obtaining certificates of obligations for the city’s water/sewer infrastructure projects. There is a 45-day waiting period for funds after posting advertisement in the newspaper. Mr. Thompson will need to get final quotes of costs in order to calculate funding.
  - B. Barbara Simmons discussed an “upscale” second-hand store and rehab homes for homeless families in Hill County and surrounding areas. Ms. Simmons stated accepts donations to help the homeless, has a 501 C3 and would like to be established in Hubbard.
  - C. Marvin Hawkins was not present to discuss rezoning property at 603 SW 3<sup>rd</sup> street.
  - D. Larry Hawthorne was present and stated if the city was interested in putting property back on the tax-roll he would be interested in purchasing city property that connects to his.

### III. **AGENDA ITEMS**

- A. **Ordinance No. 01-2025-50 AN ORDINANCE CLOSING, VACATING AND ABANDONING THAT PORTION OF FOURTH STREET BETWEEN CYPRESS AVENUE AND MAGNOLIA AVENUE/F.M 171 AND THE ALLEY BETWEEN LOTS 1 THROUGH 8 OF BLOCK #115 OF THE ORIGINAL TOWN OF HUBBARD, HILL COUNTY, TEXAS, SAID ALLEY BEING BOUNDED ON THE NORTHEAST END BY CYPRESS AVENUE AND ON THE SOUTHWEST BY MAGNOLIA AVENUE/F.M. 171 IN THE CITY OF HUBBARD.**

Brandon Ivy made the motion to approve Ordinance No. 01-2025-50 AN ORDINANCE CLOSING, VACATING AND ABANDONING THAT PORTION OF FOURTH STREET BETWEEN CYPRESS AVENUE AND

MAGNOLIA AVENUE/F.M 171 AND THE ALLEY BETWEEN LOTS 1 THROUGH 8 OF BLOCK #115 OF THE ORIGINAL TOWN OF HUBBARD, HILL COUNTY, TEXAS, SAID ALLEY BEING BOUNDED ON THE NORTHEAST END BY CYPRESS AVENUE AND ON THE SOUTHWEST BY MAGNOLIA AVENUE/F.M. 171 IN THE CITY OF HUBBARD; seconded by Simone Johnson. The vote was 4 to 0. Motion carried.

B. Minutes of November 19, 2024.

Roger Lynch made the motion to approve the minutes of November 19, 2024; seconded by Simone Johnson. The vote was 4 to 0. Motion carried.

C. November and December 2024 financials.

Simone Johnson made the motion to approve the November and December 2024 financials; seconded by Roger Lynch. The vote was 4 to 0. Motion carried.

#### IV. EXECUTIVE SESSION

- a. At 6:30 p.m. Roger Lynch made the motion for Council to meet in closed session under Section 551.072 of the Texas Government Code to deliberate Real Property regarding acceptance of funds by B&L Construction for the sale of Lake One; seconded by Simone Johnson. The vote was 4 to 0. Motion carried.

At 6:39 p.m. councilman Kenneth Baldwin arrived during executive session.

- b. Roger Lynch made the motion for Council to reconvene into open session; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.
- c. Consider and Act on matters of deliberation in Executive Session.

Brandon Ivy made the motion to accept earnest money from B&L Construction for the potential purchase of Lake One; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

#### V. MONTHLY REPORTS

Chief Patrick reported 159 calls for service and 84 total violations with no burglaries or thefts during the Christmas holidays and Magnolia and Mistletoe was a success.

For the city manager's report, Jason Patrick presented a total bid proposal for material only in the amount of \$4,326,456 for water, sewer and meters from Core & Main. Also, included was a Quote from WR Utilities in the amount of \$5,700,000 for installing new water and sewer lines. Mr. Patrick recommended the council call for a bond election for the purpose of completing the water/sewer infrastructure projects. Mr. Patrick stated February 14<sup>th</sup> is the deadline to call for the proposition; applying for grants will continue and approval from Texas Water Development Board should be close. Mr. Patrick also stated he would like to move forward on purchasing the new meters; which would be more cost effective and profitable in the long run.

Larry Hawthorn reported the following activity for the Wheatley Recreation Center – served 341 clients during the food give-away in December and 345 clients in January; volunteers are needed and welcomed; the 2024 annual toy drive went well and a new food warming table was purchased for the center.

Kenneth Baldwin reported the Fire Department had 48 calls for service.

**VI. ADJOURNMENT**

Roger Lynch made the motion to adjourn the 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