

# 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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## *REGULAR CITY COUNCIL MEETING MINUTES – October 14, 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. Mayor Mary Alderman arrived at 6:15 p.m. Followed by the Pledge of Allegiance

### **I. PUBLIC HEARING**

- A. Mayor Pro-Tem, Kenneth Baldwin opened the public hearing for Specific Use Permit Applications for the following:
  1. Brenda Sellers was present and discussed rezoning her property at 305 SW First Street from residential to commercial for the purpose of operating a base company called Going Natural Products. Mrs. Sellers stated in 2012 the council approved a room out of her residence to operate a business called "Cross Stitched" and requested the current council to consider the same for the new business.

Mayor Pro-Tem, Kenneth Baldwin stated the hearing on Rick Solomon would not be heard due to the unexpected death of resident.

### **II. AGENDA**

1. Brenda Sellers' Specific Use Permit Application.

Wayne Taylor made the motion to table action on Mrs. Sellers' Specific Use Permit Application; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

2. Rick Solomon's Specific Use Permit Application.

Simone Johnson made the motion to table action on Mr. Solomon's Specific Use Permit Application; seconded by Brandon Ivy. The vote was 5 to 0. Motion carried.

3. Engineering Services Agreement with KSA for the new water well project.

Danny Hays stated KSA is now Pape-Dawson. This agreement will include work for the study and permits on the 2<sup>nd</sup> well. Currently, 3 sites are being looked at for the 2<sup>nd</sup> well, South of town near school, near existing old and current well. However, site with current well is actually too small of an area. As for the CCN, Pape-Dawson is looking into a dual CCN since the contractor is fighting history on service areas. With the changes in CCN, now is the time for the cleanup of service areas with Post Oak.

Brandon Ivy made the motion to approve service agreement with Pape-Dawson (aka KSA Engineers); seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

4. Ordinance No. 10-2025-60 Amending Section A6.003. Water Service Rates (2) Bulk Water Rate to Others.

Simone Johnson made the motion to approve Ordinance No 10-2025-60 Amending Section A6.003. Water Service Rates (2) Bulk Water Rate to Others; raising bulk water rate from \$10.00 to \$17.00; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

5. HEDC nominations for Board appointments.

Kenneth Baldwin made the motion to approve the nominations, as presented; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

6. Minutes of September 16, 2025.

Wayne Taylor made the motion to approve the minutes of September 16, 2025; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

7. September 2025 financials.

Roger Lynch made the motion to approve the September 2025 financials; seconded by Wayne Taylor. The vote was 5 to 0. Motion carried.

### **III. MONTHLY REPORTS**

Jason Patrick presented the following monthly activities: new software is able to generate a more comprehensive police report; 60 calls for service and 269 citations written; progressing on materials for waterline project but waiting on bid proposal packets for advertising and with the projected growth in the area, investor with data system and county officials are looking at providing 3 officers and cars.

Larry Hawthorne presented the monthly activity report for the Wheatley Recreation Center.

Kenneth Baldwin reported the fire department had 37 calls for service, 2 out of county and 5 were care-flighted.

**IV. ADJOURNMENT**

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

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Mary Alderman, Mayor

ATTEST:

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Diana Hall, City Secretary