

HEWITT TEXAS

CITY COUNCIL WORKSHOP/REGULAR MEETING

August 7, 2023 at 6:00 PM

Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643

MINUTES

Steve Fortenberry, Mayor, Ward 3

Erica Bruce, Mayor Pro Tem, Ward 3 – Michael S. Bancale, Council Member, At-Large

Johnny Stephens, Council Member, Ward 1 – Johnny Price, Council Member, Ward 2

Bob Potter, Council Member, Ward 2 – Brad Turner, Council Member, Ward 1

WORKSHOP MEETING - 6:00 PM

WORKSHOP DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Workshop Meeting to order at 6:00 PM, announced all members were present, and declared a quorum.

WORKSHOP AGENDA

1. Briefing and discussion concerning zone change request (Agenda Item 4).
City Manager Bo Thomas introduced Community Development Director Tracy Lankford. Mr. Lankford briefed the Council on the zone change request.
2. Discussion concerning the FY 2023-2024 Proposed Annual Budget including Certified Tax Valuations and Certified Tax Rates.
City Manager Bo Thomas presented a PowerPoint on Truth-In-Taxation Basics, De Minimis Rate, Hewitt Taxable Valuations, Tax Rate Comparison, and Comparison of M&O Revenue Using Different Tax Rates.

WORKSHOP ADJOURNMENT

MOTION: Council Member Michael Bancale to adjourn the meeting at 6:52 P.M.

SECOND: Mayor Pro Tem Erica Bruce

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

REGULAR MEETING - 7:00 PM

DECLARATION OF A QUORUM AND CALL TO ORDER

Mayor Steve Fortenberry called the Regular Meeting to order at 7:00 PM, announced all members were present, and declared a quorum.

PLEDGE OF ALLEGIANCE

Mayor Fortenberry led the Pledge of Allegiance.

SPECIAL PRESENTATION(S) AND RECOGNITION(S)

3. Introduction of new Library Director Matthew D. Glaser.

City Manager Bo Thomas introduced Library Director Matthew D. Glaser, who previously worked for Midland County Public Library.

PUBLIC HEARING(S) AND RELATED ACTION

4. Public hearing and possible action on **Ordinance No. 2023-07** to change the zoning of Lot 1 of Blocks 22, 23, and 24 located in Moonlight Park Addition Phase IV from R-1 Single-family residential to C-2 General Commercial District.

City Manager Bo Thomas presented. Mayor Steve Fortenberry opened the public hearing at 7:04 PM and called for those wishing to speak in favor. Mayor Fortenberry called for those wishing to speak against. No one appeared. The public hearing was closed at 7:05 PM.

MOTION: Council Member Bancale moved to approve **Ordinance No. 2023-07** rezoning Lot 1 of Blocks 22, 23, and 24 located in Moonlight Park Addition Phase IV from R-1 Single-family residential to C-2 General Commercial District.

SECOND: Council Member Bob Potter

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic not already scheduled for a public hearing. The Texas Open Meetings Act prohibits the Council from discussing, responding to, or acting on any comments or items not properly posted on the agenda. (Note: Members of the public who wish to speak must complete a "Public Comment Form" and present it to the City Secretary before the meeting.)

Mayor Steve Fortenberry read the statement above and inquired if the City Secretary received any public comment forms. The City Secretary received no public comment forms.

REGULAR AGENDA ITEMS

5. Approval of minutes of the City Council Workshop/Regular Meeting for July 17, 2023.

MOTION: Mayor Pro Tem Erica Bruce moved to approve the minutes as presented but to allow for corrections.

SECOND: Council Member Michael Bancale

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

6. Presentation of the report from City Engineer Miles Whitney, P.E.

- Update on pending utility projects.
- Update on pending street projects.
- Update on pending drainage projects.

City Engineer Miles Whitney presented a review of the list of projects.

7. Discussion regarding the economic development grant (380 agreement) with Rosa's Cafe.

City Manager Bo Thomas stated that all conditions of the agreement had been met and the purpose of the item was to inform the Council prior to releasing the grant funds. No action was required.

8. Discussion and possible action regarding the authorization of a contract for Slurry Seal services with Viking Construction for the amount of \$125,435.39.

City Manager Bo Thomas presented.

MOTION: Council Member Bob Potter moved approval to authorize the contract for Slurry Seal services from Viking Construction for the amount of \$125,435.39.

SECOND: Council Member Johnny Price

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

9. Discussion and possible action on **Resolution No. 2023-05** declaring the official intent of the City of Hewitt, Texas, to reimburse expenditures incurred with respect to certain projects or programs or certain funds with the proceeds of debt.

City Manager Bo Thomas presented.

MOTION: Council Member Michael Bancale moved approval of **Resolution No. 2023-05** declaring the official intent of the City of Hewitt, Texas, to reimburse expenditures incurred with respect to certain projects or programs or certain funds with the proceeds of debt.

SECOND: Mayor Pro Tem Erica Bruce

Mayor Fortenberry asked the City Secretary to poll the Council.

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

10. Discussion and possible action on **Resolution No. 2023-06** approving the financing terms with Cogent Bank for various capital items.

City Manager Bo Thomas presented.

MOTION: Council Member Johnny Price moved approval of **Resolution No. 2023-06** approving the financing terms with Cogent Bank for various capital items for a term of three years at the rate of 4.27%.

SECOND: Mayor Pro Tem Erica Bruce

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

11. Discussion and possible action on **Ordinance No. 2023-08** providing for the sale and issuance of the City of Hewitt, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023; and ordaining other matters relating to the subject.

City Manager Bo Thomas introduced Senior Managing Director Andrew Freidman, who gave an overview of the bond process and announced FHN Financial Capital Markets as the successful bidder at a 3.846187 interest rate. Mr. Freidman noted that the interest rate was partly due to the City's credit rating being upgraded by Standards & Poors from AA- to AA.

MOTION: Council Member Michael Bancale moved to adopt **Ordinance No. 2023-08** providing for the sale and issuance of the City of Hewitt, Texas Combination Tax and Revenue Certificates of Obligation, Series, 2023; and ordaining other matters related to the subject.

SECOND: Council Member Bob Potter

Mayor Fortenberry asked the City Secretary to poll the Council.

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

12. Discussion and possible action on setting the date of August 14, 2023, for a public hearing on the Fiscal Year 2023-2024 Proposed Annual Budget.

City Manager Bo Thomas presented.

MOTION: Council Member Bob Potter moved to set a public hearing date on the FY 2023-2024 Proposed Annual Budget on Monday, August 14, 2023, at 7:00 PM, in Hewitt City Hall, Council Chambers, 200 Patriot Court, Hewitt, Texas.

SECOND: Council Member Johnny Price

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

13. Discussion and possible action on the record vote to place adoption of the proposed 2023 tax rate on a future agenda and to set dates for two public hearings on the tax rate.

City Manager Bo Thomas presented.

MOTION: Mayor Pro Tem Erica Bruce moved to place adoption of the De minimis tax rate of \$.546736 cents per \$100 valuation, equaling \$.214594 cents for Debt Service and \$.332142 cents for Maintenance and Operations, as an action item for the Council Meeting of August 21, 2023, to be held at 7:00 PM, in Hewitt City Hall, Council Chambers, 200 Patriot Court, Hewitt, Texas.

SECOND: Council Member Johnny Stephens

Mayor Fortenberry asked the City Secretary to poll the Council.

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

MOTION: Mayor Pro Tem Erica Bruce moved to set two public hearings on the property tax to be held, Monday, August 14, 2023, at 7:00 PM, and Monday, August 21, 2023, at 7:00 PM, in Hewitt City Hall, Council Chambers, 200 Patriot Court, Hewitt, Texas.

SECOND: Council Member Michael Bancale

Mayor Fortenberry asked the City Secretary to poll the Council.

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

NAYES: None

ABSENT: None

MOTION PASSED.

ADJOURNMENT

MOTION: Mayor Pro Tem Erica Bruce moved to adjourn the Workshop/Regular Meeting at 7:43 PM.

SECOND: Council Member Michael Bancale

AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry

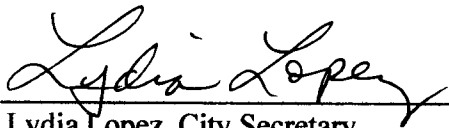
NAYES: None

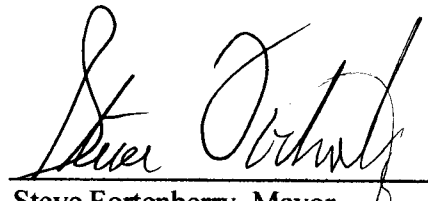
ABSENT: None

MOTION PASSED.

Approved: 08-21-2023

ATTEST:


Lydia Lopez, City Secretary


Steve Fortenberry, Mayor