

HEWITT TEXAS

CITY COUNCIL WORKSHOP/REGULAR MEETING

April 15, 2024 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 the variance request and the zone change requests (Agenda Items 3 and 4).

City Manager Bo Thomas introduced Community Development Director Tracy Lankford, who briefed the Council on the sign variance and the zone change requests.

2. Briefing and discussion concerning an update to the City of Hewitt's Strategic Plan 2024-2029.
General Services, Human Resources, City Secretary

City Manager Bo Thomas introduced each Department Head who presented their Strategic Plan.

General Services - Presented by General Services Director Scott Coleman

Human Resources - Presented by Human Resources Director Jessica Higgins

City Secretary - Presented by City Secretary Lydia Lopez

WORKSHOP ADJOURNMENT

MOTION: Mayor Pro Tem Erica Bruce moved to adjourn the Workshop Meeting at 6:58 PM.

SECOND: Council Member Michael Bancale

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 7:08 PM, announced all members were present, and declared a quorum.

PLEDGE OF ALLEGIANCE

Mayor Steve Fortenberry led the Pledge of Allegiance.

PUBLIC HEARING(S) AND RELATED ACTION

3. Public hearing and possible action on **Ordinance No. 2024-3** granting a request for a variance to the sign ordinance for a sign located at 337 Enterprise Blvd. as prescribed in Chapter 58 Sign Regulations.

City Manager Bo Thomas presented. Mayor Steve Fortenberry opened the public hearing at 7:10 pm and called for those wishing to speak in favor of the request. Kyle Rowlee of FASTSIGNS appeared to explain the request and respond to questions. Mayor Fortenberry called for those wishing to speak against the request. No one spoke against the request. The public hearing was closed at 7:12 PM.

MOTION: Council Member Michael Bancale moved to approve **Ordinance No. 2024-03**, granting a variance to the sign ordinance located at 337 Enterprise for a thirty-five-foot-tall pylon sign as presented.

SECOND: Council Member Bob Potter

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

NAYES: None

ABSENT: None

MOTION PASSED.

4. Public hearing and possible action on **Ordinance No. 2024-05** to change the zoning of O'Campo C A-32 Tract 1, a 5.649-acre tract located at 506 Sun Valley Blvd., from R-1 Single Family Residential District to C-1 Restricted Commercial District.

City Manager Bo Thomas presented. Mayor Steve Fortenberry opened the public hearing at 7:15 PM. He called for those wishing to speak in favor. The following appeared in favor: David Hodson and LuAnn Hodson, 506 Sun Valley Blvd.; Karen and Kevin Lane, 204 Westhill Drive; Cody Johnson, no address given; Aaron and Robin Ameny, 322 Ruth Drive; Krystal Havertz and Marilee Lopez, 4510 S. Third Street; Shawn Gathright, 510 Sun Valley Blvd. The Mayor called for those wishing to speak against the request. The following appeared in opposition: Michelle and John Denton, 328 Ivy Lane; Bettye Morris, 503 Sun Valley Blvd.; Fredda Gunn, 320 Ivy Lane; Chris Ritchie and Cotii Huggins, 403 Ivy Lane; Julie Sharp, 222 E Wall; Tommy Sharp, 396 Blue Jay Dr. The Mayor allowed for rebuttals from those in favor and those against the rezone. The following appeared to present a rebuttal: LuAnn and David Dodson (in favor) and John Denton (against). Mayor Fortenberry closed the public hearing at 7:54 PM. Mr. Thomas read the ordinance caption into the record.

MOTION: Council Member Michael Bancale moved to disapprove **Ordinance No. 2024-05**, rezoning O'Campo C A-32 Tract 1, a 5.649-acre tract located at 506 Sun Valley Blvd., from R-1 Single Family Residential District to C-1 Restricted Commercial District.

SECOND: Council Member Johnny Stephens

The City Secretary polled the Council for the vote.

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 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: Citizens who wish to speak must complete a "Public Comment Form" and present it to the City Secretary before the meeting.) *Mayor Fortenberry read the statement above and inquired if the City Secretary had received any public comment forms. The City Secretary did not receive any public comment forms.*

REGULAR AGENDA ITEMS

5. Approval of minutes of the City Council Workshop/Regular Meeting held on April 1, 2024.
MOTION: Council Member Michael Bancale moved to approve the minutes as presented.
SECOND: Council Member Brad Turner
AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.
6. Briefing and discussion concerning Financial Statements ending March 31, 2024.
City Manager Bo Thomas advised Finance Director Lee Garcia previously sent the March Financial Statements electronically for the Council to review and inquired if the Council had any questions. The Council raised no questions or concerns.
7. Discussion and possible action on approval of the Quarterly Investment Report ending March 31, 2024.
City Manager Bo Thomas presented the quarterly investment report prepared by Valley View Consulting, LLC.
MOTION: Council Member Bob Potter moved to approve the Quarterly Investment Report as of March 31, 2024.
SECOND: Mayor Pro Tem Erica Bruce
AYES: Bancale, Potter, Price, Stephens, Turner, Bruce, and Fortenberry
NAYES: None
ABSENT: None
MOTION PASSED.
8. Discussion and possible action on **Ordinance No. 2024-06** providing for the sale and issuance of the City of Hewitt, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024 for improvements to the City's waterworks and sewer system in an aggregate amount not to exceed \$3,000,000; and ordaining other matters relating to the subject.

City Manager Bo Thomas introduced Senior Managing Director Andrew Friedman, who gave an overview of the bid process and announced TD Securities as the successful bidder at 3.872369 true interest cost. Mr. Thomas read the ordinance caption into the record.

MOTION: Council Member Michael Bancale moved to approve **Ordinance No. 2024-06**, providing for the sale and issuance of the City of Hewitt, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024, and ordaining other matters relating to the subject.

SECOND: Council Member Bob Potter

The City Secretary polled the Council for the vote.

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

NAYES: None

ABSENT: None

MOTION PASSED.

9. Discussion and possible action on reappointing members to the Board of Adjustment.

City Manager Bo Thomas presented.

MOTION: Mayor Pro Tem Erica Bruce moved to approve Jim Winton's and Brenda Turner's reappointments to the Board of Adjustment for a two-year term ending in April 2026.

SECOND: Council Member Johnny Price

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

NAYES: None

ABSENT: None

ABSTAINED: Turner

MOTION PASSED.

10. Discussion and possible action on **Ordinance No. 2024-07** approving the City of Hewitt 2024 Drought Contingency Plan.

City Manager Bo Thomas stated that the City of Waco is revising its plan, and due to the water contract with Waco, their changes could impact our plan. The staff is asking the Council to approve the current plan, and then, if the City of Waco changes its plan, we will bring our plan back with revisions at a subsequent meeting. Mr. Thomas read the ordinance caption into the record.

MOTION: Mayor Pro Tem Erica Bruce moved to approve **Ordinance No. 2024-07**, adopting the 2024 Water Conservation and Drought Contingency Plan.

SECOND: Council Member Brad Turner

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

NAYES: None

ABSENT: None

MOTION PASSED.

11. Discussion and update regarding wastewater flows and capacity demands between the Central Wastewater Treatment Plant and the Bullhide Wastewater Treatment Plant.

City Manager Bo Thomas prefaced the presentation by advising the Council that a decision would soon need to be made to address the future capacities between the Bullhide Wastewater Treatment Plant and the Central Wastewater Treatment Plant due to the City of Waco's proposed expansion of the Bullhide Wastewater Treatment Plan and Hewitt's remaining capacity at the Central WWTP. City Engineer Miles Whitney presented sewer flow data, capacity data, and sewer basin requirements. In addition, he discussed a more cost-effective option to flow sewer to the Central WWTP through the addition of a lift station and force main versus the costs to participate in the Bullhide WWTP expansion.

ADJOURNMENT

MOTION: Council Member Michael Bancale moved to adjourn the Regular Meeting at 8:47 PM.

SECOND: Council Member Bob Potter

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

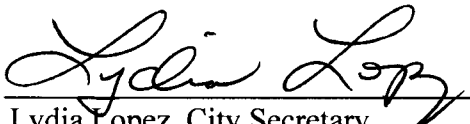
NAYES: None

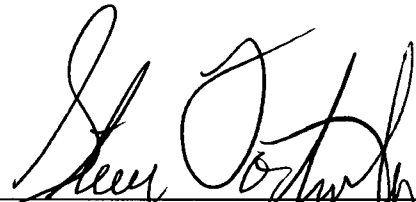
ABSENT: None

MOTION PASSED.

Approved: 05/06/2024

ATTEST:


Lydia Lopez, City Secretary


Steve Fortenberry, Mayor