

HEWITT TEXAS

MINUTES OF A CITY COUNCIL WORKSHOP/SPECIAL JOINT WORKSHOP/MEETING HEWITT CITY HALL – 105 TAMPICO DRIVE October 19, 2015 - 5:30/6:00/7:00 PM

Members present: Mayor Ed Passalugo (presiding), Mayor Pro Tem Travis Bailey, Council Members Wilbert “Walky” Wachtendorf, Bill Fuller, James Vidrine, Ronnie McNiel, and Alex Snider

Staff present: City Attorney Charlie Buenger, City Engineer Miles Whitney, City Manager Adam Miles, Assistant City Manager James Barton, Fire Chief Lance Bracco, Police Chief Jim Devlin, Assistant Police Chief Tuck Saunders, Utilities Director James Black, Finance Director Lee Garcia, Library Director Waynette Ditto, Special Projects Coordinator Katie Allgood, Customer Relations Manager Karen Sexton and City Secretary Lydia Lopez

Workshop – 5:30 PM

1. Mayor Ed Passalugo called the meeting to order at 5:30 PM.
2. City Manager Adam Miles presented updates on municipal business:
 - a. Report from City Engineer including review and discussion of Capital Improvement Projects were presented.
 - b. Briefing and discussion concerning 2016 Bond Issuance was held.
 - c. Briefing and discussion concerning Greater Hewitt Chamber of Commerce building repairs was held.
 - d. Briefing and discussion was held concerning photo shoot for Creekside Amphitheater.
 - e. Briefing and discussion was held concerning upcoming events: 1) Grand opening of the Creekside Amphitheater; 2) Creekside Spooktacular Event.
 - f. Briefing and discussion was held concerning Public Safety operations – Police & Fire.
3. The regular meeting agenda items were reviewed.
4. Convene Executive Session pursuant to the Open Meetings Act, Chapter 551, Texas Government Code to discuss the following: **NOT HELD**
 - **Pursuant to §551.072 – Purchase, Exchange, Lease, or Value of Real Property.**
5. Close Executive Session. **NOT HELD**
6. Adjourn. *A motion was made by Council Member Bill Fuller and seconded by Council Member Ronnie McNiel to adjourn at 5:59 PM.*

SPECIAL JOINT WORKSHOP AGENDA
City Council and Planning & Zoning Commission – 6:00 PM

1. Mayor Ed Passalugo called the Special Joint Workshop meeting to order at 6:00 PM.
Planning & Zoning Committee Members present were: Bobby Wolske, John Baker, and Walter “Pete” Peterson.
2. A briefing and discussion was held concerning the following:
 - a. Future developments
 - b. Zoning Regulations
 - c. Subdivision Standards
3. Adjourn Special Joint Workshop. *Motion was made by Council Member Bill Fuller and seconded by Council Member Alex Snider to adjourn the Special Joint Workshop at 6:24 PM.*

REGULAR MEETING – 7:00 PM

1. **CALL TO ORDER.** Mayor Passalugo called the meeting to order at 7:00 PM.
2. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG** – Mayor Passalugo asked Special Projects Coordinator Katie Allgood to lead the Pledge of Allegiance.
3. **CONSIDER APPROVAL OF MINUTES OF THE CITY COUNCIL WORKSHOP AND SPECIAL JOINT WORKSHOP - CITY COUNCIL AND LIBRARY BOARD OF DIRECTORS/REGULAR MEETING OF OCTOBER 5, 2015.** *A motion was made by Council Member Bill Fuller and seconded by Council Member Alex Snider to approve the minutes as submitted but allow for corrections; all seven in favor, motion passed.*

NOTE: Mayor Ed Passalugo change the order of the agenda as follows.

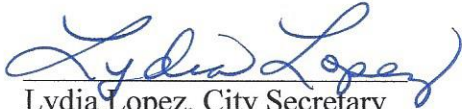
4. **PUBLIC HEARING AND ACTION ON AN ORDINANCE REZONING 1.480 ACRES OF LAND, LEGALLY KNOWN AS THE CARLOS O’CAMPO GRANT, NORTH OLD TEMPLE ROAD, A-32 TRACT 14A, 14B, FROM R-1 (SINGLE FAMILY DISTRICT) TO R-1-G (GARDEN HOME DISTRICT), AS REQUESTED BY LUKE MORTON, MORTON CONSTRUCTION HOLDING LLC.** Mayor Ed Passalugo opened the hearing for those wishing to speak in favor. Applicant Luke Morton addressed Council and withdrew his request to rezone the property. The public hearing was closed. No further action was taken on this item.
5. **PUBLIC HEARING AND ACTION ON AN ORDINANCE REZONING 94.43 ACRES IN THE CARLOS O’CAMPO GRANT, ABSTRACT NO. 32, MCLENNAN COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 173.240 ACRE TRACT DESCRIBED IN A DEED TO WACO INDUSTRIAL FOUNDATION, RECORDED IN VOLUME 736, PAGE 249, BEING A PORTION OF A CALLED 154.9 ACRE TRACT DESCRIBED IN A DEED TO WACO**

INDUSTRIAL FOUNDATION, RECORDED IN MCC NO. 200511040 AND BEING THE REMAINDER OF A CALLED 3.765 ACRE TRACT DESCRIBED IN A DEED TO WACO INDUSTRIAL FOUNDATION, RECORDED IN MCC NO. 2011011193, ALL OF THE OFFICIAL RECORDS OF MCLENNAN COUNTY, TEXAS FROM M (INDUSTRIAL DISTRICT) TO BP (BUSINESS PARK DISTRICT). HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS. Mayor Ed Passalugo opened the hearing for those speaking in favor. David Marek, 8610 Oakdale, Woodway, TX, Wallace Group, representing Waco Industrial Foundation appeared in support of request to rezone. The following appeared with questions regarding the effect to their property: Tom Coulter, 213 Sun Valley Blvd. and Ruth Penton, 221 Sun Valley Blvd. Mayor opened the hearing for those speaking against. No one appeared. The public hearing was closed. *A motion was made by Council Member James Vidrine and seconded by Council Member Alex Snider to approve the ordinance rezoning property from M (Industrial District) to BP (Business Park District) as requested by applicant, all seven in favor, motion passed.*

6. **BRIEFING AND DISCUSSION CONCERNING WATER AND WASTEWATER RATE STRUCTURE INCLUDING PRESENTATION BY DAN JACKSON WITH ECONOMISTS.COM/WILLDAN FINANCIAL SERVICES.** Mayor Ed Passalugo prefaced the presentation by making clarifying remarks reference to an article published in the *Waco Tribune Herald*. Consultant Dan Jackson presented a PowerPoint presentation regarding FY 2015 Water and Wastewater Rate Plan Alternatives (copy on file in the City Secretary's Office).
7. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.** The following appeared to express concern with water/wastewater rates and structure:
Melissa Perry, 400 Sagewood Dr.
Michael Bancale, 909 Stoneridge
Kendall Land, 629 White Horse Trail
Sherrell Huff, 712 Stoneridge Drive
Patsy Kilgore, 731 Cheyenne Trail
Bob Potter, 409 W. Wall Street
Billy Vannetta, 1000 Briar Drive, Waco, TX 76710
Patsy Humphries, 109 Patricia
Stephen Williams, 117 Emmalyn
Rudy Lopez, 1108 Heatherwood
Steve Oppermann, 1001 Lands End Cove
Curtis Bushnell, 801 Pawnee Trail
8. **CONSIDER AND TAKE APPROPRIATE ACTION SETTING A FINAL AMOUNT FOR THE PROPOSED COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION.** A discussion was held concerning projects list. Council Member James Vidrine suggested this item be tabled. *A motion was made by Council Member Bill Fuller and seconded by Council Member Alex Snider to set amount at 6.2 million; five in favor, two opposed (Wachtendorf and Vidrine), motion passed.*

9. **ADJOURN.** *Motion was made by Council Member Bill Fuller and seconded by Mayor Pro Tem Travis Bailey to adjourn the meeting at 8:46 PM, all seven in favor, motion passed.*

Approved: November 2, 2015


Lydia Lopez, City Secretary


Ed Passalugo, Mayor