

**CITY OFFICIALS**  
CITY MANAGER  
JASON PATRICK  
CITY SECRETARY  
AMBER FULLER  
CITY CLERK  
DEPUTY COURT CLERK  
SINA WHISTLER  
COURT CLERK  
DEBBIE WALTER

**MINUTES**  
**CITY OF HUBBARD**  
**CITY COUNCIL MEETING**  
**REGULAR SCHEDULED MEETING**  
**HUBBARD CITY HALL, CHAMBER ROOM**  
**118 N MAGNOLIA AVE, HUBBARD, TEXAS**  
**TUESDAY, APRIL 11<sup>th</sup>, 2017, 6:00PM**

**MAYOR**  
MARY ALDERMAN  
**MAYOR PRO-TEM**  
KENNETH BALDWIN  
ALDERMAN  
EVLYN HAWTHORNE  
ASHLEE PEACOCK  
LARRY GARRETT  
AUDREY JOHNSON

The City Council of Hubbard met in a regular scheduled meeting on Tuesday, April 11<sup>th</sup>, 2017 in the City of Hubbard, at the Hubbard Chambers room, 118 N Magnolia. Mary Alderman, Ashlee Peacock, Kenneth Baldwin, and Audrey Johnson were present. Evlyn Hawthorne and Larry Garrett was absent. City Administrative Employees present were City Manager/Chief of Police, Jason Patrick and City Secretary, Amber Fuller.

**I. Call to Order, Proof of Posting, Proof of Notification**

A. Mayor, Mary Alderman, called the meeting to order at 6:01pm followed by the Pledge of Allegiance.

**II. Hearing from the public:**

None

**III. Action Items**

**A. Consider and Act on request from Don Radon to open a recovery center within the city limits of Hubbard.**

Don Radon addressed the council regarding opening a men's recovery center on Hickory Ave, at the same location of the previous recovery center. He explained his plan to install an eight foot high privacy fence at the back of the business to separate the recovery center from Sunshine Academy. Mr. Radon stated he also planned on installing a security system. City Manager/ Police Chief Jason Patrick asked who would be allowed to reside at the recovery center. Mr. Radon explained they would conduct background checks, and no pending or convicted persons with sexual assault cases or violent crimes to children would be allowed at the facility. He explained that the residents would be post treatment; and the program would be faith-based and voluntary. He also stated that there are twenty-seven (27) rooms; there was enough space for two occupants per room, and there would be one staff member per five occupants. Mr. Patrick requested a SOP for the facility. The council expressed the business must not open until the privacy fence is in place.

Ashlee Peacock made the motion to approve request from Don Radon to open a recovery center within the city limits of Hubbard. Audrey Johnson seconded the motion. All were in favor and the motion carried.

**B. Consider and Act on review of Specific Use Permit for the Wild Boar Meat Company.**

Brian Martin, part owner of the Wild Boar Meat Company, addressed the council regarding the odor and deceased hog issues. He explained that he was unaware of the specific use ordinance regulations. City Manager, Jason Patrick, and Mr. Martin listened to the recording of the meeting when the permit was approved, and Mr. Martin apologized to the council for the violations. He explained that the business was not prepared for the rapid growth (200 hogs per month to 2000 hogs per month). He stated that he and his partner have been looking for a refrigerated/freezer unit to store the carcasses to take care of the odor.

Audrey Johnson made the motion to give the Wild Boar Meat Company thirty (30) days to get in compliance with Ordinance 071514-01 before enforcement. Ashlee Peacock seconded the motion. All were in favor and the motion carried.

**C. Consider and Act on Notice of May 6<sup>th</sup>, 2017 General Election.**

Ashlee Peacock made the motion to approve Notice of May 6<sup>th</sup>, 2017 General Election. Audrey Johnson seconded the motion. All were in favor and the motion carried.

**D. Consider and Act on Hill County Election Equipment Lease Agreement.**

Audrey Johnson made the motion to approve the Hill County Election Equipment Lease Agreement. Ashlee Peacock seconded the motion. All were in favor and the motion carried.

- E. Consider and Act on Ordinance 041117-01 amending Appendix A, Section A7.008 of the Code of Ordinances of the City of Hubbard, Texas entitled “Garbage Collection Service Rates” to provide for an increase in fees that will take effect on May water billing cycle of 2017 which is paid in June of 2017.**

Ashlee Peacock made the motion to approve Ordinance 041117-01 amending Appendix A, Section A7.008 of the Code of Ordinances of the City of Hubbard, Texas entitled “Garbage Collection Service Rates” to provide for an increase in fees that will take effect on May water billing cycle of 2017 which is paid in June of 2017. Audrey Johnson seconded the motion. All were in favor and the motion carried.

- F. Consider and Act on Ordinance 041117-02 amending Appendix A, Section 7.012 of the Code of Ordinance of the City of Hubbard, Texas entitled “Prairielands Groundwater Conservation District Fee” to provide for an increase of \$0.30 per month that will take effect on the May water billing cycle of 2017 which is paid in June of 2017.**

Ashlee Peacock made the motion to approve Ordinance 041117-02 amending Appendix A, Section 7.012 of the Code of Ordinance of the City of Hubbard, Texas entitled “Prairielands Groundwater Conservation District Fee” to provide for an increase of \$0.30 per month that will take effect on the May water billing cycle of 2017 which is paid in June of 2017. Audrey Johnson seconded the motion. All were in favor and the motion carried.

- G. Consider and Act on Ordinance 041117-03 amending the Appendix A, Section A7.011 of the Code of Ordinances of the City of Hubbard, entitled “Multifamily Unit Fees” to provide a charge for multifamily units that have one main compound meter one base sewer rate of \$51.55 for up to 40000 gallons plus \$2.50 per thousand gallons thereafter. This Ordinance is to take effect for the May 2017 water billing cycle which is paid in June of 2017.**

Ashlee Peacock made the motion to approve Ordinance 041117-03 amending the Appendix A, Section A7.011 of the Code of Ordinances of the City of Hubbard, entitled “Multifamily Unit Fees” to provide a charge for multifamily units that have one main compound meter one base sewer rate of \$51.55 for up to 40000 gallons plus \$2.50 per thousand gallons thereafter. This Ordinance is to take effect for the May 2017 water billing cycle which is paid in June of 2017. Kenneth Baldwin seconded the motion. All were in favor and the motion carried.

- H. Consider and Act on Ordinance 041117-04 amending Appendix A, Section A7.003 of the Code of Ordinances of the City of Hubbard, Texas entitled “Water Service Rates” to provide a charge of one base water rate for compound meters. This Ordinance is to take effect for the May 2017 water billing cycle which is paid in June of 2017.**

Ashlee Peacock made the motion to approve Ordinance 041117-04 amending Appendix A, Section A7.003 of the Code of Ordinances of the City of Hubbard, Texas entitled “Water Service Rates” to provide a charge of one base water rate for compound meters. This Ordinance is to take effect for the May 2017 water billing cycle which is paid in June of 2017. Kenneth Baldwin seconded the motion. All were in favor and the motion carried.

*The Council took a brief break from 7:23p.m. to 7:24p.m.*

- I. Consider and Act on Resolution adopting and establishing guidelines, criteria, and procedures governing tax abatement agreements pursuant to Chapter 312, Texas Tax Code.**

Ashlee Peacock made the motion to approve Resolution adopting and establishing guidelines, criteria, and procedures governing tax abatement agreements pursuant to Chapter 312, Texas Tax Code. Audrey Johnson seconded the motion. All were in favor and the motion carried.

- J. Consider and Act on approving quote from Windstream Communications for a new phone system for City Hall and the Police Department.**

Ashlee Peacock made the motion to approve quote from Windstream Communications for a 36 month lease for a new phone system for the City Hall and Police Department. Kenneth Baldwin seconded the motion. All were in favor and the motion carried.

- K. Consider and Act on enforcement of the potential hazards created by the vacancy of the business located at 100 S. Magnolia Ave.**

Audrey Johnson made the motion to approve enforcement of the potential hazards created by the vacancy of the business located at 100 S. Magnolia Ave. Kenneth Baldwin seconded the motion. All were in favor and the motion carried.

**L. Consider and Act on March 2017 financials.**

Ashlee Peacock made the motion to approve March financials. Kenneth Baldwin seconded the motion. All were in favor and the motion carried.

**M. Consider and Act on March 14, 2017 minutes.**

Audrey Johnson made the motion to approve the March 14, 2017 minutes. Ashlee Peacock seconded the motion. All were in favor and the motion carried.

**IV. Discussion**

**A. City Manager Report**

**1. Purchase of new City truck**

City Manager, Jason Patrick, proposed paying off the 2013 Ford F-150, and purchasing a new city truck for the public works department. The City owes approximately \$2000.00 on the 2013 Ford.

**B. Police Chief Report**

**1. Monthly activity log**

Police Chief, Jason Patrick, gave the March 2017 police report.

**C. Recreation Center Report**

**1. Events at the Recreation Center**

Audrey Johnson reported the community wide Easter egg hunt would be Friday, April 14, 2017 at the Recreation Center.

**V. Executive Session**

**A. Discussion concerning personnel issues, City Manager evaluation and duties, pursuant to Article 551.074 – Personnel Matters – V.T.C.A**

The City Council went into closed session at 7:49p.m. and came back into open session at 8:00p.m.

**VI. Adjourn:** Ashlee Peacock made the motion to adjourn the meeting at 8:01pm and Audrey Johnson seconded the motion. All was in favor and the motion carried.



Amber Fuller, City Secretary



Mary Alderman, Mayor