

October 18, 2021

On this the 18th day of October, 2021 at 6:30 p.m., the City Commission of the City of Hereford, Texas, convened in a regular session in the Commission Chamber in City Hall, the meeting being open to the public and notice of said meeting having been given as prescribed by Chapter 551 of the Government Code, with the following members being present and in attendance, to-wit:

Cathy Bunch, Mayor
 Reyna Ruiz, Commissioner Place One
 Angie Alonzo, Commissioner Place Two
 Clint Savoini, Commissioner Place Three
 Mark Collier, Commissioner, Place Four
 James Stow, Commissioner, Place Five
 Steve Bartels, City Manager
 Suzanne Finch, City Secretary
 Audie Sciumbato, City Attorney

Absent: Rocky Bhakta, Commissioner Place Six

Jim Steiert was in attendance from the Hereford Brand to witness the proceedings.

Also, in attendance were Police Chief Brent Harrison, Fire Marshal Dean Turney, HEDC Executive Director Wade Hawkins, Officer Sky Holcomb, Officer Jesus Garcia, Officer Anthony Lopez, Kole Glover with Parkhill, Miguel Sanchez, Elfego Sanchez, and Ailet Veliz.

Mayor Bunch voiced the invocation and then called upon City Manager Bartels to lead the Pledge of Allegiance to the United States flag. She called the meeting to order, welcomed those in attendance, and introduced each item on the agenda.

REGULAR HEARING:

ITEM 1 – Consider approval of minutes for the September 20th, 2021 Regular Meeting.

Commissioner Savoini made the motion to approve the minutes as presented. Commissioner Ruiz seconded the motion and it passed with the unanimous vote of the Commission.

(Mayor Bunch opened the public hearing at 6:35 p.m.)

PUBLIC HEARING:

ITEM 2 – Consider approval of condemnation proceedings for dangerous building located at 111 Kibbe.

City Manager Bartels stated at the August 16th meeting of the City Commission this item was up for condemnation; the City Commission voted to grant the property owner sixty days to bring the property up to code. He noted there are two issues – ownership and the repairs that

have been started are not up to code (inspectors told owner what was required in order to meet code before the repairs were started).

Elfego Sanchez and Miguel Sanchez stated they sold the property; but the new owner still owes them money on the transaction.

Ailet Veliz stepped forward as the new owner and stated her dad along with some other workers are the ones that are working on the repairs.

City Manager Bartels stated the City Commission needs proof of who is the owner of the property and stated he needs the owner (within one week) to provide him a copy of a document (deed) that has been filed at the courthouse proving ownership. He noted once ownership has been established then the Commission can address the issue of repairs.

Mayor Bunch suggested this item be tabled to allow time to get ownership information to the city manager. Commissioner Stow made the motion to table this item. Commissioner Collier seconded the motion and it passed with the unanimous vote of the Commission.

(Mayor Bunch closed the public hearing at 6:44 p.m.)

REGULAR HEARINGS:

ITEM 3 – Hear report from Hereford Economic Development Corporation.

HEDC Executive Director Hawkins reported on the following:

- Two new board members, Stacie Lloyd and Chris Grotegut, took their Oath of Office
- Golden Chick – started construction
- Two coffee franchises have expressed interest
- Retail company – ribbon cutting November 11th
- Cotton gin – parts & service
- Three energy companies
- Feed production facility – moving forward
- Solar Farm – no updates
- Cnossen Dairy – new technology / growing feed indoors

ITEM 4 – Consider approval of request for extension of water service outside city limits. (Requested by Maria Noriega for property located at 622 S. Avenue K, Hereford, Texas)

City Manager Bartels stated this property is on South Avenue K across from the Tierra Blanca Apartments. He noted the owner has requested water service and understands she must pay all the associated costs and rates are one and one-half times the rates for residents within the city limits. He stated she felt this was the best option for her rather than developing a new well.

Commissioner Savoini made the motion to approve the request by Maria Noriega for property at 622 S. Avenue K to be granted water service outside the city limits. Commissioner Alonzo seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 5 - Consider approval of Ordinance No. 10.18.21 approving the request to vacate the plat governing real property being a 60.0' X 125.0' tract of land containing 0.172 acre being a portion of Avenue E, lying adjacent to the west line of Lot 14, Block 13 of Pioneer Addition, an addition to the City of Hereford, Deaf Smith County, Texas according to the recorded map or plat thereof, of record in Volume 223, Page 238 of the Deed Records of Deaf Smith County, Texas.

City Manager Bartels stated this request was made by Kip Kendrick to close the undeveloped platted street. He noted upon further research, the better course of action is to close the street rather than vacate the plat.

Commissioner Savoini made the motion to table this item so that it can be changed to close the street instead of vacate the plat. Commissioner Ruiz seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 6 - Discuss and consider authorizing city manager to pursue request for proposals for an automated meter reading system.

City Manager Bartels stated an automated meter reading system would involve a radio frequency that would be captured at City Hall and meets the requirements to be funded through the COVID relief fund which can be used for water and wastewater infrastructure. He noted currently 18-19 employees spend two days per month reading meters; this system would free up that time to allow them to do their regular jobs.

Commissioner Collier made the motion to authorize the city manager to pursue requests for proposals for an automated meter reading system. Commissioner Ruiz seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 7 - Consider approval of re-appointment of members to the City of Hereford's Planning and Zoning Commission.

Commissioner Savoini made the motion to table this item. Commissioner Ruiz seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 8 - Consider approval of re-appointment of members to the City of Hereford's Board of Adjustments.

City Manager Bartels stated the Board of Adjustments listens to homeowners and contractors when they request a variance; this board does not meet very often.

Commissioner Ruiz made the motion to re-appoint Linda Cumpston, Brent Dance, and Robert Murray to serve another two-year term on the Board of Adjustments. Commissioner Stow seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 9 - Discuss and consider making a final decision on what to do with old community center building.

City Manager Bartels stated as we have discussed in the past, we are very limited as to what we can do with the old community center building. He noted we cannot donate it as it is part of the Parks system; if sold, it must be sold at the appraised value and the new owners would have to

bring it up to Code; which leaves demolition. He stated part of the demolition process would be asbestos abatement and he will get some estimates of what the costs would be for abatement and demolition. City Manager Bartels noted once the building was demolished, that area could be used for additional parking and we could look at adding some trees and maybe a gazebo or pavilion.

ITEM 10 – Announcements and comments from Mayor and City Commissioners.

Mayor Bunch thanked Commissioner Alonzo and Commissioner Ruiz for interpreting during the public hearing section.

Mayor Bunch went over the net costs (revenues minus expenses) of the John Pitman Municipal Golf Course, Hereford Aquatic Center, and Hereford Municipal Airport for the years of 2018 through 2021. She stated as a governmental entity we spend almost a million dollars per year for quality-of-life in Hereford and this figure excludes what we spend on parks. Mayor Bunch noted these amounts are budgeted and approved by the Commission; as a city we do a good job, but we could do better.

ITEM 11 – Announcements and comments from City Staff.

City Manager Bartels shared with the group as a presenter for Leadership Hereford that was exactly what a lot of the students wanted to know – what do we get for our tax dollars – Parks, Police Department, Fire Department – quality-of-life issues and public safety.

Chief Harrison introduced two of the new officers, Jesus Garcia and Anthony Lopez, to the Commission and gave a brief overview of their education and noted both are moving through their field training and doing well.

City Manager Bartels stated he would like to have employees from all the departments attend a meeting and have the opportunity to meet the Commission. He noted in the Leadership Hereford class only one of the students knew the name of the mayor.

The City Commission thanked the officers for their service.

HEDC Executive Director Hawkins thanked the Commission for approving the quality-of-life expenditures and for approving the budget.

ITEM 12 – Public Comments.

Mr. Steiert stated he takes his grandkids to the Hereford Aquatic Center and there is no city in the Panhandle that has a better facility; bucks well spent; rates right up there with the Texas Junior Anglers fishing event.

City Manager Bartels noted it is hard to believe the Hereford Aquatic Center is twenty-six years old.

There being no further business before the Commission, the meeting was adjourned at approximately 7:09 p. m.