

On this the 18th day of April, 2022 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
 Clint Savoini, Commissioner Place Three
 James Stow, Commissioner Place Five
 Rocky Bhakta, Commissioner Place Six
 Steve Bartels, City Manager
 Suzanne Finch, City Secretary
 Audie Sciumbato, City Attorney

Absent: Reyna Ruiz, Commissioner Place One
 Angie Alonzo, Commissioner Place Two
 Mark Collier, Commissioner Place Four

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

Also, in attendance were Assistant City Manager/Fire Marshal Dean Turney, Public Works Director Johnny Torres, Finance Manager Wade Hawkins, Alex Guerrero of Panhandle Regional Planning Commission, Kole Glover of Parkhill, Patrol Officer Sky Holcomb, Mr. & Mrs. Rodriguez, Augustin Rodriguez, Conrad Urbanczyk, Connee Urbanczyk, Anna Barrera, Wayne Dollar, Kris Dollar, and Chris Lozoya.

Mayor Bunch voiced the invocation and then called upon Commissioner Stow 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 March 21st, 2022 Regular Meeting.

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

(Mayor Bunch opened the public hearing at approximately 6:33 p.m.)

PUBLIC HEARINGS:

ITEM 2 – Consider approval (Ordinance No. 04.18.22) of request to rezone property located at 807 S. Texas from “R-1” Single Family District to “MH” Mobile Home District (Requested by Mary R. Lozoya)

ORDINANCE NO. 04.18.22

AN ORDINANCE AMENDING ORDINANCE NO. 1193, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HEREFORD REZONING CERTAIN DESCRIBED PROPERTY FROM "R-1" SINGLE FAMILY DISTRICT TO "MH" MOBILE HOME DISTRICT

Commissioner Savoini made the motion to approve Ordinance No. 04.18.22 rezoning from "R-1" Single Family District to "MH" Mobile Home District. Commissioner Bhakta seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 3 - Consider approval (Ordinance No. 04.18.22A) of request to rezone property located at Country Club & S. Lane from "R-1" Single Family District to "MF" Multi-Family, Apartment and Condominium District. (Requested by Jesus R. Gonzalez)

ORDINANCE NO. 04.18.22A

AN ORDINANCE AMENDING ORDINANCE NO. 1193, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HEREFORD REZONING CERTAIN DESCRIBED PROPERTY FROM "R-1" SINGLE FAMILY DISTRICT TO "MF" MULTI-FAMILY, APARTMENT AND CONDOMINIUM DISTRICT

Mrs. Urbanczyk inquired about the specifics of this project – are they building duplexes or apartments – and what kind of trash pickup. She noted they are having issues in their neighborhood with blowing trash from the new housing addition. City Manager Bartels stated they are looking at either two duplexes or one four-plex and the area would be served by regular trash containers. He was unsure whether the properties would face toward S. Lane or Country Club and stated they would be required to curb/gutter the property along S. Lane.

He noted in order for the decision of the Planning and Zoning Commission to be overturned it would require the vote of six members of the Commission.

Commissioner Stow made the motion to table this item until next month. Commissioner Savoini seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 4 - Consider approval (Ordinance No. 04.18.22B) of request to rezone property located at 613 S. 25 Mile Avenue from "C-1" Commercial Retail District to "CB" Central Business District (Requested by Todd Murray)

ORDINANCE NO. 04.18.22B

AN ORDINANCE AMENDING ORDINANCE NO. 1193, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HEREFORD REZONING CERTAIN DESCRIBED PROPERTY FROM "C-1" COMMERCIAL RETAIL DISTRICT TO "CB" CENTRAL BUSINESS DISTRICT

Commissioner Savoini made the motion to approve Ordinance No. 04.18.22B rezoning from "C-1" Commercial Retail District to "CB" Central Business District. Commissioner Stow seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 5 – Consider approval (Ordinance No. 04.18.22C) of request to rezone property located at 108 Obregon from “MF” Multi-Family, Apartment and Condominium District to “MH” Mobile Home District. (Requested by Norman D. Bartlett)

ORDINANCE NO. 04.18.22C

AN ORDINANCE AMENDING ORDINANCE NO. 1193, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HEREFORD REZONING CERTAIN DESCRIBED PROPERTY FROM “MF” MULTI-FAMILY, APARTMENT AND CONDOMINIUM DISTRICT TO “MH” MOBILE HOME DISTRICT

Anna Barrera stated she was speaking on behalf of her parents. She gave a brief history of the property and expressed her concerns noting it had issues in the past – mobile home was built in 1968, not in very good condition, had a make-shift room, structures built without a permit, burned down, multiple dogs – some aggressive and her parents fear if this zoning request passes, the owner will move in another mobile home and her parents will have the same situation again.

Commissioner Savoini made the motion to table this item until we get more information. Commissioner Bhakta seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 6 – Consider approval (Ordinance No. 04.18.22D) of request to rezone property located at 900 S. Lee from “R-1” Single Family District to “MH” Mobile Home District (Requested by Eliza Jan Rodriguez.

ORDINANCE NO. 04.18.22D

AN ORDINANCE AMENDING ORDINANCE NO. 1193, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HEREFORD REZONING CERTAIN DESCRIBED PROPERTY FROM “R-1” SINGLE FAMILY DISTRICT TO “MH” MOBILE HOME DISTRICT

Commissioner Stow made the motion to approve Ordinance No. 04.18.22D rezoning from “R-1” Single Family District to “MH” Mobile Home District. Commissioner Savoini seconded the motion and it passed with the unanimous vote of the Commission.

(Mayor Bunch closed the public hearing at approximately 6:42 p.m.)

REGULAR HEARINGS:

ITEM 7 – Consider approval of bid for automated meter reading system.

City Manager Bartels went over the benefits – less labor intensive, more accurate readings, can be paid for with COVID funds since it is an infrastructure project.

Commissioner Bhakta made the motion to approve the bid from Premier Waterworks, Inc. in the amount of \$2,258,783.00 for the City of Hereford City-Wide Water Meter Replacement

project. Commissioner Savoini seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 8 – Consideration of approval of Resolution No. 04.18.22 authorizing the city manager to execute an Interlocal Agreement with Panhandle Regional Planning Commission for application assistance for the 2022 Downtown Revitalization Program & associated administration consideration if funded.

Alex Guerrero went over the agreement briefly noting it is a maximum of \$500,000.00 for the grant, 15% match, and he did not think the City of Hereford had ever applied for this grant in the past.

RESOLUTION 04.18.22

WHEREAS, the City of Hereford desires to apply to the Texas Department of Agriculture (TDA) for infrastructure assistance through the 2022 Downtown Revitalization program, and;

WHEREAS, the Interlocal Cooperation Act included in Chapter 791 of the Texas Government Code provides for contractual agreements between governmental entities, and;

WHEREAS, 2 CFR 200.318(e) encourages the use of interlocal agreements from the federal level, and;

WHEREAS, the Texas Department of Agriculture has issued a recommendation that communities applying under the 2022 Downtown Revitalization program consider contracting professional services for grant application preparation and potential grant administration (if funded) prior to application submission, and;

WHEREAS, the City of Hereford desires to contract the grant application preparation and potential grant administration (if funded) of its 2022 Downtown Revitalization Program application for Community Development Block Grant (TxCDBG) - Downtown Revitalization program funds through an interlocal cooperation contractual agreement with the Panhandle Regional Planning Commission (PRPC), and;

WHEREAS, the PRPC shall provide grant application preparation services related to the 2022 Downtown Revitalization program at no cost, and;

WHEREAS, administrative fees related to project management of any funded 2022 Downtown Revitalization Program project will be agreed to through an amendment to this interlocal agreement if City of Hereford receives funding through the 2022 Downtown Revitalization program, and;

NOW THEREFORE BE IT RESOLVED that the City Manager is authorized to execute an interlocal contract with the PRPC under the Interlocal Cooperation Act for grant application preparation and potential grant management (if funded) services for City of Hereford's activities related to the 2022 Downtown Revitalization program.

PASSED THIS 18th DAY OF APRIL, 2022.

/s/ Cathy Bunch
Cathy Bunch, Mayor

Attest:

/s/ Suzanne Finch
Suzanne Finch, City Secretary

Commissioner Bhakta made the motion to approve Resolution No. 04.18.22. Commissioner Stow seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 9 - Receive and consider possible action (Resolution No. 04.18.22A) of proposals received for engineering services for application to the 2022 Downtown Revitalization Program & associated engineering consideration if funded.

Alex Guerrero stated the timeline is fairly tight – but, he thinks we have a good shot at possibly getting the grant. He went over the scoring procedure and criteria and stated out of all six of the engineering firms, Parkhill scored the highest.

RESOLUTION 04.18.22A

WHEREAS, the City of Hereford is applying for grant assistance under the Downtown Revitalization Program operated by the Texas Department of Agriculture, and;

WHEREAS, the City of Hereford has completed the Request for Proposals process required under the Professional Services Procurement Act, and has ranked those firms submitting proposals based upon qualifications and ability to perform, and;

WHEREAS, the City of Hereford believes that Parkhill is the most qualified of those proposing firms to perform the desired services, and;

WHEREAS, the City of Hereford is desirous to use the services of Parkhill to serve as project engineer for the Downtown Revitalization Application, and, if funded, further negotiations for project engineering will occur under this agreement.;

WHEREAS, the City of Hereford and Parkhill will enter into a contractual agreement for engineering services for the development of a Downtown Revitalization Application and, if funded, further negotiations for project engineering will occur under this agreement.

NOW THEREFORE BE IT RESOLVED that the City of Hereford has selected Parkhill to provide engineering services for the City's participation in the Downtown Revitalization Program and hereby authorizes the City Manager to execute any and all documents to effectuate said engineering services contract.

PASSED THIS 18th DAY OF APRIL, 2022.

/s/ Cathy Bunch
Cathy Bunch, Mayor

Attest:

/s/ Suzanne Finch
Suzanne Finch, City Secretary

Commissioner Savoini made the motion to approve Resolution No. 04.18.22A. Commissioner Bhakta seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 10 - Hear report from Hereford Economic Development Corporation.

Interim HEDC Executive Director Hawkins reported on the following:

- Dr. Sturgeuss / working to finalize agreement
- Ag support business
- Local seed company
- Local feed yard
- Energy company

Mayor Bunch noted the Executive Director Search Team has narrowed it down to three applicants and are currently checking references.

ITEM 11 - Consider approval of request for extension of water service outside city limits. (Requested by Kellie Collier and Kayla Jimenez, Owners of Sleepy Cow RV Park, for property located at 3669 S. Progressive Rd., Hereford, Texas)

City Manager Bartels reported this is an existing RV park that is looking to expand and they need another water supply. He stated the RV Park owners would pay all costs associated with the water services extension and would be charged one and one-half times the in-city limits rate.

Commissioner Bhakta made the motion to approve the request by the owners of Sleepy Cow RV Park to extend water service outside the city limits to the property located at 3669 S. Progressive Rd., Hereford, Texas. Commissioner Savoini seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 12 - Consider authorizing city manager to negotiate and execute water rights lease agreement between the City of Hereford (Grantor) and Chermac (Grantee).

City Manager Bartels stated the City was given the water rights 15 years ago on this property. They are now looking at a solar farm and want to limit access to water. He stated they are wanting to work out a lease agreement for the water rights – the City would still retain the water rights – lease would limit access. He noted the City is NOT selling the water rights.

Commissioner Savoini made the motion to authorize the city manager to negotiate and execute a water rights lease agreement between the City of Hereford and Chermac. Commissioner Stow seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 13 - Consider approval of Ordinance No. 04.18.22E amending the Code of Ordinances Chapter 12, "Traffic and Vehicles," of the Code of Ordinances of the City of Hereford, by adding under Article 12.05 "Miscellaneous Regulations", Sec. 12.05.010 "Portion of platted alley known as "18th Street" closed to through traffic between N. Avenue K and Avenue F"; relating to the prohibition of through traffic; providing for a penalty for each offense; providing an effective date; providing for a severability clause; and repealing all conflicting ordinances.

ORDINANCE NO. 04.18.22E

AN ORDINANCE OF THE CITY OF HEREFORD, TEXAS AMENDING THE CODE OF ORDINANCES CHAPTER 12, "TRAFFIC AND VEHICLES," OF THE CODE OF ORDINANCES OF THE CITY OF HEREFORD, BY ADDING UNDER ARTICLE 12.05 "MISCELLANEOUS REGULATIONS", SEC. 12.05.010 "PORTION OF PLATTED ALLEY KNOWN AS "18TH STREET" CLOSED TO THROUGH TRAFFIC BETWEEN N. AVENUE K AND AVENUE F"; RELATING TO THE PROHIBITION OF THROUGH TRAFFIC; PROVIDING FOR A PENALTY FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SEVERABILITY CLAUSE; AND REPEALING ALL CONFLICTING ORDINANCES

City Manager Bartels stated the County took action and closed 19th Street. He has visited the residents of 18th Street and talked about lowering the speed limit to 20 mph and closing that area to through traffic.

Wayne Dollar inquired if the city was talking about turning that alley into a street. Mayor Bunch stated we are only addressing the traffic in that area.

Commissioner Bhakta made the motion to approve Ordinance No. 04.18.22E. Commissioner Savoini seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 14 - Consider approval of appointments to the Board of Electrical Examiners.

City Manager Bartels stated Eddie Ambold and Raul Pesina have served on this board and both are willing to serve another four-year term.

Commissioner Savoini made the motion to re-appoint Eddie Ambold and Raul Pesina to serve on the Board of Electrical Examiners. Commissioner Stow seconded the motion and it passed with the unanimous vote of the Commission.

ITEM 15 – Announcements and comments from Mayor and City Commissioners.

Mayor Bunch stated she is excited about the Down Town Revitalization and thanked Alex Guerrero and Kole Glover for their work on it, noting there are 318 bricks waiting to be set.

ITEM 16 – Announcements and comments from City Staff.

Wade Hawkins stated it is nice to see concerned citizens voice their opinions.

City Manager Bartels agreed. He also noted Tx Dot will be doing some mill and fill work on S. Hwy 385 and then on W. Hwy 60 and traffic will be narrowed to one lane while they are doing the work.

City Manager Bartels stated the old community center building is gone and it will be up to the City Commission to decide the future of that area. He noted since the aquatic center pond levels are so low, the city is considering pumping the water out of the north side and cleaning it out if it doesn't rain.

ITEM 17 – Public Comments.

Wayne Dollar inquired about the cost of the Down Town Revitalization.

City Manager Bartels stated we have a rendering and a lot depends on what all is done; noting it is approximately 1.2 to 2.0 million dollars to do four blocks. He stated we may have to break it out into smaller sections. He noted the next step is to get the engineers to design something – look at replacing sidewalks and decide other details. City Manager Bartels stated we may begin working on getting the ramps ADA compliant, removing some of the trip hazards in the sidewalks, and adding trees.

There being no further business before the Commission, the meeting was adjourned at approximately 7:06 p.m.