

HEWITT TEXAS

**MINUTES OF A CITY COUNCIL
WORKSHOP/REGULAR MEETING
HEWITT CITY HALL – 200 PATRIOT COURT
January 20, 2020 – 6:30 PM/7:00 PM**

Attendee Name	Title	Absent	Present	Arrived
Charles D. Turner (presiding)	Mayor, Ward 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wilbert "Walky" Wachtendorf	Mayor Pro Tem, Ward 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Bill Fuller	Council Member, Ward 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Vacancy	Council Member, Ward 2	<input type="checkbox"/>	<input type="checkbox"/>	
Michael S. Bancale	Council Member, At-Large	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Steve Fortenberry	Council Member, Ward 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Erica Bruce	Council Member, Ward 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Staff present:

City Manager Bo Thomas
City Attorney Mike Dixon
City Engineer Miles Whitney
City Secretary Lydia Lopez
Community Development Director Tracy Lankford
Finance Director Lee Garcia
Fire Chief Lance Bracco
General Service Director Scott Coleman
Library Director Waynette Ditto
Police Chief Jim Devlin
Utilities Director Kevin Reinke

WORKSHOP MEETING – 6:30 PM

- 1. CALL TO ORDER.** Mayor Charlie Turner called the meeting to order at 6:30 PM. City Secretary Lydia Lopez polled the Council for attendance.
ALL PRESENT: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, Turner
- 2. BRIEFING AND DISCUSSION CONCERNING CHARTER REVIEW.** City Manager Bo Thomas presented a review of proposed Charter amendments from an operational perspective. Mr. Thomas distributed and briefly shared a copy of the ballot presented to the City of Woodway residents regarding proposed Charter Amendments from their Special Election held in May of 2012. City Attorney Mike Dixon advised that changes would be made to any areas in conflict with state law, purchasing policy and procedures, emergency expenditures, taxation, contractor bonding requirements, fixing grammatical error, and gender neutrality. Mr. Dixon stated that he would be presenting some proposed language on the recommended changes in the near future.

3. **ADJOURN.** There being no further discussion, the Workshop was adjourned at 6:56 PM.

REGULAR MEETING – 7:00 PM

1. **CALL TO ORDER.** Mayor Charlie Turner called the meeting to order at 7:00 PM. City Secretary Lydia Lopez polled the Council for attendance.
ALL PRESENT: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, Turner
2. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.** Mayor Charlie Turner led the Pledge of Allegiance.
3. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.** Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. Ann Schiltz, 1220 Dendron, appeared to express appreciation to city employees, Council and volunteers for the work being done throughout the city. She also wanted to recognize city staff and volunteers for the library event – All in with Jerry - 5K Fun Run Benefit and Community Health Fair; and upcoming Greater Hewitt Chamber Banquet.
4. **Briefing and discussion concerning upcoming events:** (Presented by City Manager Bo Thomas)
 - TML Region 9 Meeting – January 23, 2020
 - Greater Hewitt Chamber of Commerce Banquet – January 30, 2020
 - Coffee With A Cop – Cefco on Ritchie Rd. – February 7, 2020
 - Citizen’s Police Academy 2020 – February 18, 2020 thru April 28, 2020
 - C.R.A.S.E. – Civilian Response to Active Shooter Events – February 22, 2020
 - March 21, 2020 – Hop into the Hewitt Public Library Spring Event – March 21, 2020
5. **PUBLIC HEARING AND ACTION ON ORDINANCE NO. 2020-01 CHANGING THE LAND USE DESIGNATION OF PROPERTY KNOWN AS O’CAMPO C A-32 TRACT 1 LOCATED AT 508 SUN VALLEY BLVD. FROM LOW DENSITY RESIDENTIAL TO RETAIL.** City Manager Bo Thomas presented. Mayor Charlie Turner explained the format for the public hearing. Mayor Turner called for those speaking in favor. David Hodson, 508C Sun Valley Blvd., appeared in favor. Mayor Turner called for those speaking against. No one appeared. Public hearing was closed. Council Member Michael Bancale inquired whether the City had any regulations on short-term rentals. General discussion concerning zoning designation. City Attorney Mike Dixon advised that the developing an ordinance regulating short-term rentals to ensure that the city is receiving occupancy taxes. Council Member Bancale also inquired whether area residents were notified. Mr. Thomas confirmed that residents within 200 feet were notified.
MOTION: Council Member Steve Fortenberry moved the approval of Ordinance No. 2020-01 changing the Comprehensive Future Land Use Map for property located at 508 Sun Valley Blvd. from Low Density Residential to Retail.
SECOND: Council Member Erica Bruce
AYES: Fuller, Bancale, Fortenberry, and Bruce

NAYES: Wachtendorf, Turner
ABSENT: None
MOTION PASSED.

6. **PUBLIC HEARING AND ACTION ON ORDINANCE NO. 2020-02 CHANGING THE ZONING DESIGNATION OF PROPERTY KNOWN AS O’CAMPO C A-32 TRACT 1 LOCATED AT 508 SUN VALLEY BLVD. FROM R-1 SINGLE-FAMILY RESIDENTIAL TO C-1 RESTRICTED COMMERCIAL.** City Manager Bo Thomas presented. Mayor Charlie Turner explained the format for the public hearing. Mayor Turner called for those speaking in favor. David Hodson, 508C Sun Valley Blvd., appeared in favor and advised of plans to build a fourth structure. Mayor Turner called for those speaking against. Jeanne Passalugo, 327 E Chapman, stated that she was neither for or against; however, she also expressed concern with the city receiving the occupancy tax and lowering the appraised value of the surrounding residential property. Mrs. Passalugo suggested the city consider adopting an ordinance regulating these establishments. Beth Oakley, 708 Angel Fire, expressed concern with no regulations in place for these establishments. Mayor Turner allowed applicant time for rebuttal. Mr. Hodson appeared to rebut. There were no other rebuttals. Public hearing was closed. City Attorney Mike Dixon recommended Council approve the zone change designation as recommended. He further stated that staff was working on an ordinance regulating short-term rentals. Council Member Bancale inquired whether there were any concerns expressed by the residents in the area, concern with the additional building; expressed concern with no regulations for short-term rentals,
MOTION: Council Member Erica Bruce moved the approval of Ordinance No. 2020-02 changing the Zoning designation of property located at 508 Sun Valley Blvd. from R-1 Single-Family Residential to C-1 Restricted Commercial.
SECOND: Council Member Steve Fortenberry
AYES: Wachtendorf, Fortenberry, and Bruce
NAYES: Fuller, Bancale, and Turner
ABSENT: None
MOTION NEITHER PASSED/NOR FAILED – TIED VOTE.
7. **CONSIDER APPROVAL OF MINUTES OF THE COUNCIL REGULAR MEETING OF DECEMBER 16, 2019.**
MOTION: Council Member Bill Fuller moved approval of the minutes as presented but to allow for corrections.
SECOND: Mayor Pro Tem Wilbert “Walky” Wachtendorf
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, and Turner
NAYES: None
ABSENT: None
MOTION PASSED.
8. **PRESENTATION OF REPORT FROM CITY ENGINEER MILES WHITNEY, P.E.**
➤ Update on pending utility projects.
➤ Update on pending street projects.
➤ Update on pending drainage projects.

- 9. AUTHORIZE A CONTRACT FOR STREET SWEEPING SERVICES FROM SOUTHWEST MAINTENANCE FOR THE CITY OF HEWITT IN THE AMOUNT OF \$6,650.** City Manager Bo Thomas presented.
MOTION: Council Member Michael Bancale moved to authorize a contract for street sweeping services from Southwest Maintenance for the City of Hewitt in the amount of \$6,650.
SECOND: Council Member Bill Fuller
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, and Turner
NAYES: None
ABSENT: None
MOTION PASSED.
- 10. AUTHORIZE THE CONSTRUCTION OF A 25'X25' BUILDING FOR THE UTILITIES SERVICES VACTOR SEWER TRUCK TO RICE INSPECTION INC., IN THE AMOUNT OF \$47,956.** City Manager Bo Thomas presented.
MOTION: Council Member Steve Fortenberry moved to authorize the construction of a 25'X25' Building for the Utilities Services Vactor Sewer Truck to Rice Inspection Inc., in the amount of \$47,956.
SECOND: Council Member Michael Bancale
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, and Turner
NAYES: None
ABSENT: None
MOTION PASSED.
- 11. AUTHORIZE THE LANDSCAPE SERVICES FOR THE BUTTERFLY GARDEN ROCK BED LOCATED IN THE EXTERIOR COURTYARD TO BARRERA'S NURSERY AND LANDSCAPE IN THE AMOUNT OF \$6,465.** City Manager Bo Thomas presented.
MOTION: Council Member Steve Fortenberry moved to authorize the landscape services for the Butterfly Garden Rock Bed located in the exterior courtyard to Barrera's Nursery and Landscape in the amount of \$6,465.
SECOND: Council Member Erica Bruce
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, and Turner
NAYES: None
ABSENT: None
MOTION PASSED.
- 12. BRIEFING AND DISCUSSION CONCERNING FINANCIAL STATEMENTS ENDING DECEMBER 31, 2019.** City Manager Bo Thomas advised that Finance Director Lee Garcia previously sent the December Financial Statements and asked if Council had any questions. No questions were asked.
- 13. CONSIDERATION AND ACTION ON APPROVAL OF QUARTERLY INVESTMENT REPORT ENDING DECEMBER 31, 2019.** City Manager Bo Thomas presented a summary of report prepared by Valley View Consulting L.L.C.
MOTION: Council Member Michael Bancale moved approval of the Quarterly Investment Report ending December 31, 2019.
SECOND: Council Member Bill Fuller
AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, and Turner
NAYES: None

ABSENT: None
MOTION PASSED.

14. **CONSIDER APPOINTMENT OF MUNICIPAL COURT JUDGE AS REQUIRED BY THE CITY CHARTER FOR A MONTHLY STIPEND OF \$1,110.** City Manager Bo Thomas presented and noted that there was a typographical error on the amount of the monthly stipend. **The correct amount is \$1,100.**

MOTION: Mayor Pro Tem Wilbert “Walky” Wachtendorf moved approval of the appointment of Municipal Court Judge Dan Francis for a monthly stipend of \$1,100.

SECOND: Council Member Michael Bancale

AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, and Turner

NAYES: None

ABSENT: None

MOTION PASSED.

16. **ADJOURN.**

MOTION: Council Member Bill Fuller moved to adjourn the meeting at 8:32 PM.

SECOND: Council Member Steve Fortenberry

AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce

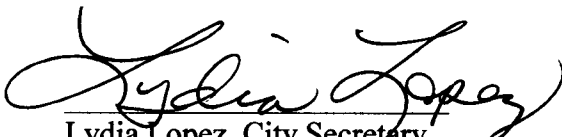
NAYES: Turner

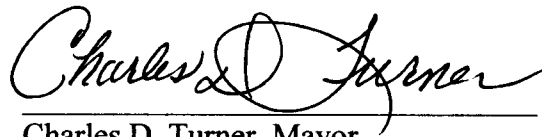
ABSENT: None

MOTION PASSED.

Approved: February 3, 2020

ATTEST:


Lydia Lopez, City Secretary


Charles D. Turner, Mayor