

City of Hale Center – Regular City Council Meeting Agenda
LeMond Community Center, 110 E Stevenson, Hale Center, TX 79041
6:00 P.M. – Tuesday – December 12, 2023

A. CALL TO ORDER / WELCOME GUESTS / PLEDGE OF ALLEGIANCE / INVOCATION

B. PUBLIC COMMENT: An opportunity for the public to address City Council on any subject, not on the Agenda, in accordance with Texas Open Meetings Act, City Council may not discuss issues or make any decision at this time. Issues raised may be referred to City staff for research and possible future action.

C. CONSENT AGENDA: Approve minutes for Regular Council Meeting 11/14/2023; Approve November monthly department report(s): Municipal Court / Hale Center EMS / Hale Center Vol Fire Dept / Hale Center Senior Citizens / Hale Center EDC / Hale Center Library / Financial Reports

D. REGULAR AGENDA

- 1) Consider and take action to rescind invalid council action regarding vacant city council position taken during November 14, 2023 council meeting by reason of posted agenda item permitting discussion only.
- 2) Discussion regarding vacant council position and review legal options under Texas law regarding the position, and action which the council may elect to take regarding the position.
- 3) Review and consider bid received for city owned lot(s) and authorize sale – Ricky Diaz – 1003 Hi-Line Road
- 4) Public Hearing – Proposed changes to Zoning Ordinance for R-2 Residential Zoning
- 5) Approve Ordinance 20231212A – Zoning Definition Allowances for R-2 Residential Zoning
- 6) Discuss Hale Center Economic Development Corporation change request and procedures for replacing Type A designation to Type B
- 7) Call for Annexation proceedings – City owned land (Water Tower) and FM 1424
- 8) City Manager Administrative Report
 - a. Proposed appointment for CDBG Rules Board for Texas Department of Agriculture
 - b. Update on active projects
- 9) Items to be placed on City Council meeting agenda – January 9, 2024

E. ADJOURNMENT

POSTED: 12/8/2023 TIME: 9:00 AM

ATTEST Patricia Isazurre, TRMC, CPM

City of Hale Center Regular City Council Meeting Minutes
Tuesday, November 14, 2023

Attendance: Mayor W.H. Johnson, Mayor Pro-Tem Peoples, Councilmembers: Karen Boyce, Junior Garcia
Absent: Mario Martinez

Others Present: City Manager, Mike Cypert; City Attorney, Lanny Voss; Public Works Director, Johnny Ruiz; Chief of Police, Brandon Richardson; Hale Center News, Dee Rice; Vera Vega, Robert Vega

Mayor Johnson called meeting to order at 6:00 p.m. with a quorum present. The Pledge of Allegiance was led by Mayor Johnson, invocation given by Councilperson Boyce.

Public Comment - Hale Center Residence on Sex Offender Appeal – Vera Vega read a letter on behalf of her son, Eric Molina. Ms. Vega was seeking an exception to the Hale Center Code of Ordinances

Councilperson Boyce made a motion, Mayor Pro-Tem Peoples seconded to approve Consent Agenda. Motion carried unanimously.

Councilperson Boyce made a motion, Mayor Pro-Tem Peoples seconded to deny the Hale Center Residence Sex Offender Appeal. Motion carried unanimously.

Councilperson Boyce made a motion, Councilperson Garcia seconded to approve agreement with Hale County Health Department. Motion carried unanimously.

Councilperson Boyce made a motion, Councilperson Garcia seconded to approve casting 31 votes, including resolution for Jack Needham representative of Hale Center ISD, to be considered for the Hale County Appraisal District Board of Directors. Motion carried unanimously.

Discussion of proposed change or update to the Zoning Definition(s) for R-2 Residential Zoning. Current ordinance was void of R-2 allowances. Consensus from councilmembers is for City Manager Cypert to prepare an ordinance to list definition. R-2 allowances will be considered at the next meeting.

Councilperson Boyce made a motion, Mayor Pro-Tem Peoples seconded to approve Ordinance 20231114A repealing 8.01.001 (Arrest Without Warrant) of City of Hale Center Code of Ordinances. Motion carried unanimously.

Mayor Pro-Tem Peoples made a motion, Councilperson Garcia seconded to appoint Shane Rowell to serve the unexpired term for Israel Flores. Mayor Pro-Tem Peoples handed out a letter, from Shane Rowell, before the meeting was called explaining Shane Rowell would accept appointment of vacancy should the council so choose. Record of vote: **For:** Peoples, Garcia; **Opposed:** Boyce. Motion carried.

City Manager Cypert presented Administrative Report: Updated council on active projects: LeMond Community Center West yard fence, budget was \$6,000 have spent \$5,829.64 work left to be done is installing gates; Borden Park, budget was \$3,000 have spent \$2553.04; CJD equipment grant has been activated and all items have been ordered. Inflation will cause project to be overbudget by \$271.41; CJD Body Armor grant has been activated, waiting for vendor to place the order of equipment; Continued inventory of Lead/Copper, deadline for completion is October 16, 2024.

Consider items to be place on City Council agenda for November 14, 2023:
Appointment of EMS board members

Mayor Johnson announced a break at 6:44 pm.

Mayor Johnson announced entering into Executive Session at 6:49 pm. - In accordance with Texas Government Code, Section 551.074, Personnel Matters, Annual Performance Review of City Manager.

Mayor Johnson announced at 7:24 pm - **Reconvene To Open Session** - in accordance with Texas Government Code, consider any action necessary regarding matters discussed in Executive Session. No further action was taken nor discussed.

Mayor Johnson adjourned the meeting at 7:25 p.m.

Signed this 12th day of December, 2023.

W.H. Johnson, Mayor

Patricia Isaguirre, TRMC, CPM, City Secretary

City of Hale Center
Municipal Court Council Report
From 11/1/2023 to 11/30/2023

11/30/2023 4:16 PM

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
7	0	0	0	0	7

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$679.58	\$278.90	\$1,000.00	\$34.53	\$34.32	\$2,027.33

Warrants

Issued	Served	Closed	Total
0	0	1	1

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
7	0	6	1	4	18

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
97	0	97	194

Hale Center EMS Association

116 W 6th Street * PO Box 1027

Hale Center TX 79041

806-590-8042 * Fax 806-590-8043

Anthony Juarez, Director

November 2023 Run Report

18 EMS calls

13 Within City Limits

05 Out of City

18 **Total Calls**

03 No Transport

02 Transfer to higher level of care UMC Abernathy.

15 **Billable Runs**

Transports to Hospital's

09 Covenant Medical Center Plainview

03 University Medical Center

00 Lubbock Heart Hospital

01 Covenant Medical Center Lubbock

00 Covenant Women and children

02 211 UMC Abernathy

11:00 AM
12/05/23
Cash Basis

Ambulance Service of Hale Center
Profit & Loss
November 2023

	Nov 23
Ordinary Income/Expense	
Income	
City Supplement	6,416.67
County Supplement	5,000.00
Donations	45.00
Game Coverage	2,400.00
Insurance Billing	9,651.35
	<hr/>
Total Income	23,513.02
	<hr/>
Gross Profit	23,513.02
Expense	
Accounting	250.00
Advertising and Promotion	453.43
Computer Equipment & Software	-112.88
EMS License	
Liability Insurance	1,455.00
	<hr/>
Total EMS License	1,455.00
Loan Payment	688.88
Medical Supplies/Equipment	
Medical Supplies	400.00
	<hr/>
Total Medical Supplies/Equipment	400.00
Payroll Expenses	16,616.78
Phone, TV & Internet Expenses	172.57
Station Supplies	200.30
Vehicle Expense	
Vehicle Fuel	306.63
Vehicle Registraton	17.50
Vehicle Expense - Other	10.59
	<hr/>
Total Vehicle Expense	334.72
	<hr/>
Total Expense	20,458.80
	<hr/>
Net Ordinary Income	3,054.22
	<hr/>
Net Income	3,054.22

11:01 AM
12/05/23
Cash Basis

Ambulance Service of Hale Center
Balance Sheet
As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
aGeneral Operating	5,775.13
Fund Raiser Acct	628.53
Petty Cash	81.16
Total Checking/Savings	6,484.82
Total Current Assets	6,484.82
Fixed Assets	
Furniture and Equipment	
Amb Equipment	27,754.00
Total Furniture and Equipment	27,754.00
Vehicles	
3901 - 2010 Chevy Ambulance	57,491.00
3905 2016 Silverado Ambulance	47,000.00
Total Vehicles	104,491.00
Total Fixed Assets	132,245.00
TOTAL ASSETS	138,729.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-1,196.75
Total Accounts Payable	-1,196.75
Other Current Liabilities	
Payroll Liabilities	190,088.02
Total Other Current Liabilities	190,088.02
Total Current Liabilities	188,891.27
Total Liabilities	188,891.27
Equity	
Opening Balance Equity	112,135.13
Unrestricted Net Assets	-156,560.37
Net Income	-5,736.21
Total Equity	-50,161.45
TOTAL LIABILITIES & EQUITY	138,729.82

HALE CENTER ECONOMIC DEVELOPMENT CORPORATION
REVENUE AND EXPENSE 09/01/23 THROUGH 09/30/23

VISTA BANK CHECKING ACCOUNT 0516937 9/1/2023	137,845.01
REVENUE/RECEIPTS	
SALES TAX PAYMENT FOR SEPTEMBER	4,117.81
TOTAL RECEIPTS	4,117.81
EXPENSES	
KRISTINA SHERRILL CONSULTING FO OR OCTOBER	2083.33
VISTA BANK FEE	2.00
TOTAL EXPENSES	-2,085.33
CHECKING ACCOUNT B BALANCE 9/30/2023	139,877.49
CERTIFICATE OF DEPOSIT VISTA BANK 09/01/23	105,656.21
INTEREST PAID	430.73
CERTIFICATE OF DEPOSIT 10/31/23	106,086.94
TOTAL HOLDINGS 9/30/2023	245,964.43

HALE CENTER ECONOMIC DEVELOPMENT CORPORATION
REVENUE AND EXPENSE 10/01/23 THROUGH 10/31/23

VISTA BANK CHECKING ACCOUNT 0516937
10/1/2023

139,877.49

REVENUE/RECEIPTS

SALES TAX PAYMENT JI OCTOBER

4,230.96

TOTAL RECEIPTS

4,230.96

EXPENSES

KRISTINA SHERRILL CONSULTING FO OR OCTOBER

2083.33

VISTA BANK FEE

2.00

TOTAL EXPENSES

-2,085.33

CHECKING ACCOUNT B BALANCE 10/31/2023

142,023.12

CERTIFICATE OF DEPOSIT VISTA BANK 10/01/23

105,656.21

INTEREST PAID

418.53

CERTIFICATE OF DEPOSIT 10/31/23

106,505.47

TOTAL HOLDINGS 10/31/2023

248,528.59

**CITY OF HALE CENTER
HALE CENTER, TEXAS
MONTHLY REPORT OF BANK BALANCES
November 30, 2023**

Bank Account Balances

(Demand Deposits)

32.86%

Operational Account	0502219	0.05%	\$202,917.11
Back the Blue	7018059	0%	\$786.36
PD Training	7018804	0%	\$2,869.21
Total			\$206,572.68

Schedule of Investments

(Time Deposits)

67.14%

Budget Fund	Account	Origin	Date	Current	Length	Original	Current Value
Certificate of Deposit	6324212		11/9/16	4.55%	12 Month	\$150,000.00	\$160,561.23
Certificate of Deposit	6350910		8/23/21	4.80%	12 Month	\$225,000.00	\$129,666.38
Certificate of Deposit	6362447		12/8/22	4.00%	12 Month	\$125,000.00	\$131,802.76
Totals						\$375,000.00	\$422,030.37

Total Cash Accounts	\$206,572.68
Total Investments	\$422,030.37
Total Cash and Investments	\$628,603.05

Committed funds not yet expended

CDBG Change Orders	5/9/2023	\$12,327.50
		\$12,327.50



Mike Cypert
City Manager

This report complies with the City's Investment Policy and all federal, state, and local statutes, rules, or regulations.

Account	Description	Budget	MTD	YTD	Variance	%
Operating Revenues						
014007	Ad Valorem Taxes	318,411.00	90,755.38	100,732.33	217,678.67	31.64
014021	Ad Valorem P&I	5,300.00		70.80	5,229.20	1.34
014028	Delinquent Ad Valorem Taxes	14,000.00	817.94	1,725.19	12,274.81	12.32
014035	Delinquent Ad Valorem P&I	5,900.00	256.36	684.99	5,215.01	11.61
014042	Sales Tax	95,330.00	9,108.49	17,570.40	77,759.60	18.43
014049	Sales Tax EDC	47,665.00	4,554.25	8,785.21	38,879.79	18.43
014056	Franchise Fees	144,200.00	31,629.10	35,654.10	108,545.90	24.73
014063	Permits	3,100.00	185.00	1,172.70	1,927.30	37.83
014070	Food Permits	1,100.00		100.00	1,000.00	9.09
014084	Interest Income	120.00	3.88	8.13	111.87	6.77
014098	Animal Control Fees	3,500.00	25.00	50.00	3,450.00	1.43
014105	Misc. Income	500.00		100.00	400.00	20.00
014112	Leases and Rents	8,325.00	1,200.00	1,125.00	7,200.00	13.51
014119	Sanitation Charges	206,750.00	17,410.00	34,514.67	172,235.33	16.69
014126	Recycle Center Fees	51,750.00	4,310.25	8,536.53	43,213.47	16.50
014133	Recycling Income	1,000.00		32.70	967.30	3.27
014140	Mosquito Spray Fees	18,940.00	1,566.00	3,101.47	15,838.53	16.38
014147	Sale of Property	2,000.00		13,275.99	-11,275.99	663.80
014154	Municipal Court Fees	58,400.00	2,060.21	5,636.54	52,763.46	9.65
014169	Police Training -TX Comptroller	690.00			690.00	
014175	Transfer From Water Fund	61,204.00			61,204.00	

	Operating Revenues	1,048,185.00	163,881.86	232,876.75	815,308.25	22.22
Non-Operating Revenues						
014409	TP&W Rec Grant	39,906.00			39,906.00	
014422	23-24 CJD Grant - Body Armor	3,435.00			3,435.00	
014423	23-24 CJD Grant - Equip	19,016.00			19,016.00	

	Non-Operating Revenues	62,357.00			62,357.00	

	Total Revenue	1,110,542.00	163,881.86	232,876.75	877,665.25	20.97
	TOTAL REVENUE	1,110,542.00	163,881.86	232,876.75	877,665.25	
Administration						
015007	Appraisal Dist. Exp.	5,550.00			5,550.00	
015014	Accounting	8,800.00			8,800.00	
015021	Attorney Fees	5,200.00	575.00	1,712.50	3,487.50	32.93
015028	Legal Publications	700.00		130.00	570.00	18.57
015035	Codification	2,000.00		1,655.00	345.00	82.75
015042	Dues, Registrations & Meetings	6,500.00	352.50	1,210.63	5,289.37	18.63
015049	Office Supplies	4,000.00	200.96	514.02	3,485.98	12.85
015056	Postage	1,000.00		118.07	881.93	11.81
015077	Misc. Expense	500.00	6.25	2.50	497.50	.50

	Administration	34,250.00	1,134.71	5,342.72	28,907.28	15.60

Account	Description	Budget	MTD	YTD	Variance	%
	Nondepartmental					
015203	EMS Contract	65,000.00	10,833.34	16,250.01	48,749.99	25.00
015210	Fire Dept. Contract	9,900.00	825.00	1,650.00	8,250.00	16.67
015217	Library Contract	5,400.00	450.00	900.00	4,500.00	16.67
015224	Sr. Citizens Contract	12,000.00	1,000.00	2,000.00	10,000.00	16.67
015231	Civil Defense	500.00			500.00	
015238	Hale Center EDC	47,665.00	4,554.25	8,785.21	38,879.79	18.43
015245	EMS Bld. Maint.	250.00			250.00	
015252	Fire Bld. Maint.	250.00			250.00	
015266	LeMond Bld. Maint	1,000.00			1,000.00	
015273	Environmental Health Insp.	1,100.00			1,100.00	
015280	Building Inspection Fees	525.00	75.00	225.00	300.00	42.86
015287	General Insurance	15,780.00		6,063.64	9,716.36	38.43
015294	Utilities - Gas and Elect.	20,000.00	1,379.24	2,613.71	17,386.29	13.07
015301	Telephone/Internet	5,500.00	392.61	786.26	4,713.74	14.30
015308	Software / IT	5,000.00	195.00	852.00	4,148.00	17.04
		-----	-----	-----	-----	-----
	Nondepartmental	189,870.00	19,704.44	40,125.83	149,744.17	21.13
	Legislative					
015378	Dues Registrations & Meetings	15,000.00		3,132.13	11,867.87	20.88
015380	Website Expense	1,200.00			1,200.00	
015385	Election Expense	5,500.00			5,500.00	
015392	Council Stipends	2,500.00			2,500.00	
		-----	-----	-----	-----	-----
	Legislative	24,200.00		3,132.13	21,067.87	12.94
	Judicial					
015406	Dues, Registrations & Training	2,000.00			2,000.00	
015413	State Traffic Fees	23,000.00			23,000.00	
015427	IT/Software	2,870.00			2,870.00	
		-----	-----	-----	-----	-----
	Judicial	27,870.00			27,870.00	
	Police					
015455	Dues, Registrations & Training	3,000.00			3,000.00	
015462	Uniforms	2,000.00			2,000.00	
015476	Software / IT	4,050.00	350.00	350.00	3,700.00	8.64
015483	Supplies & Equipment	5,000.00	264.23	264.23	4,735.77	5.28
015490	Vehicle Fuel	22,000.00	1,706.54	3,654.05	18,345.95	16.61
015497	Vehicle Maint.	4,200.00	367.71	377.71	3,822.29	8.99
015504	Misc. Expense	500.00			500.00	
015509	23-24 CJD Grant - Body Armor	3,435.00			3,435.00	
015510	23-24 CJD Grant - Equip	19,016.00			19,016.00	
		-----	-----	-----	-----	-----
	Police	63,201.00	2,688.48	4,645.99	58,555.01	7.35
	Streets					
015532	Sealcoat Project	50,000.00			50,000.00	

Account	Description	Budget	MTD	YTD	Variance	%
015539	Engineering - Sealcoat	11,000.00			11,000.00	
015546	Street & Pothole Repair	10,000.00		72.28	9,927.72	.72
015553	Utilities - Street Lighting	42,000.00	3,095.45	6,478.27	35,521.73	15.42
015567	Street Sign Repairs	750.00			750.00	
015574	Equipment Maint.	10,000.00		531.90	9,468.10	5.32
015581	Weed Control	3,000.00			3,000.00	
015588	Spray License Fees & Training	1,000.00			1,000.00	
		-----	-----	-----	-----	-----
	Streets	127,750.00	3,095.45	7,082.45	120,667.55	5.54
	Parks					
015609	City Park Maint.	7,000.00	27.04	143.00	6,857.00	2.04
015617	TP&W Rec Grant	11,500.00	403.80	403.80	11,096.20	3.51
015620	Park Lighting	3,000.00			3,000.00	
015623	Utilities - Parks	7,900.00	660.36	1,301.61	6,598.39	16.48
		-----	-----	-----	-----	-----
	Parks	29,400.00	1,091.20	1,848.41	27,551.59	6.29
	Sanitation					
015651	Contracted Alley Service	161,425.00	13,451.84	26,903.68	134,521.32	16.67
015652	Contracted Fuel Adj. Fees	2,000.00			2,000.00	
015658	Recycle Center Disposal	12,000.00	1,341.53	2,036.13	9,963.87	16.97
015665	Plainview Recycle Prog.	2,525.00			2,525.00	
015679	Vector Control (Mosq.)	10,000.00			10,000.00	
015686	Animal Control	3,000.00		150.00	2,850.00	5.00
		-----	-----	-----	-----	-----
	Sanitation	190,950.00	14,793.37	29,089.81	161,860.19	15.23
	Non-Budgeted Expense					
016022	23-24 Borden Park Imp.		267.48	2,820.52	-2,820.52	
		-----	-----	-----	-----	-----
	Non-Budgeted Expense		267.48	2,820.52	-2,820.52	
		-----	-----	-----	-----	-----
	Total Operating Expense	687,491.00	42,775.13	94,087.86	593,403.14	13.69
	Payroll					
017007	Administrative Payroll	105,530.00	8,031.54	16,063.08	89,466.92	15.22
017014	Police Payroll	204,900.00	15,768.60	31,101.52	173,798.48	15.18
017021	Judicial Payroll	19,790.00	1,213.31	2,670.37	17,119.63	13.49
017028	Sanitation Payroll	8,960.00		574.20	8,385.80	6.41
017035	TML - Admin	7,053.00	641.24	1,282.48	5,770.52	18.18
017042	TML - Police	28,213.00	2,383.11	4,766.22	23,446.78	16.89
017056	TMRS - Admin	6,950.00	307.93	601.18	6,348.82	8.65
017063	TMRS - Police	13,480.00	1,026.91	2,018.89	11,461.11	14.98
017098	TWC - Unemployment	1,550.00			1,550.00	
017105	TML Workman's Comp	8,140.00		1,839.50	6,300.50	22.60
017175	HR Expense	500.00	343.44	343.44	156.56	68.69
017600	Payroll Tax (FICA)	25,985.00	1,913.54	3,856.33	22,128.67	14.84
		-----	-----	-----	-----	-----
	Payroll	431,051.00	31,629.62	65,117.21	365,933.79	15.11

Account	Description	Budget	MTD	YTD	Variance	%
		-----	-----	-----	-----	-----
	Total Payroll Expense	431,051.00	31,629.62	65,117.21	365,933.79	15.11
	* CURRENT YEAR SURPLUS	-8,000.00	89,477.11	73,671.68	-81,671.68	-920.90
		=====	=====	=====	=====	=====

Account	Description	Budget	MTD	YTD	Variance	%
	Operating Revenues					
024007	Metered Water Sales	539,320.00	39,131.39	83,118.36	456,201.64	15.41
024014	Sewer Service Sales	204,500.00	17,358.00	34,383.95	170,116.05	16.81
024021	Late Fees	21,750.00	1,921.03	3,946.76	17,803.24	18.15
024028	Returned Check Fees		30.00	240.00	-240.00	
024035	ACH/CC Processing Fees	8,500.00	585.00	1,119.00	7,381.00	13.16
024056	Reconnection Fees	7,800.00	645.00	1,380.00	6,420.00	17.69
024063	Water Tap Fees	2,400.00			2,400.00	
024070	Misc. Income	1,000.00			1,000.00	
024200	Returns / Overread / Adj.		-3,299.26	-5,113.15	5,113.15	
		-----	-----	-----	-----	-----
	Operating Revenues	785,270.00	56,371.16	119,074.92	666,195.08	15.16
	Non-Operating Revenues					
024407	CDBG Grant Project	139,537.00			139,537.00	
		-----	-----	-----	-----	-----
	Non-Operating Revenues	139,537.00			139,537.00	
		-----	-----	-----	-----	-----
	Total Revenue	924,807.00	56,371.16	119,074.92	805,732.08	12.88
	TOTAL REVENUE	924,807.00	56,371.16	119,074.92	805,732.08	
	Administration					
025007	Accounting	8,800.00			8,800.00	
025014	Attorney Fees	5,200.00	575.00	2,948.08	2,251.92	56.69
025021	Legal Publications	700.00			700.00	
025028	ACH/CC Expense		1,084.96	2,177.77	-2,177.77	
025035	Dues, Registrations & Meetings	6,500.00	1,204.50	2,424.90	4,075.10	37.31
025042	Office Supplies	4,000.00	233.93	454.80	3,545.20	11.37
025049	Postage	5,500.00	397.29	966.70	4,533.30	17.58
025063	Equipment Leasing / Maint.	6,400.00	994.88	1,139.83	5,260.17	17.81
025070	Misc. Expense	200.00	6.25	12.50	187.50	6.25
		-----	-----	-----	-----	-----
	Administration	37,300.00	4,496.81	10,124.58	27,175.42	27.14
	Nondepartmental					
025105	City Hall Maint.	1,500.00			1,500.00	
025112	General Insurance	15,780.00		6,063.61	9,716.39	38.43
025119	Utilities - Gas and Elect.	14,050.00	847.80	2,013.49	12,036.51	14.33
025126	Telephone/Internet	5,500.00	392.61	941.26	4,558.74	17.11
025133	Software / IT	5,000.00	195.00	852.00	4,148.00	17.04
025147	Pest Control	1,420.00	112.00	112.00	1,308.00	7.89
025154	Debt Service - Lease Purchase 2027	13,638.00	13,637.68	13,637.68	.32	100.00
025168	Transfer to General Fund	61,204.00			61,204.00	
025400	Returned Check / Rejected ACH		-639.69	-2,197.64	2,197.64	
		-----	-----	-----	-----	-----
	Nondepartmental	118,092.00	14,545.40	21,422.40	96,669.60	18.14

Account	Description	Budget	MTD	YTD	Variance	%
	Water / Sewer Maintenance					
025560	Dues, Registrations & Training	6,000.00		674.93	5,325.07	11.25
025567	Uniforms	2,500.00		300.00	2,200.00	12.00
025581	Engineering Fees	2,000.00			2,000.00	
025588	State Fees & Permits	1,400.00		1,250.00	150.00	89.29
025595	Production Utilities	49,000.00	3,139.18	7,007.15	41,992.85	14.30
025602	Lab Samples - Testing	5,700.00	157.16	314.30	5,385.70	5.51
025609	Building & Grounds Maint.	1,000.00			1,000.00	
025616	Vehicle & Equip. Fuel	17,863.00	1,108.04	2,606.52	15,256.48	14.59
025623	Vehicle Maint.	5,000.00		150.30	4,849.70	3.01
025630	Equip. Maint.	6,000.00	1,698.16	2,619.53	3,380.47	43.66
025651	Water Sewer Treatment	6,000.00	30.00	60.00	5,940.00	1.00
025658	Utility Repairs & Maint.	91,000.00	1,062.57	2,252.49	88,747.51	2.48
025663	Capital Outlay,23-24 Meter Upgrades	12,000.00			12,000.00	
025665	CDBG Grant Project	151,864.00			151,864.00	
		-----	-----	-----	-----	-----
	Water / Sewer Maintenance	357,327.00	7,195.11	17,235.22	340,091.78	4.82
	Non-Budgeted Expense					
026005	LCC WEST YARD		610.43	794.30	-794.30	
		-----	-----	-----	-----	-----
	Non-Budgeted Expense		610.43	794.30	-794.30	
		-----	-----	-----	-----	-----
	Total Operating Expense	512,719.00	26,847.75	49,576.50	463,142.50	9.67
	Payroll					
027007	Administrative Payroll	108,600.00	7,900.16	15,853.99	92,746.01	14.60
027014	W/S Maint Payroll	216,000.00	16,714.57	33,048.57	182,951.43	15.30
027021	TML - Admin.	7,053.00	593.39	1,186.78	5,866.22	16.83
027028	TML - Maint.	28,215.00	2,373.56	4,747.12	23,467.88	16.82
027035	TMRS - Admin.	6,815.00	712.63	1,425.26	5,389.74	20.91
027042	TMRS - Maint.	13,400.00	910.58	1,806.72	11,593.28	13.48
027063	TML Workman's Comp	8,140.00		1,839.50	6,300.50	22.60
027175	HR Expense	500.00	343.44	343.44	156.56	68.69
027600	Payroll Tax Expense (FICA)	24,865.00	1,883.05	3,741.06	21,123.94	15.05
		-----	-----	-----	-----	-----
	Payroll	413,588.00	31,431.38	63,992.44	349,595.56	15.47
		-----	-----	-----	-----	-----
	Total Payroll Expense	413,588.00	31,431.38	63,992.44	349,595.56	15.47
	* CURRENT YEAR SURPLUS	-1,500.00	-1,907.97	5,505.98	-7,005.98	-367.07
		=====	=====	=====	=====	=====

Patricia Isaguirre

From: Lanny Voss <voss@olvo.net>
Sent: Sunday, November 26, 2023 10:02 PM
To: 'WH Johnson'; jkboy78@sbcglobal.net; bigpoppa70mm@gmail.com; jrgarcia0614@gmail.com; harleypeoples@att.net
Cc: citymanager@cityofhalecenter.com; cityhall
Subject: November 14th city council meeting - procedural matter

Dear Council-

Following the city council meeting on November 14th, I realized upon returning to my office that a procedural error had occurred as to agenda item 6) which appeared as follows on the meeting agenda:

6) Discuss possible action filling council vacancy

As worded, this was clearly a discussion only item, with no action authorized to be taken by the council. Action was taken which was not legally permitted by the agenda item wording, I did not instruct the council during the meeting that the item was limited to discussion only. After realizing this, I notified Mike that the action taken by the council was not authorized as the public did not have notice of possible action as the agenda permitted discussion only. The action taken was therefore not legally effective. The matter can be brought back before the council at a future council meeting by properly worded agenda item giving notice of both discussion and action if desired by the council.

My thanks to each of you for the privilege of representing the City.

Lanny Voss
OWEN, VOSS, OWEN & MELTON, PC
P.O. Box 328
700 W. 7th Street
Plainview, Texas 79073-0328
Telephone: (806) 296-6304
Facsimile: (806) 296-6829
Email: voss@olvo.net

NOTICE: This e-mail message and any attachment to this e-mail message contain confidential information that may be legally privileged. If you are not the intended recipient, you must not review, retransmit, convert to hard copy, copy, use, or disseminate this e-mail or any attachments to it. If you have received this e-mail in error, please immediately notify us by return e-mail or by telephone at 806.296.6304 and delete this message. Please note that if this e-mail message contains a forwarded message or is a reply to a prior message, some or all of the contents of this message or any attachments may not have been produced by OWEN, VOSS, OWEN, & MELTON, PC. This notice is automatically appended to each e-mail leaving the office of OWEN, VOSS, OWEN, & MELTON, PC.

IRS CIRCULAR 230 DISCLOSURE

As required by United States Treasury Regulations, you should be aware that this communication is not intended or written by the sender to be used, and it cannot be used, by any recipient for the purpose of avoiding penalties that may be imposed on the recipient under United States federal tax laws.

12-6-2023

To the Hale Center Mayor and City Council,

I would like to offer \$250.00 for the tax lots located at 1003 Highline Road, Hale Center. I realize that if allowed, the property will be conveyed in an "as is" condition and I will be responsible for all filing and deed transfer fees.

The HCAD property tax ID is 27468. Legal description for the property is - OT HC BLK 55 LOTS 21-22.

Thank you,



Ricky Diaz
107 Ave. I
P.O. Box 363
Hale Center, TX 79041
PH: 806-808-7830

Property Search Results > 27468 HALE CENTER CITY OF for

Tax Year: 2023

Year 2023

Property

Account

Property ID:	27468	Legal Description:	OT HC BLK 55 LOTS 21-22
Geographic ID:	S1161 -055-021	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1003 HI-LINE RD HALE CENTER, TX 79041	Mapsc0:	
Neighborhood:	OT HALE CENTER EAST	Map ID:	M-HC4
Neighborhood CD:	OTHCE		

Owner

Name:	HALE CENTER CITY OF	Owner ID:	77320
Mailing Address:	TAX SALE PROPERTY PO BOX 532 HALE CENTER, TX 79041-0532	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$25,734	
(+) Improvement Non-Homesite Value:	+	\$13,289	
(+) Land Homesite Value:	+	\$1,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$40,023	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$40,023	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$40,023	

Taxing Jurisdiction

Owner:	HALE CENTER CITY OF
% Ownership:	100.000000000000%
Total Value:	\$40,023

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C02	CITY OF HALE CENTER	0.556533	\$40,023	\$40,023	\$222.74

CAD	CAD	0.000000	\$40,023	\$40,023	\$0.00
F01	FARM TO MARKET	0.000245	\$40,023	\$40,023	\$0.10
G01	HALE COUNTY	0.609855	\$40,023	\$40,023	\$244.08
S02	HALE CENTER ISD	1.101900	\$40,023	\$40,023	\$441.01
W01	HIGH PLAINS WATER DISTRICT	0.004200	\$40,023	\$40,023	\$1.68
Total Tax Rate:		2.272733			
				Taxes w/Current Exemptions:	\$909.61
				Taxes w/o Exemptions:	\$909.61

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 1512.0 sqft **Value:** \$25,096

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	LS1	ST		1512.0

Improvement #2: RESIDENTIAL **State Code:** A1 **Living Area:** 660.0 sqft **Value:** \$13,289

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	LS1			660.0

Improvement #3: RESIDENTIAL **State Code:** A1 **Living Area:** sqft **Value:** \$638

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CEL	CELLAR	*		0	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IL	IMPROVED LOT	0.3210	14000.00	100.00	140.00	\$1,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$39,023	\$1,000	0	40,023	\$0	\$40,023
2022	\$27,097	\$1,000	0	28,097	\$0	\$28,097
2021	\$22,027	\$1,000	0	23,027	\$0	\$23,027
2020	\$22,027	\$1,000	0	23,027	\$0	\$23,027
2019	\$22,027	\$1,000	0	23,027	\$0	\$23,027
2018	\$22,027	\$1,000	0	23,027	\$0	\$23,027
2017	\$22,027	\$1,000	0	23,027	\$0	\$23,027
2016	\$22,027	\$1,000	0	23,027	\$0	\$23,027
2015	\$22,027	\$1,000	0	23,027	\$0	\$23,027
2014	\$21,575	\$1,000	0	22,575	\$0	\$22,575
2013	\$21,575	\$1,000	0	22,575	\$0	\$22,575
2012	\$21,575	\$1,000	0	22,575	\$0	\$22,575
2011	\$21,575	\$1,000	0	22,575	\$0	\$22,575
2010	\$21,575	\$1,000	0	22,575	\$0	\$22,575

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------



ORDINANCE NUMBER 20231212A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HALE CENTER, TEXAS, AMENDING CHAPTER 9 (PLANNING AND DEVELOPMENT REGULATIONS) EXHIBIT 9A (ZONING ORDINANCE) SECTION 7 (RESIDENTIAL DISTRICTS) SUBSECTION 7.01 (PERMITTED USES AND PARKING REQUIREMENTS) PART B (R-2 USE); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES AND REPEAL CONFLICTING ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Hale Center passed Ordinance 394 establishing zoning within the City of Hale Center on July 11, 1989; and

WHEREAS, the City Council for the City of Hale Center codified Ordinance 394 into the Hale Center Code of Ordinances as Article 10.05 on March 9, 2021; and

WHEREAS, the ordinance includes a section for the description of permitted uses and parking requirements within Residential District R-2; and

WHEREAS, permitted uses and parking requirements in areas zoned R-2 were not included in Ordinance 394; and

WHEREAS, it has been determined that R-2 zoning should address multi-family zoning allowances within the City of Hale Center; and

WHEREAS, the City Council finds it necessary and proper for the government, interest, welfare, to include permitted uses and parking requirements within the Zoning Ordinance,

NOW, THEREFORE, BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF HALE CENTER, TEXAS:

Section 1: That Hale Center Code of Ordinances, Chapter 9, (Planning and Development Regulations), Exhibit 9A, (Zoning Ordinance), Section 7 (Residential Districts) Subsection 7.01 (Permitted Uses and Parking Requirements) Part “b” is hereby amended to read as follows:

b) In the R-2 District, no land shall be used and no building shall be erected for or converted to any use other than:

Permitted Uses

1. Any use permitted in the R-1 District.
2. Townhouse residential
3. Condominium residential
4. Two-family dwelling units.
5. Multiple family dwelling units with no more than four units per building.
6. Housing for the elderly or senior citizens including but not limited to assisted living facilities, nursing homes, or retirement housing in attached or multi-family buildings. Such buildings may exceed eight units per building.
7. Child and adult day care homes with no more than six minor children or adults.
8. State licensed foster care homes.

SECTION 2. All provisions of the Code of Ordinances of the City of Hale Center, Texas, in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any word, phrase, paragraph, section or portion of this ordinance or of the Code of Ordinances, as amended hereby, be held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or of the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. This ordinance shall become effective from and after its passage and the publication of the caption, as the law in such cases provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF HALE CENTER,
TEXAS, ON THE 12th DAY OF DECEMBER, 2023.**

W. H. Johnson, Mayor

ATTEST:

Patricia Isaguirre, TRMC City Secretary