



Mayor Jesse Casey  
Alderman Charlie Hunt  
Alderman Frankie Dunagan

Mayor Pro-Temp Dan Herrington  
Alderman Brandon Sheffield  
Alderman Mike Bailey

The City of Hallsville Council meeting convened in regular session at 6:00 P.M. on Tuesday, January 23, 2018, at City Hall located at 115 Main Street.

**The following members were present:**

Mayor Jesse Casey  
Alderman Charlie Hunt  
Alderman Brandon Sheffield

Mayor Pro-Tem Dan Herrington  
Alderman Frankie Dunagan  
Alderman Mike Bailey

**The following members were absent:**

**City of Hallsville Staff Present:**

City Secretary Kimberly Smith

Chief Wesley Freeman

**I. Call to Order**

The meeting was called to order by Mayor Jesse Casey.

**II. Invocation**

The Invocation was led by Mayor Jesse Casey.

**III. Pledge of Allegiance**

The Pledge of Allegiance was led by Mayor Jesse Casey.

**IV. Public Comments**

**V. Consent Agenda**

Mayor Jesse Casey asked to approve the Consent Agenda Items including the Police Department Summary for January 2018, the Water Department Summary for January 2018, the Permit Report for January 2018, the Monthly Financials for January 2018, and Minutes of January 23, 2018 Regular Meeting, and Street Repairs Report.

Mayor Pro-Tem Dan Herrington asked about the Capital Improvements line and what the charge was for it. Mayor Jesse Casey stated that he would check with Faron Cain and let him know.

Motion was made by Mayor Pro-Tem Dan Herrington, seconded by Alderman Mike Bailey to approve the Consent Agenda as presented. The motion was carried unanimously.

#### **VI. Discussion Items**

1. Discuss a request regarding opening an American Legion post in Hallsville from Bobby Baker with American Legion First District.

Bobby Baker explained to the council what the American Legion will for the community and also for the schools. They have also requested to use the Clay Medrano Room to hold meetings until a site is found.

#### **VII. Items to Be Considered**

1. Annexation and zoning of 20.307 acres of land in the 304 R Hooper Survey as requested by SNC Properties LLC – Thomas Holyfield.
  - a) Public Hearing

Motion was made by Alderman Charlie Hunt seconded by Mayor Pro-Tem Dan Herrington to open the public hearing. The motion was carried unanimously.

Adam, Four Corners Development, explained to the City Council what the development would consist of. Since the property is outside the City limits, they are requesting for an annexation first. Mayor Jesse Casey explained to City Council that Planning & Zoning Commission have approved for the property to be annexed. Resident Bruce Lowry asked what the property would be zoned as. Mayor Jesse Casey explained that there are three different requests for AG-Agriculture, SF-8 Single Family Residential, and MF-36 Multiple Family Residential.

Motion was made by Mayor Pro-Tem Dan Herrington seconded by Alderman Charlie Hunt to close the public hearing. The motion was carried unanimously.

2. Rezone of 100 Clark Street, 0.443 acres, Lot PT 42C Subd: OL NE, MH, Hallsville.
  - a) Public Hearing

Motion was made by Alderman Mike Bailey seconded by Alderman Charlie Hunt to open the public hearing. The motion was carried unanimously.

No public comment

Motion was made by Mayor Pro-Tem Dan Herrington seconded by Alderman Frankie Dunagan to close the public hearing. The motion was carried unanimously.

- b) Consider and act upon approving a zoning change to 100 Clark Street, 0.443 acres, Lot PT 42C Subd: OL NE, MH, Hallsville.

Mayor Pro-Tem Dan Herrington stated that the owner felt the zoning was done wrong regardless of what is currently on the property. Mayor Pro-Tem Dan Herrington was curious if we could issue the property owner a variance instead of changing the zoning of the property. Chairperson Pike Blakely, Planning & Zoning Commission stated that the ownership wasn't changing and we shouldn't disable the current owner from updating the property. Mr. Blakely believes that a variance isn't an option.

Mayor Pro-Tem Dan Herrington seconded by Alderman Mike Bailey to table the zoning change to 100 Clark Street, 0.443 acres, Lt PT 42C Subd: OL NE, MH, Hallsville. The motion was carried unanimously.

3. Annexation and zoning of 20.307 acres of land in the 304 R Hooper Survey as requested by SNC Properties LLC – Thomas Holyfield.

- a) Public Hearing

Motion was made by Alderman Mike Bailey seconded by Alderman Brandon Sheffield to open the public hearing. The motion was carried unanimously.

No public comment.

Motion was made by Mayor Pro-Tem Dan Herrington seconded by Alderman Brandon Sheffield to close the public hearing. The motion was carried unanimously.

- b) Consider and approve Ordinance 2018-01 approving the annexation of 20.307 acres of land in the 304 R Hooper Survey.

Motion was made by Alderman Charlie Hunt seconded by Mayor Pro-Tem Dan Herrington to approve Ordinance 2018-01 to annex 20.307 acres of land in the 304 R Hooper Survey as requested by SNC Properties LLC. The motion was carried unanimously.

Motion was made by Alderman Charlie Hunt seconded by Alderman Brandon Sheffield to table the zoning of 20.307 acres of land in the 304 R Hooper Survey as requested by SNC Properties LLC. The motion was carried unanimously.

4. Consider and act upon approving Resolution 2018-02 a Resolution of Support for Walnut Trails for a Senior Living Development 1,400-foot South of Galilee Road off Moore Lane.

Adam, Four Corners Development, explained to the council the reasoning for the Resolution of Support. There was much discussion and concern with the Council regarding the location.

Motion was made by Brandon Sheffield seconded by Alderman Mike Bailey to approve Resolution 2018-02a Resolution of Support for Walnut Trails for a Senior Living Development 1,400-foot South of Galilee Road off Moore Lane. Yays: 2; Nays: 3, Abstained: 1.

5. Consider and act upon approving Resolution 2018-03 a Resolution of Support for Hallsville Estates, Ltd for a Senior Living Development on the corner of Cal Young and Cider Lane.

Chris Applequist, Generation Housing Development, LLC, explained to the council the reasoning for a Resolution of Support. Mr. Applequist came to the City Council a few years back for the same project. The City Council supported the development, but the grant funding wasn't approved. There was much discussion regarding the best space, the best use, and traffic flow to Hwy 80. Ronnie Jones, Renaissance Property Trust, told the City Council that he would work with the developer and the City to exit out to Hwy 80.

Motion was made by Alderman Brandon Sheffield seconded by Alderman Charlie Hunt to approve Resolution 2018-03 a Resolution of Support for Hallsville Estates, Ltd for a Senior Living Development on the corner of Cal Young and Cider Lane.

6. Rezone of Vacant Lot on Green Street, 0.0537 acres, Lot PT101, Subd: OL SW, V, Hallsville.
  - a) Public Hearing

Motion was made by Mayor Pro-Tem Dan Herrington seconded by Alderman Frankie Dunagan to open the public hearing. The motion was carried unanimously.

No public comment.

Motion was made by Mayor Pro-Tem Dan Herrington seconded by Alderman Frankie Dunagan to close the public hearing. The motion was carried unanimously.

- b) Consider and act upon approving a zoning change to a vacant lot on Green Street, 0.0537 acres, Lot PT101, Subd: OL SW, V, Hallsville.

Chairman Pike Blakely from Planning & Zoning Commission stated to the City Council that their board tabled this item to a later meeting. P&Z Commission requested City Secretary Kimberly Smith to research some items.

Motion was made by Mayor Pro Temp Dan Herrington seconded by Alderman Frankie Dunagan to table the rezone the vacant lot on Green Street until a recommendation is made from the Planning & Zoning Commission. The motion was carried unanimously.

#### **VIII. Executive Session – (In accordance with Texas Government Code, Subchapter D) – 6:40 pm**

1. Texas Gov't Code §551.074 – Personnel Matter – Discuss City Administrator Candidates.

#### **IX. Adjourn Executive Session – Adjourn the Executive Session, stating the date and time the Executive Session ended and Reconvene the Special Meeting**

Motion was made by Alderman Brandon Sheffield seconded by Alderman Charlie Hunt to adjourn executive session at 6:59 pm. The motion was carried unanimously.

**X. Convene Regular Meeting – (In accordance with Texas Government Code, Subchapter D)**

Motion was made Alderman Mike Bailey seconded by Alderman Frankie Dunagan to convene regular meeting at 6:59 pm. The motion was carried unanimously.

1. Consider and act upon moving forward with interviews for the City Administrator position.

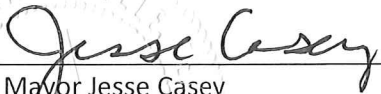
Motion was made by Alderman Charlie Hunt seconded by Mayor Pro-Tem Dan Herrington to move forward with phone interviews with the candidates. The motion was carried unanimously.

**XI. Adjournment**

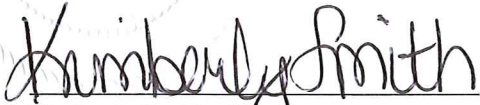
The Council meeting adjourned at 6:59 pm.

**City of Hallsville**

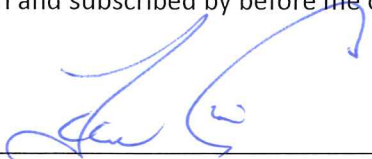
Signed:

  
 \_\_\_\_\_  
 Mayor Jesse Casey

Attest:

  
 \_\_\_\_\_  
 Kimberly Smith, City Secretary

Sworn and subscribed by before me on the 20<sup>th</sup> day of March 2018.

  
 \_\_\_\_\_  
 Faron Cain  
 Notary Public, State of Texas

