



**Mayor Jesse Casey
Alderman Charlie Hunt
Alderman Brant Cain**

**Mayor Pro-Temp Gary Lovelace
Alderman Guy Walker
Alderwoman Lauren Bresch**

The City of Hallsville Council meeting convened in regular session at 6:00 P.M. on Tuesday, January 19, 2021, at City Hall located at 115 Main Street.

Per the Governor's Executive Order proper social distancing guidelines were followed. Special seating arrangements were made for Council Members, staff and visitor's present.

The following members were present:

Mayor Jesse Casey
Alderman Guy Walker
Alderman Charlie Hunt

Mayor Pro-Tem Gary Lovelace
Alderman Brant Cain

The following members were absent:

Alderwoman Lauren Bresch

City of Hallsville Staff Present:

City Secretary Kimberly Smith
Police Chief Wesley Freeman

City Administrator Marty Byers
City Attorney Madison Hood

I. Call to Order

The meeting was called to order at 6:00 pm by Mayor Jesse Casey.

II. Invocation

The Invocation was led by Mayor Pro-Tem Gary Lovelace.

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 City Administrator's Report for December 2020, Police Department Summary for December 2020, the Water

Department Summary for December 2020, the Permit Report for December 2020, the Monthly Financials for December 2020, and the December 15, 2020 Regular Meeting Minutes.

The Mayor commented on how well Country Club Road turned out. City Administrator stated that the road work for FY 2019-2020 was done for less than \$100,000.

Motion was made by Alderman Charlie Hunt, seconded by Alderman Brant Cain, to approve the Consent Agenda as presented. The motion carried unanimously.

VI. Discussion Items

VII. Items to Be Considered

1. Rezone of 2.5-acre tract of land in the William Crawford Survey, A-146, City of Hallsville, Harrison County, Texas from GB – General Business to PD – Planned Development.

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

Mrs. Labay, owner of the proposed property, stated on behalf of her family that they are willing to work with JES Holdings LLC and the City of Hallsville with moving forward on this project. They have owned the property for 35 years and expressed her support.

Motion was made by Alderman Charlie Hunt, seconded by Alderman Brant Cain to close the public hearing. The motion was carried unanimously.

City Administrator Marty Byers explained to the Council that before the meeting started, he was informed by JES Holdings they are considering the same area but moving farther north and east facing the HISD North Elementary. Mr. Byers has discussed all of this with City Attorney Madison Hood and we can proceed forward tonight contingent on Planning & Zoning Commission meeting in February and changing the location and then meeting with City Council for final approval. The reason for the change is having retail frontage on Hwy 80 still available.

Mayor Jesse Casey asked why the change. Ryan Garcia, JES Holdings LLC, stated they didn't know about the adjacent piece of property until after the Planning & Zoning Commission meeting last week. City Administrator Marty Byers asked if there is going to be a size change. Mr. Garcia stated everything will stay the same, just moving the site further back on the property.

City Administrator Marty Byers stated to Council the location change that JES Holdings is speaking of is currently zoned SF8 – Single Family Residential. There is no access to get in and out of that property currently. JES Holdings best bet would be to have an entrance on the south side of daycare and Woodrow as the second access. This will keep the traffic away from the 3-way intersection at Hatley & Billie Martin.

City Administrator asked Mr. Garcia what the deadline was for their submission to TDHCA. Mr. Garcia stated March 1st. Alderman Guy Walker asked Mr. Garcia if everyone must be 55 or older to live there and, if low income was allowed. Mr. Garcia stated that "yes", everyone must be 55 years of age to live there and all residents must be listed on the

lease agreement. Most senior's income is Social Security and they will consider that for income based rental adjustments. But potential residents must have enough financial capability to pay the monthly rental amount. Alderman Brant Cain asked if someone was there longer than 14 days straight, if they were considered a resident. Mr. Garcia replied "yes", but they can't be under the age of 55. No children can be there more than 14 straight days.

Mayor Pro-Tem Gary Lovelace stated to JES Holdings that they need to look at the site between 3:00 pm – 3:45 pm to understand the school traffic situation.

City Administrator Marty Byers recommended to the Council to table the item until next month once Planning & Zoning can meet to consider the change in location and recommend to City Council.

Motion was made by Alderman Charlie Hunt, seconded by Alderman Guy Walker, to table Agenda items 1&2 until February for Planning & Zoning meet and recommend to City Council a zoning change and development plan. The motion carried unanimously.

2. Consider and act upon approving Resolution 2021-01 a Planned Development of Senior Housing Apartment Complex at 402 West Main Street, Hallsville, TX, Harrison County with a letter of support and a contribution of \$250.00 in the form of a partial building fee waiver.

See above motion.

VIII. Executive Session

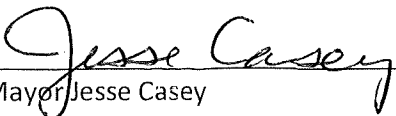
Executive Session may be called for the purposes permitted by the Texas Open Meeting Act, Texas Government Code Section 551.001 through Section 551.071, Consultation with Attorney, Section 551.074, Personnel Matters (Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, Dismissal, Complaint). Action if any will be taken in open meeting.

IX. Adjournment

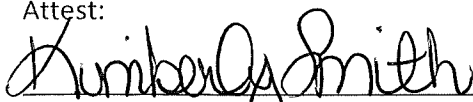
The Council meeting adjourned at 6:39 pm.

City of Hallsville

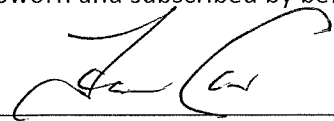
Signed:


 Mayor Jesse Casey

Attest:


 Kimberly Smith, TRMC City Secretary

Sworn and subscribed by before me on the 16th day of March 2021.



Faron Cain
Notary Public, State of Texas

