

# CITY COUNCIL MEETING

APRIL 9, 2019

# AGENDA

# CONSENT AGENDA

**City of Hale Center -- Regular City Council Meeting**  
Hale Center Chamber of Commerce, 705 Main Street, Hale Center, TX 79041  
**7:00 P.M. – Tuesday – April 9, 2019**

**A. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION**

**B. PUBLIC COMMENT:** Welcome Visitors and Receive Public Comment

**C. CONSENT AGENDA**

- 1) Approve minutes of regular Council meeting 3/19/19
- 2) Approve monthly report(s): (a) Police Department (b) Code Enforcement (c) Municipal Court (d) ~~Water/Sewer/Street/Parks/Animal Control~~ (e) Building Inspector (f) ~~Hale Center EDC~~ (g) ~~Hale Center EMS~~ (h) ~~Hale Center Library~~ (i) ~~Hale Center Senior Citizens~~ (j) ~~Hale Center Volunteer Fire Dept~~

**REPORTS NOT RECEIVED BY DEADLINE:** Water/Sewer/Street/Parks/Animal Control, Hale Center EDC, Hale Center Senior Citizens, Hale Center Volunteer Fire Dept

- 3) Ratification of City of Hale Center accounts payables for March

**D. REGULAR AGENDA**

- 1) Consider and take action on trust property bid presented to TCG, LLC:  
Property ID: 12306, 608 E 13<sup>th</sup> Street, Hale Center, TX; bidder Carlos Alvidrez for \$500
- 2) Discuss and take action on extension of current farm lease agreement for 2019 crop year between the City, as Landlord, and Tim Bartley, as Tenant, or in the alternative, consider and take action on approval and authorization for new farm lease agreement for the 2019 crop year covering the City farm.
- 3) Consider and approve change to annual food permit contracts with City of Plainview to expire June 30, 2019
- 4) Review and approve Allocation Agreement with City of Hale Center and Hale County Appraisal District
- 5) Consider and appoint/re-appoint member(s) to various boards as follows:  
Building Standards Commission – Art Ortiz  
Hale Center Economic Development Commission – Wade Prutzman  
Planning & Zoning Commission – Teresa Gattis  
Zoning Board of Adjustments – Larry Gonzales
- 6) City Manager Administrative Report: (Financial Report/Tax collection Report/Sales Tax Report)
- 7) Consider items to be placed on meeting agenda for 5/14/2019
  - a. Election – canvass votes from May 4, 2019 General Election
  - b. Administer Oath of Office to elected officials
  - c. Elect Mayor Pro-Tem
  - d. Update on Ground Water Storage Tank Project – Kenny Friar, Kimley Horn Engineer
  - e. Exception to Ordinance No. 2012.0813.2 Prohibiting the Discharge of Fireworks in the City Limits for the Hale Center Chamber of Commerce 4<sup>th</sup> of July event
  - f. Review of drought contingency plan per TCEQ

**E. ADJOURNMENT**

**CERTIFICATE:**

I, Patricia Isaguirre, City Secretary, do hereby certify that a copy of the April 9, 2019, Notice of Regular Council Meeting was posted at Hale Center Chamber of Commerce, and Hale Center City Hall, places that are convenient and readily accessible to the general public at all times, and on the City's website, [www.cityofhalecenter.com](http://www.cityofhalecenter.com), in compliance with Chapter 551, Texas Government Code.

*Patricia Isaguirre, TRMC*

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Patricia Isaguirre, TRMC, City Secretary

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-839-2411 or email [cityhall@cityofhalecenter.com](mailto:cityhall@cityofhalecenter.com) for further information.

# MINUTES

City of Hale Center - Council Meeting Minutes  
March 19, 2019

Attendance: Mayor W.H. Johnson, Mayor Pro Tem Mario Martinez, Councilmembers:  
Richard Castillo, Christine Reyna, Janet Peoples Absent: Karen Boyce

Others Present: City Manager, Dennis Burton; City Secretary, Patricia Isaguirre; City Attorney,  
Lanny Voss; Terry and King CPAs, Randel & Sharon Terry

Mayor W.H. Johnson called meeting to order at 7:00 pm with a quorum present. The Pledge of  
Allegiance was led by Mayor Johnson and the invocation was given by City Manager Burton.

No one was present for public comment.

Councilperson Peoples made a motion to approve the minutes of the Regular Council meeting from  
February 12, 2019 Councilperson Castillo seconded. Motion passed unanimously.

Councilperson Reyna made a motion to approve the monthly reports for February 2019,  
Councilperson Castillo seconded. Motion passed unanimously.

Mayor Pro Tem Martinez made a motion to approve ratification of the city bills for February,  
Councilperson Peoples seconded. Motion passed unanimously.

After presentation and review of City Fiscal Year 2018 Audit given by Randel Terry from Terry and  
King CPAs, Mayor Pro Tem Martinez made a motion to approve and accept audit as presented,  
Councilperson Castillo seconded. Motion passed unanimously.

Mayor Pro Tem Martinez made a motion to approve Resolution Supporting the Designation of an  
Extension of Interstate 27 as a Future Interstate in Texas, Councilperson Reyna seconded.  
Motion passed unanimously.

Non action item: Council reviewed bids, from several companies with different options, for repair  
and/or replacement of the LeMond Community Center roof.

Councilperson Castillo made a motion to approve Hale Center City/Hale Center Independent School  
District General Election Early Voting schedule to be held at Hale Center City Hall April 22 – April  
30, from 8 am to 5 pm then April 23 and April 25 from 7 am to 7 pm, Councilperson Peoples  
seconded. Motion passed unanimously.

Mayor Pro Tem Martinez made a motion to approve the Elections Voting Judge and Clerks as Judge:  
Hope Rodriguez, and Clerks: Analhi Rey, and Angela Thompson for City General Elections  
including referendum of liquor option election, Saturday, May 4, 2019 at the LeMond Community  
Center, 110 E. Stevenson, Hale Center, Texas from 7 am to 7 pm, Councilperson Reyna seconded.  
Motion passed unanimously.

City Attorney, Lanny Voss presented a short summary for the Legislative Update. Voss explained there were over 2400 bills presented before the deadline date of March 8, 2019 and the areas the council should focus would be tax reform with a cap, franchise fee distribution elimination, Texas Open Meetings Act penalties or lack of, and water rate review requirements.

City Manager Dennis Burton presented his Administrative Report.

Consider items to be placed on upcoming meeting agenda for 4/9/2019:

- a. Ground Water Storage Tank Update

Mayor Johnson adjourned meeting at 8:39 pm.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019

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W.H. Johnson, Mayor

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Patricia Isaguirre, TRMC, City Secretary



POLICE DEPARTMENT  
REPORT

# **Hale Center Police Department**

## **Monthly Report      March 2019**

- 87    911 Calls from Sheriff's Office**
- 59    Non 911 calls from Sheriff's Office**
- 31    Citation/ Warning**
- 1     Arrest**
- 2     Crashes**
- 7     IR's**

**Dalton was out for almost 3 weeks due to the Passing of his Step-Dad and then having surgery.**

# CODE ENFORCEMENT

# **Code Enforcement**

## **Monthly Report**

**March 2019**

- 11 Verbal Warnings**
- 61 Door Tags**
- 48 Letters sent**
- 2 Referred to City Mgr.**

**The Enforcement will continue. The ones listed here with tags and verbal warning within 5 Days if they have not complied will be issued CITATIONS!**

MUNICIPAL COURT  
REPORT

City of Hale Center  
Municipal Court Council Report  
From 3/1/2019 to 3/31/2019

4/1/2019 11:54 AM

**Violations by Type**

Traffic	Penal	City Ordinance	Parking	Other	Total
7	0	1	0	0	8

**Financial**

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$1,972.25	\$1,883.10	\$4,921.57	\$98.22	\$73.65	\$8,948.79

**Warrants**

Issued	Served	Closed	Total
6	0	10	16

**FTAs/NPTAs**

FTAs	VPTAs	Total
0	0	0

**Dispositions**

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
29	0	1	0	0	30

**Trials & Hearings**

Jury	Bench	Appeal	Total
0	0	0	0

**Omni/Scofflaw/Collection**

Omni	Scofflaw	Collections	Total
6	0	6	12

**WATER/SEWER/STREET/PARKS/  
ANIMAL CONTROL REPORT**

# BUILDING INSPECTOR REPORT





# HALE CENTER EMS REPORT

## **Hale Center EMS Association**

**116 W 6<sup>th</sup> Street \* PO Box 1027  
Hale Center TX 79041  
806-590-8042 \* Fax 806-590-8043  
Anthony Juarez, Director**

### **February Run Report**

19 Transfers                      all were Advance Life Support transfers (ALS)  
25 EMS calls  
    22 Within City Limits  
    03 Out of City

**46 Total Calls**  
    6 No Transport

**40 *Billable Runs***

### **Transfers from Covenant Hospital Plainview**

10 Covenant Medical Center  
5 University Medical Center  
1 Lubbock Heart Hospital  
0 Covenant Lakeside  
0 Amarillo Veteran's  
0 BSA Amarillo  
3 Northwestern Amarillo  
0 Transfer home within Plainview city limits

**Ambulance Service of Hale Center**  
**Profit & Loss**  
 January through December 2019

	Jan - Dec 19
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
amazon refund	125.89
City Supplement	16,000.00
County Supplement	11,000.00
Donations	1,925.00
Insurance Billing	84,737.53
Self Pay Billing	400.00
<b>Total Income</b>	114,188.42
<b>Gross Profit</b>	114,188.42
<b>Expense</b>	
Accounting	257.49
Billing Service	1,316.45
Building Improvements	161.50
Computer Equipment & Software	203.52
Conferences & Training	300.00
Employee Appreciation	100.00
Employee Expenses	132.50
Interest Expense	21.31
Labor	350.00
Lawn Care	70.32
Loan Payment	1,735.26
Medical Supplies/Equipment	
Medical Equipment	54.24
Medical Supplies	3,509.90
Medical Supplies/Equipment - Other	163.00
<b>Total Medical Supplies/Equipment</b>	3,727.14
Office Supplies	635.93
Payroll Expenses	87,710.82
Phone, TV & Internet Expenses	615.37
Repairs and Maintenance-Bldg	175.87
Repairs and Maintenance-Equip	90.90
Security	194.82
Station Supplies	
Cleaning Supplies	23.37
Station Supplies	287.86
Station Supplies - Other	117.78
<b>Total Station Supplies</b>	429.01
Uncategorized Expenses	1,369.69
Uniforms	1,025.02
Vehicle Expense	
Vehicle Fuel	3,528.43
Vehicle Maintenance	869.97
Vehicle Repair	134.49
Vehicle Expense - Other	16.77
<b>Total Vehicle Expense</b>	4,549.66
<b>Total Expense</b>	105,172.58
<b>Net Ordinary Income</b>	9,015.84
<b>Net Income</b>	9,015.84

**Ambulance Service of Hale Center**  
**Balance Sheet**  
 As of April 4, 2019

	Apr 4, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
aGeneral Operating	26,165.38
Fund Raiser Acct	2,156.53
Petty Cash	81.16
<b>Total Checking/Savings</b>	28,403.07
<b>Total Current Assets</b>	28,403.07
<b>Fixed Assets</b>	
Furniture and Equipment	
Amb Equipment	27,754.00
<b>Total Furniture and Equipment</b>	27,754.00
<b>Vehicles</b>	
3901 - 2010 Chevy Ambulance	57,491.00
3902 - 1997 Ford Ambulance	16,816.00
3904 - 1997 Chevy Ambulance	15,000.00
<b>Total Vehicles</b>	89,307.00
<b>Total Fixed Assets</b>	117,061.00
<b>TOTAL ASSETS</b>	145,464.07
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	-1,105.85
<b>Total Accounts Payable</b>	-1,105.85
<b>Other Current Liabilities</b>	
Payroll Liabilities	97,443.41
Vista Loan 2017	3,376.31
<b>Total Other Current Liabilities</b>	100,819.72
<b>Total Current Liabilities</b>	99,713.87
<b>Total Liabilities</b>	99,713.87
<b>Equity</b>	
Opening Balance Equity	112,135.13
Unrestricted Net Assets	-75,400.77
Net Income	9,015.84
<b>Total Equity</b>	45,750.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	145,464.07

# HALE CENTER LIBRARY REPORT



ACCOUNTS PAYABLE  
CHECK REGISTER



# City of Hale Center Payment Listing Report 3/1/2019 to 3/31/2019

4/5/2019 8:26 AM

Check #	Vendor	Invoice Number	Invoice Date	Invoice Description	Invoice Amount	Payment Amount	Check Date	Payment Type
	Texas Municipal Retirem	PY2222019	2/22/2019	Biweekly Payroll 2/22/20	1,223.07	1,223.07	3/27/2019	BankDraftEChec
	Texas Workforce Commi	PY2222019	2/22/2019	Biweekly Payroll 2/22/20	318.37	318.37	3/26/2019	BankDraftEChec
	Texas Municipal Retirem	PY282019	2/8/2019	Biweekly Payroll 2/8/201	1,176.64	1,176.64	3/27/2019	BankDraftEChec
	Texas Workforce Commi	PY282019	2/8/2019	Biweekly Payroll 2/8/201	306.88	306.88	3/26/2019	BankDraftEChec
	Internal Revenue Servic	PY3222019	3/22/2019	Biweekly Payroll 3/22/20	4,252.01	4,252.01	3/22/2019	BankDraftEChec
	Texas Workforce Commi	PY3222019	3/22/2019	Biweekly Payroll 3/22/20	165.63	165.63	3/26/2019	BankDraftEChec
	Hale Center Water And	PY382019	3/8/2019	Biweekly Payroll 3/8/201	30.00	30.00	3/8/2019	BankDraftEChec
	Texas Workforce Commi	PY382019	3/8/2019	Biweekly Payroll 3/8/201	220.86	220.86	3/26/2019	BankDraftEChec
	Internal Revenue Servic	PY382019	3/8/2019	Biweekly Payroll 3/8/201	3,987.39	3,987.39	3/8/2019	BankDraftEChec
40544	Black Farms, Inc.	2019-0301	3/1/2019	Refund for closed water a	55.85	55.85	3/1/2019	Check
40545	Card Service Center	2019-0214	2/14/2019	Various Dept charges	1,528.67	1,528.67	3/1/2019	Check
40546	CTSI (Inc)	173907	2/28/2019	IT Services	14.40	14.40	3/1/2019	Check
40546	CTSI (Inc)	174229HD	2/28/2019	IT Services	422.42	422.42	3/1/2019	Check
40548	Hale Center EMS Associ	2019-0301	3/1/2019	Monthly stipend	4,000.00	4,000.00	3/1/2019	Check
40549	Hale Center Fire Dept.	2019-0301	3/1/2019	Monthly stipend	825.00	825.00	3/1/2019	Check
40550	Hale Center Library	2019-0301	3/1/2019	Monthly stipend	450.00	450.00	3/1/2019	Check
40551	Hale Center Senior Citiz	2019-0301	3/1/2019	Monthly stipend	500.00	500.00	3/1/2019	Check
40552	Henley Tire LLC	2019-0226	2/26/2019	tire repairs	42.00	42.00	3/1/2019	Check
40553	Kevin Hill	2019-0301	3/1/2019	Refund for closed water a	60.74	60.74	3/1/2019	Check
40554	Paramount Leasing (Inc	5005947945	2/21/2019	copy machine(s) lease	285.00	285.00	3/1/2019	Check
40555	Postmaster	2019-0228white	2/28/2019	white bills	250.95	250.95	3/1/2019	Check
40556	Robert Zapata	446738	2/21/2019	inspection @ 534 W Cleve	75.00	75.00	3/1/2019	Check
40557	Roland Nash	2019-0228	2/28/2019	vehicle registration(s): P	22.50	22.50	3/1/2019	Check
40558	Sells Roofing and Remo	2019-0125	1/25/2019	Lemond Community Cent	7,030.00	7,030.00	3/1/2019	Check
40559	Sierra Springs	13588506 021619	2/19/2019	water cooler rental	43.05	43.05	3/1/2019	Check

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4/5/2019 8:26 AM

Check #	Vendor	Invoice Number	Invoice Date	Invoice Description	Invoice Amount	Payment Amount	Check Date	Payment Type
40560	South Plains Electric	2019-0218	2/18/2019	Well 13	349.55	349.55	3/1/2019	Check
40561	Triple "C" Waste (Inc)	2019-0301	3/1/2019	Sanitation services	11,414.95	11,414.95	3/1/2019	Check
40562	Unifirst	Feb2019	2/28/2019	janitorial supplies & empl	277.96	277.96	3/1/2019	Check
40562	Unifirst	PY2222019	2/22/2019	Biweekly Payroll 2/22/20	14.40	14.40	3/1/2019	Check
40562	Unifirst	PY282019	2/8/2019	Biweekly Payroll 2/8/201	14.40	14.40	3/1/2019	Check
40563	Xcel	627284613	2/20/2019	windmill park	12.58	12.58	3/1/2019	Check
40563	Xcel	627301832	2/21/2019	Electricity payable for CH,	3,782.62	3,782.62	3/1/2019	Check
40564	CTSI (Inc)	173678	2/8/2019	CTSI (Inc) - Trend Micro	120.00	120.00	3/7/2019	Check
40565	Dennis Burton	2019-0213	2/13/2019	reimburse D.Burton for p	4.40	4.40	3/7/2019	Check
40566	Diamond Industrial Sup	580581	2/6/2019	sewer machine repair/mai	14.08	14.08	3/7/2019	Check
40567	Hale Center Gin LLC	3436	3/1/2019	PW offroad dsl	65.56	65.56	3/7/2019	Check
40568	McCoy's	5893_6503_7442	2/28/2019	materials and supplies	717.60	717.60	3/7/2019	Check
40569	Oller Engineering, Inc.	0600	2/27/2019	Final correspondence w/T	203.80	203.80	3/7/2019	Check
40570	Spag Tml Account	2019-0306	3/6/2019	Region 3 Regional Meetin	240.00	240.00	3/7/2019	Check
40571	Tim Bartley DBA Waller'	2019-0228	2/28/2019	Repairs and Maintenance	85.66	85.66	3/7/2019	Check
40572	Tucky's Auto Parts	579119_579120	2/20/2019	public works - Jack's truc	16.48	16.48	3/7/2019	Check
40573	Xcel	628338634	3/1/2019	Street Lights	2,266.75	2,266.75	3/7/2019	Check
40574	Office Of The Attorney	PY382019	3/8/2019	Biweekly Payroll 3/8/201	351.00	351.00	3/7/2019	Check
40575	Environmental Monitorin	19020048	2/28/2019	February Test Period	106.00	106.00	3/7/2019	Check
40576	Gebo's	20224	2/20/2019	PW Sprayer_Maintenance	77.93	77.93	3/7/2019	Check
40577	J C Terminex	2019-0301	3/1/2019	pest control	50.00	50.00	3/7/2019	Check
40578	Gloria Olvera	2019-0301	3/1/2019	janitorial service-cleaning	288.25	288.25	3/11/2019	Check
40579	Deluxe	02044626888	3/9/2018	envelopes for City Hall	335.80	335.80	3/13/2019	Check
40580	Hale Center Economic D	2019-0308	3/8/2019	EDC payable	2,657.09	2,657.09	3/13/2019	Check
40581	Lowe's Pay-N-Save	2019-0228	2/28/2019	public works charges	19.53	19.53	3/13/2019	Check

City of Hale Center  
 Payment Listing Report  
 3/1/2019 to 3/31/2019

Check #	Vendor	Invoice Number	Invoice Date	Invoice Description	Invoice Amount	Payment Amount	Check Date	Payment Type
40582	NTS Communications (I	2019-0301	3/1/2019	Phone Charges(corrected)	437.65	437.65	3/13/2019	Check
40583	Paw Pals	2019-0312	3/12/2019	Paw Pals location: Buildin	261.50	261.50	3/13/2019	Check
40584	TMCEC	April_8-10_2019	3/13/2019	Seminar for Judge David	200.00	200.00	3/13/2019	Check
40585	Verizon	9825192819	3/1/2019	Cell phone charges	424.83	424.83	3/13/2019	Check
40586	Wemco Construction Inc	101	3/8/2019	Concrete for kennels at a	9,822.00	9,822.00	3/13/2019	Check
40587	Atmos Energy	2019-0313	3/13/2019	Atmos Gas payable	984.78	984.78	3/20/2019	Check
40588	City Of Plainview-Solid	2019-0305	3/5/2019	City Of Plainview-Solid W	1,493.62	1,493.62	3/20/2019	Check
40589	Data-Line Office System	IN97411_IN97410	3/6/2019	copy machine (updated)	138.50	138.50	3/20/2019	Check
40590	Hale Center Economic D	2019-0308.0	3/8/2019	EDC payable - this is to c	2,413.45	2,413.45	3/20/2019	Check
40591	J.P. Cooke Company	559765	3/14/2019	animal control expense fo	89.48	89.48	3/20/2019	Check
40592	Lubbock Carpet World	CG900169	2/19/2019	LeMond Community Cent	7,257.76	7,257.76	3/20/2019	Check
40593	Postmaster	2019-0318pink	3/18/2019	Postage for Pink cards_Bil	70.00	70.00	3/20/2019	Check
40594	TML IEBP (Health Ins)	2019_Mar	3/1/2019	Health insurance for empl	3,708.12	3,708.12	3/20/2019	Check
40595	Valero Marketing And S	2019-0307	3/7/2019	fuel for city vehicles	1,280.88	1,280.88	3/20/2019	Check
40596	Texas Department Of St	2019-0321.22	3/21/2019	Zoonosis Control Training	150.00	150.00	3/20/2019	Check
40597	Bob Brown	PY3222019	3/22/2019	Biweekly Payroll 3/22/20	50.00	50.00	3/21/2019	Check
40597	Bob Brown	PY382019	3/8/2019	Biweekly Payroll 3/8/201	50.00	50.00	3/21/2019	Check
40598	DPC Industries Inc.	DE75000308-19	2/28/2019	Dpc - Chlorine	40.00	40.00	3/21/2019	Check
40599	Kiser Auto Parts	2019-0228	2/28/2019	PW oil \$35.04 / VFD char	71.28	71.28	3/21/2019	Check
40600	Office Of The Attorney	PY3222019	3/22/2019	Biweekly Payroll 3/22/20	351.00	351.00	3/21/2019	Check
40601	Card Service Center	2019-0317	3/17/2019	Various Dept charges	635.17	635.17	3/27/2019	Check
40602	David Rowell	2019-0408	4/8/2019	mileage reimbursement f	112.43	112.43	3/27/2019	Check
40603	Hale Center EMS Associ	2019-0401	4/1/2019	Monthly stipend	4,000.00	4,000.00	3/27/2019	Check
40604	Hale Center Fire Dept.	2019-0401	4/1/2019	Monthly stipend	825.00	825.00	3/27/2019	Check
40605	Hale Center Library	2019-0401	4/1/2019	Monthly stipend	450.00	450.00	3/27/2019	Check

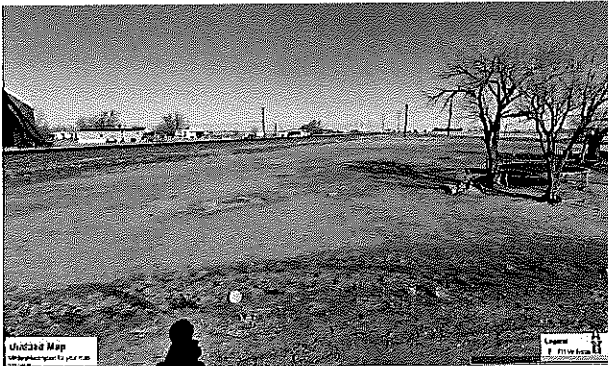
City of Hale Center  
 Payment Listing Report  
 3/1/2019 to 3/31/2019

4/5/2019 8:26 AM

Check #	Vendor	Invoice Number	Invoice Date	Invoice Description	Invoice Amount	Payment Amount	Check Date	Payment Type
40606	Hale Center Senior Citiz	2019-0401	4/1/2019	Monthly stipend	500.00	500.00	3/27/2019	Check
40607	J And M Plumbing	1907	3/25/2019	install trench drain for do	2,400.00	2,400.00	3/27/2019	Check
40608	Owen, Voss, Owen And	31141-001	3/20/2019	legal fees	1,825.00	1,825.00	3/27/2019	Check
40609	Robert Zapata	446739	3/22/2019	gas line inspection permit	75.00	75.00	3/27/2019	Check
40610	Roberta Gonzalez	2019-0408	4/8/2019	mileage reimbursement f	112.43	112.43	3/27/2019	Check
40611	Sierra Springs	13588506 031619	3/16/2019	water cooler rental	42.95	42.95	3/27/2019	Check
40612	South Plains Electric	2019-0318	3/18/2019	electricity for well 13	329.55	329.55	3/27/2019	Check
40613	Synergy Fitness And Ma	2019-0305	3/5/2019	Quarterly membership	375.00	375.00	3/27/2019	Check
40614	Triple "C" Waste (Inc)	2019-0401	4/1/2019	Monthly payable	11,414.95	11,414.95	3/27/2019	Check
40615	USTI	229469	3/14/2019	ebilling for bill # 680-681	33.68	33.68	3/27/2019	Check
40616	Vista Bank	2019-0313	3/13/2019	PD_Loan #70052	2,660.17	2,660.17	3/27/2019	Check
40617	Xcel	630213897	3/15/2019	electricity for various loca	457.56	457.56	3/27/2019	Check
40617	Xcel	631270899	3/22/2019	electrical for Windmill par	12.58	12.58	3/27/2019	Check
Total					106,329.14	106,329.14		

# CITY MANAGER REPORT

**TRUST PROPERTY BID(S)**



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### Management Info:

Status: Trust  
Best Process: Sign Best Process Type:  
Progress:

### Property Info:

City: Hale Center  
Cad Property Id: 12306 CAD Value: 500  
Site Description: 608 E 13th, Hale Center, TX 79041, USA  
Owner Info: Hale center in trust  
Legal Description: The South 1/2 of Lot Twenty (20), Block Twenty-two (22), Original Townsite, to the City of Hale Center, Hale County, Texas  
Homestead: No Site Structure: No Non Affixed Material: No

### Litigation Info:

Case Number: B5238-1606  
Judgement Date: 07/24/2018 Sale Date: 12/04/2018  
Sheriff's Deed Date: 12/10/2018 Redemption Date: 06/18/2019  
Court: 242nd  
Style Plaintiff: Hale Center Independent School District  
Style Defendant: Rabon, Melinda A  
Sheriff's Deed Volume: 2018 3605  
Tax Due: No  
Delinquent: Yes Litigation: No

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“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

**TAX DEED**

STATE OF TEXAS                   §  
  §  
  
COUNTY OF HALE               §

WHEREAS, by an Order of Sale issued out of the 242<sup>nd</sup> Judicial District Court of Hale County, Texas; in Cause No. B5238-1606 styled Hale Center Independent School District, vs. Rabon, Melinda A, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a judgment rendered in said cause on the 24th day of July, 2018, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 24th day of July, 2018 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said judgment adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the judgment in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)**, said amount being the highest and best offer received from **Carlos Alvidrez, 1301 CR, P.O. Box 12, Hale Center, TX 79041**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**The South Half (1/2) of Lot Twenty (20), Block Twenty-two (22), Original Townsite, to the City of Hale Center, Hale County, Texas (R12306)**



TO HAVE AND TO HOLD the above described property unto the named purchaser Carlos Alvidrez, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said judgment and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF HALE CENTER**

By: \_\_\_\_\_  
W. H. Johnson, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by W. H. Johnson, Mayor, on behalf of CITY OF HALE CENTER in its capacity therein stated.

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

# FOOD PERMIT

**ORDINANCE NO. 2018-0410**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 2017-0411, THE RETAIL FOOD SERVICE REGULATIONS ORDINANCE OF THE CITY OF HALE CENTER, TEXAS BY CHANGING THE FEE AMOUNTS; REPEALING ALL CONFLICTING ORDINANCES, PROVIDING FOR THE METHOD OF PUBLICATION AND PASSAGE AND DECLARING AN EMERGENCY.**

**WHEREAS**, the regulation of retail food establishments is necessary to protect the public health of citizens in the City of Hale Center;

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALE CENTER, TEXAS;**


**SECTION 1:** Paragraph 2 of Section II of Ordinance Number 2017-0411 is hereby amended to read as follows:


“Permits shall be required of any establishment governed by Ordinance. Fee for permits shall be \$90.00 per year unless the establishment operates on a seasonal basis and shall operate for six (6) months or less, in which case the permit fee shall be \$45.00 Permit fees are not refundable. Establishments that are required multiple inspections shall pay additional fees for extra sessions.”

**SECTION 2:** This Ordinance shall be in effect beginning on April 15, 2018. The caption of this Ordinance shall be published in accordance with state law in the Plainview Daily Herald, an official publication of the City of Hale Center, Texas. All ordinances in conflict with Ordinance No. 2017-0411 as hereby amended are hereby repealed.

**SECTION 3:** The need to protect the health of the people in the corporate limits of the City of Hale Center, Texas, creates an emergency and imperative public necessity to exist, and that this ordinance be passed finally and take affect and be in full force and effect from and after its passage.

**ADOPTED AND PASSED THIS THE 10<sup>TH</sup> DAY OF APRIL 2018.**

  
\_\_\_\_\_  
W.H. Johnson - Mayor

  
\_\_\_\_\_  
Patricia Isaguirre - City Secretary

# HCAD Allocation Agreement

# HALE COUNTY APPRAISAL DISTRICT

302 W. 8<sup>TH</sup> STREET  
P. O. BOX 29  
PLAINVIEW, TEXAS 79072

(806)293-4226

FAX (806)293-1834

City of Hale Center  
Attn: W. H. Johnson  
P. O. Box 532  
Hale Center, Texas 79041

This letter is being sent to you in order to answer a question on our 2019 Methods and Assistance Program Review (MAP). The tax code reads as follows:

**Sec. 6.06. Appraisal District Budget and Financing.**

(e) Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent. If the budget is amended, any change in the amount of a unit's allocation is apportioned among the payments remaining.

The agreement between the Appraisal District and the Governing Bodies has been to pay their allocations monthly. In order to be in compliance with the Tax Code, please fill in your Taxing Units name, sign and date the attached statement signifying that you are in agreement with this method and return it to the Appraisal District office.

Thank you for your time and attention to this matter.

Nikki Branscum, RPA, RTA  
Chief Appraiser  
Hale CAD

**HALE COUNTY APPRAISAL DISTRICT**

**302 W. 8<sup>TH</sup> STREET  
P. O. BOX 29  
PLAINVIEW, TEXAS 79072**

**(806)293-4226**

**FAX (806)293-1834**

City of Hale Center  
Attn: W. H. Johnson  
P. O. Box 532  
Hale Center, Texas 79041

The Governing Body of this Taxing Unit is in agreement with the current payment method between City of Hale Center and the Hale County Appraisal District of paying our allocation to the District monthly.

\_\_\_\_\_  
Signature of Presiding Officer  
**W.H. Johnson, Mayor**

\_\_\_\_\_  
Date