

Regular Meeting of the City  
Council of the City of  
Holland, TX  
January 30, 2023

1. Called to order: 6:01 PM "v" if present "A" if absent

Oscar Perez v, Johnny Kallus – Mayor Pro Tem v

Doug McNulty \_\_\_\_\_, A J Hill \_\_\_\_\_, Dale Rendon v

Employees: Paula Byrd v, Arthur Bryan v, Frank Yannotti v Shawn Newsom v

Quorum Announced – Johnny Kallus, Mayor Pro Tem – Yes v No \_\_\_\_\_

Visitors Present: Linda Russell, Joey Perez, Helena White, Jason and Jill Marwitz

3. Consent Agenda

(A). Approval of Minutes for December 19, 2022 minutes

Motion: Motion was made to approve the December 19, 2022 minutes

1st Dale Rendon 2nd Oscar Perez

Yes v No \_\_\_\_\_ Abstain \_\_\_\_\_ Opposed \_\_\_\_\_ Names \_\_\_\_\_

Motion carried: Yes v No \_\_\_\_\_

(B). Departmental/Staff Reports

- i. Financial Reports
- ii. Police Reports
- iii. Utility Reports
- iv. Permits
- v. Engineer Report
- vi. Approval to Pay Bills for January 2023

Motion – Pay Bills:

Motion was made to pay bills for January 2023

1st Oscar Perez 2nd Dale Rendon

Yes  No  Abstain  Opposed  Names: \_\_\_\_\_

Motion Carried – 3-0

### Open Public Notice of Hearing

1st Oscar Perez 2nd Dale Rendon

#### **PUBLIC NOTICE OF HEARING**

Pursuant to §§ 211.006 of the Texas Local Government Code, and in accordance with Holland Zoning Ordinance No. 12\*17\*01 ord 1, as amended, the City Council of the City of Holland, Texas, will hold a public hearing at Holland Elementary School, Commons Room, located at 503 Crockett St., Holland, TX 76534 at **6:00 p.m.**, on the **30<sup>th</sup>** day of **January, 2023**, to receive public comments and input on the following agenda item:

4. Council's consideration of Planning & Zoning Commission's recommendation to approve a zoning designation change from an Open Space ("OS") to a Single Family Residential 2 District ("R-2") for real property located on Latham Circle by amending the official City Zoning Map

#### **CLOSE OF PUBLIC HEARING NOTICE**

1st Oscar Perez 2nd Dale Rendon

#### **REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION**

##### 5. Discussion/Possible Action Items:

- a) **Discussion/Possible Action** – Update on the Kuhlman Center Project by CM Professionals and Consulting Services.

**Motion: motion was made to move forward with CM Professionals and Consulting Service for updates to the Kuhlman Civic Center**

1st Dale Rendon 2nd Oscar Perez

Motion Carried Yes  No

- b) **Discussion/Possible Action** – Annual Holland Corn Festival:

- i. Renewal and extension of the Festival Contract with Holland Corn Festival, Inc. non-profit under a term period greater than one (1) year.
- ii. City requirements to allow placement of a cover over the stage area.
- iii. Approval to till the City Park area where Festival is held.

**Motion- motion was made to extend the Cornfestival contract for 5 years. The renewal will be May 23, 2023 thru May 23, 2028. In response to adding a cover over the stage area the Corn Fest will need**

to get engineered drawings showing the placement of said cover. \_\_\_\_\_

1<sup>st</sup> \_\_\_ Dale Rendon \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Oscar Perez \_\_\_\_\_

Motion Carried Yes \_\_\_v\_\_\_ No \_\_\_\_\_

- c) Discussion/Possible Action – Council to nominate and approve a City representative to the Central Texas Water Supply Board of Directors.

Motion-\_\_AJ Hill has been nominated by voice phone as the city representative to the Central Texas Water Supply Board of Directors\_\_\_\_\_

1<sup>st</sup> \_\_\_ Dale Rendon \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Oscar Perez \_\_\_\_\_

Motion Carried Yes \_\_\_v\_\_\_ No \_\_\_\_\_

- d) Discussion/Possible Action – Approval of ORDINANCE NO. 01\*30\*23A, amending the City's Fiscal Year 2022-2023 Budget.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLAND AMENDING THE FISCAL YEAR 2022-2023 OFFICIAL BUDGET, ADOPTED BY ORDINANCE NO. 09\*26\*22B, PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Motion- \_no action and to resend the prior budget increase

1<sup>st</sup> \_\_\_ Dale Rendon \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Oscar Perez \_\_\_\_\_

Motion Carried Yes \_\_\_v\_\_\_ No \_\_\_\_\_

- e) Discussion/Possible Action – Approval of RESOLUTION NO. 01\*30\*23, authorizing the Mayor Pro Tem to execute a Public Property Act Finance Contract with Government Capital Corporation on behalf of the City to purchase a new tractor for the Utility Department.

**A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING A "KABOTA TRACTOR".**

Motion-\_\_\_motion was made to disapprove the resolution no 01\*30\*23 to finance the Kubota Tractor with Government Capital\_\_\_\_\_

1<sup>st</sup> \_\_\_ Dale Rendon \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Oscar Perez \_\_\_\_\_

Motion Carried Yes \_\_\_v\_\_\_ No \_\_\_\_\_

f) **Discussion/Possible Action** – Review and discuss whether a Budget amendment is necessary for General Fund expenditure to purchase City holiday (i.e., Christmas tree, lights) decorations.

**Motion-**\_\_create a holiday line item for future holiday budget expenses in the amount of \$10,000. Need to receive 3 quotes

1<sup>st</sup>\_\_Oscar Perez\_\_\_\_\_2<sup>nd</sup>\_\_Dale Rendon\_\_\_\_\_

Motion Carried Yes \_\_\_\_\_ No \_\_\_\_\_

g) **Discussion/Possible Action** – Set date for annual City-Wide Spring Clean Up Day.

**Motion-**\_\_motion was made to hold the city wide clean up on May 20, 2023\_\_\_\_\_

1<sup>st</sup>\_\_Dale Rendon\_\_\_\_\_2<sup>nd</sup>\_\_Oscar Perez\_\_\_\_\_

Motion Carried Yes \_\_v\_\_\_\_ No \_\_\_\_\_

h) **Discussion/Possible Action** – Consider P&Z’s recommendation to approve a zoned District designation change from Open Space (“OS”) to Single Family Residential 2, (“R-2”) for real property located on Latham Circle by amending the official Zoning Map under **ORDINANCE NO. 01\*30\*23B.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLAND, TEXAS AMENDING ORDINANCE NO. 12\*17\*01 ord 1 CHANGING THE ZONING MAP TO SINGLE FAMILY RESIDENTIAL 2 – DISTRICT “R-2” AS IT PERTAINS TO REAL PROPERTY LOCATED IN ABSTRACT A0884BC, BELL COUNTY APPRAISAL DISTRICT PROPERTY ID NO. 502283, LEGAL DESCRIPTION, A0884BC J B WILLIS, 22, ACRES 6.044, HOLLAND, BELL COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES AND PORTIONS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

**Motion-**\_\_motion was made to rezone the open space property to single family residential 2 “R-2” located on Latham Circle.

1<sup>st</sup>\_\_Dale Rendon\_\_\_\_\_2<sup>nd</sup>\_\_Oscar Perez\_\_\_\_\_

Motion Carried Yes \_\_v\_\_\_\_ No \_\_\_\_\_

i) **Discussion/Possible Action** – Recommendation from P&Z to approve the City Engineer’s proposed Zoning approval process flow-charts for inclusion in the new Zoning and Subdivision Ordinances to be passed at a future date.

**Motion-**\_\_motion was made to approve the city engineer’s zoning process flow charts for inclusion in the new zoning and subdivision ordinances to be passed at a future date

1<sup>st</sup>\_\_Dale Rendon\_\_\_\_\_2<sup>nd</sup>\_\_Oscar Perez\_\_\_\_\_

Motion Carried Yes \_\_v\_\_\_\_ No \_\_\_\_\_

j) Discussion/Possible Action – Approval of **ORDINANCE 01\*30\*23C**, ordering a Special and General Election for May 6, 2023.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLAND ORDERING A SPECIAL ELECTION FOR THE UNEXPIRED TERM FOR THE MAYOR; ORDERING A GENERAL ELECTION FOR THE ELECTION OF THREE (3) ALDERMAN; MAKING PROVISION FOR THE CONDUCT OF SUCH ELECTION ACCORDING TO APPLICABLE PROVISIONS OF LAW; PROVIDING THAT THE ELECTION BE HELD ON MAY 6, 2023; PROVIDING FOR PUBLICATION OF AN APPROPRIATE ELECTION NOTICE HEREAFTER; AND OTHER PROVISIONS INCIDENT TO AND RELATED TO THE PURPOSE HEREOF.**

**Motion-\_\_motion was made to approved the ordinance ordering a special election for one year unexpired term of Mayor and ordering a general election for the 3 Alderman**

1<sup>st</sup> \_\_\_ Dale Rendon \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Oscar Perez \_\_\_\_\_

Motion Carried Yes \_\_\_  \_\_\_ No \_\_\_\_\_

k) Discussion/Possible Action – Recommendation from P&Z for Council to proceed in action to allow the re-zoning of various real property located along Fannin to Hill Street from Industrial (“IS) to Commercial (“C”).

**Motion-\_\_motion made to allow the rezoning of property located along Fannin to Hill Street from industrial to commercial**

1<sup>st</sup> \_\_\_ Oscar Perez \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Dale Rendon \_\_\_\_\_

Motion Carried Yes \_\_\_  \_\_\_ No \_\_\_\_\_

6. Executive Session 7:58

7. 1<sup>st</sup> \_\_\_ Dale Rendon \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Oscar Perez \_\_\_\_\_

*The City Council will convene into Executive Session in accordance with Texas Government Code Section 551.071 – Consultation with Attorney.*

l) Discussion/Possible Action – City Attorney to advise the Council on the request by USDA Rural Development for a civil rights compliance review and operational review of the agency-financed sewer system.

**Motion-\_\_motion was mad was made to allow the city attorney to prepare for compliance review by USDA \_\_\_\_\_**

1<sup>st</sup> \_\_\_ Oscar Perez \_\_\_\_\_ 2<sup>nd</sup> \_\_\_ Dale Rendon \_\_\_\_\_

Motion Carried Yes  No

8. Reconvene Open Session 8:38

9. 1<sup>st</sup> Oscar Perez 2<sup>nd</sup> Dale Rendon

*The City Council will reconvene back into Open Session to consider any action(s) necessary on items discussed in Executive Session, including:*

m) Discussion/Possible Action – Council to provide further direction in preparation for USDA’s Compliance Review.

n) Motion- motion was mad was made to allow the city attorney to prepare for compliance review by USDA

1<sup>st</sup> Oscar Perez 2<sup>nd</sup> Dale Rendon

Motion Carried Yes  No

10. Announcements of future Council meeting dates – February 27, 2023

11. Adjourn

Motion: Motion was made to adjourn

1<sup>st</sup> Oscar Perez 2<sup>nd</sup> Dale Rendon

Motion Carried Yes  No

Adjournment 8:40 PM – All in favor – Yes  No

\_\_\_\_\_  
Paula Byrd, City Secretary

\_\_\_\_\_  
Johnny Kallus, Mayor Pro Tem