

CITY OF HUBBARD

118 North Magnolia Avenue - Hubbard, Texas 76648

MARY ALDERMAN, Mayor
KENNETH BALDWIN, Mayor Pro-Tem
BRANDON IVY, Alderman
ROGER "SCOOTER" LYNCH, Alderman
SIMONE JOHNSON, Alderman
WAYNE TAYLOR, Alderman

JASON PATRICK, Chief of Police/City Manager
DIANA HALL, City Secretary
CAROL WALLACE, Court Clerk
MARY MCCAGHREN, Utility Clerk

MINUTES OF REGULAR CALLED MEETING – February 17, 2026

Call to Order, Proof of Posting, Proof of Notification Mayor Mary Alderman called the Regular Meeting to order and announced a quorum was present with Kenneth Baldwin, Wayne Taylor, Roger Lynch and Simone Johnson. Brandon Ivy absent. Followed by the Pledge of Allegiance

Informal Citizen Comments – None

I. DISCUSSION

Nexus Data Center to discuss progress on data center. – Jerry Schafer was present to provide an update on the data center progress. Air Permit was submitted to TCEQ and preliminary tests indicate no harm to local area. To reduce traffic on 171, rock trucks are using FM 3369 for in and out entry. In a press release, Nexus announced a \$50 million Community Partnership Program to support local infrastructure and economic development in Hill County. Nexus Data Center has a long-term commitment and meaningful changes to the area for current and future growth. Reinvestment zone has been approved by the Hill County Commissioners with the next step discussing Tax Abatement or PILOT.

Council Member, Brandon Ivy arrived at 6:13 p.m.

Specific Use Permit Application – Zazell DeCastro was present to discuss a retail tobacco shop combined with a convenience store. A 1-Stop Solution for residents of the area. Tobacco, groceries and mobile phone repairs. Parking is good and interior building has about 800 sq feet.

Specific Use Permit Application – Donam Johnson was present to discuss moving in a 2026 manufactured home at 405 SW 4th Street Hubbard Tx 76648. Mr. Johnson stated it is a new mobile home and has a time-frame of June 2026.

II. AGENDA

1. Zazell DeCastro's Specific Use Permit Application.

Wayne Taylor made the motion to approve Zazell DeCastro's Specific Use Permit Application; seconded by Kenneth Baldwin. The vote was 5 to 0. Motion carried.

2. Donam Johnson's Specific Use Permit Application.

Simone Johnson made the motion to approve Donam Johnson's Specific Use Permit Application; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

3. Minutes of January 13, 2026.

Roger Lynch made the motion to approve the minutes of January 13, 2026; seconded by Brandon Ivy. The vote was 5 to 0. Motion carried.

4. Financials for January 2026.

Roger Lynch made the motion to approve the January 2026 financials; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

Theresa Garrett stated the Lions Club Dance was a success with about 18 kids in attendance. The Police Department did an excellent job and very appreciative of their help.

III. MONTHLY REPORTS

City Manager, Jason Patrick reported the following: 6,000 feet of waterline has been completed; Atmos mismarked a couple of areas; received letter from TCEQ that chemicals in the water are at good levels; city secretary been busy with numerous records requests and is becoming an issue with day-to-day operations and engineers still working 2nd water well sites.

Larry Hawthorne reported the following for the Wheatley Recreation Department – 120 families served in January 2026, next food-give-away will be March 21, 2026 and monthly volunteers and food money donations are needed to keep food delivery each month.

Kenneth Baldwin reported the following for the Fire Department – 51 calls for service and 17 major fires; keeping repairs up on trucks and currently have 17 volunteers.

IV. ADJOURNMENT

Roger Lynch made the motion to adjourn the regular called meeting; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

Mary Alderman, Mayor

ATTEST:

Diana Hall, City Secretary