

# CITY OF HUBBARD

118 North Magnolia Avenue - Hubbard, Texas 76648

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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

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## *MINUTES OF REGULAR CALLED MEETING – January 13, 2026*

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**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, Brandon Ivy and Simone Johnson. Followed by the Pledge of Allegiance

**Informal Citizen Comments** - Ron Elms was present on behalf of Italy News. Mr. Elms commended council for allowing 5 minutes to speak. Mr. Elms asked why recording and cameras were not allowed during the town hall meeting on November 20, 2025. City Manager, Jason Patrick advised Mr. Elms council could not exchange communication during informal citizen comments but could be put on the agenda for a future meeting. Mr. Elms made the following comments: before the meeting City Manager and City Secretary were whispering about who Mr. Elms was; being blocked from the city's facebook page; improper posting of executive sessions and past municipal court clerk arrested for theft.

### **I. DISCUSSION**

Specific Use Permit Application - George Satterfield was not present to discuss moving in a 2015 Redman Manufactured home at 203 NE 5<sup>th</sup> Street.

Specific Use Permit Application – Casey Rutledge was present and discussed replacing old mobile home with new 28x56 instead of 28x68 double wide home to be located at 112 NW 2<sup>nd</sup> Street. Ms. Rutledge's intent is to have the front door facing the street side.

Lee Erler III was present to discuss primary wrecker rotation for Hubbard. Mr. Earler stated a year ago he wanted full rotation 100% with the city and not on county rotation. Mr. Earler has a driver that lives in the city and could handle the needs of the city on a timely manner. TDLR is active.

Jolonda Mckellar was not present to discuss opening a sweepstakes game room in Hubbard.

Nexus Data Center representative, Jerry Schafer was present to give an update on the development of the data center. Since the town hall meeting on

November 20, 2026 a lot of clearing is happening and TXDOT will be doing a impact analysis of traffic and Mr. Schafer will report at a later date.

## **II. AGENDA**

1. George Satterfield's Specific Use Permit Application.

Wayne Taylor made the motion to table this item due to no show of George Satterfield; seconded by Brandon Ivy. Vote was 5 to 0. Motion carried.

2. Casey Rutledge's Specific Use Permit Application.

Brandon Ivy made the motion to approve Casey Ruthledge's specific use permit application for replacing old mobile home with new 28x56 instead of 28x68 double wide home to be located at 112 NW 2<sup>nd</sup> Street; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

3. Lee Erler's request for wrecker rotation.

Wayne Taylor made the motion to accept Mr. Earler's proposal as primary wrecker rotation at 100% for the City of Hubbard; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

4. City Attorney, Neal Pirkle to discuss new hourly rates for legal services and consider action.

Rachel Hales, city attorney representative was present to discuss the new hourly rates. Ms. Hales stated Naman, Smith and Howell have been representing the city since August of 2000 and have not raised their rates since 2019. The proposed rates are as follows: associates who work on matters on behalf of the city will be \$230.00 per hour, while the billing rate for members who perform services will be \$250.00 per hour. Legal assistants/paralegals will be billed at a rate of \$110.00 per hour.

Simone Johnson made the motion to approve the new rates from city attorney; seconded by Brandon Ivy. The vote was 5 to 0. Motion carried.

5. Jolonda Mckellars' request for opening up a sweepstakes game room.

Roger Lynch made the motion to table this item due to no show of Jolonda Mckellar; seconded by Simone Johnson. The vote was 5 to 0. Motion carried.

6. Pape-Dawson proposal for professional engineering and construction phase services in connection with Nexus Data Center Reclaim Water Supply and Wastewater Collection.

Danny Hayes representative of Pape-Dawson was present and requested this item be tabled at this time.

Mr. Hayes presented update on the following: work continues on the sewer lift station due to some electrical issues; years back a comprehensive plan was completed to target waterlines with good maps and found clay tiles still exist, three spots have

been identified for potential sites for the new water well; south of town (Davis street), near school and cemetery. Davis street is looking good due to being closer to new development.

Wayne Taylor made the motion to table Pape-Dawson's proposal for professional engineering and construction phase services in connection with Nexus Data Center Reclaim Water Supply and Wastewater Collection; seconded by Brandon Ivy. The vote was 5 to 0. Motion carried.

7. Discuss and possible action on Master Meter Project and renewal of water service agreement with Post Oak.

No action was taken.

8. Minutes of November 18, 2025 and November 20, 2025.

Simone Johnson made the motion to approve the minutes of November 18, 2025 and November 20, 2025; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

9. Financials for November and December 2025.

Simone Johnson made the motion to approve the financials for November and December 2025; seconded by Roger Lynch. The vote was 5 to 0. Motion carried.

### **III. MONTHLY REPORTS**

- A. City Manager, Jason Patrick reported the following: 400 calls for service and 81 violations; new police officer hired, Joshua Sexton; material for the waterline project will be stored next to the barn; sidewalk project is ready to go and will soon go out for bids; EDA grant process is going well thru HOTCOG and has a strong position; a lot of news media regarding water quality, complaints of bleach clothes and working on line locates for fire hydrant placements for water line project.
- B. Fire Department – Kenneth Baldwin reported 44 calls for service and continue to apply for grants.
- C. Wheatley Recreation Center - Larry Hawtorne reported 118 families served during the food give-away on December 20, 2025 and next scheduled date is January 17, 2026.

### **IV. ADJOURNMENT**

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

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Mary Alderman, Mayor

ATTEST:

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Diana Hall, City Secretary