

# 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

## MINUTES OF MEETING REGULAR SESSION MARCH 17, 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 and Simone Johnson. Brandon Ivy absent. Followed by the Pledge of Allegiance

**Informal Citizen Comments** – Basil Zangare with BZ Watchdog requested City Council to table action on Ordinance 03-2026-01 an Ordinance establishing a charge and requiring prior payment before the city responds to certain requests for the production of public information or for copies of public information in accordance with and pursuant to Chapter 552.275 of the Texas Government Code or he would seek litigation. Mr. Zangare discussed the following: rules and regulations of the Public Information Act; overcharged by Chief of Police for open records request, Gnarly Investment purchaser for Lake One is a nephew of a council member and also Mr. Zangare has contacted 3 letter agencies for an investigation into the City of Hubbard.

### I. AGENDA

1. Gary Garner to discuss proposal on increasing inspection fees and adding cost of mileage.

Mr. Garner was not present but Jason Patrick reviewed his proposal and stated mileage reimbursement had not been requested until now.

Wayne Taylor made the motion to approve Mr. Garner's proposal for an increase in inspection fees and add cost of mileage reimbursement; seconded by Simone Johnson. The vote was 4 to 0. Motion carried.

2. Donald Allman, CPA to discuss 2024-2025 audit.

Mr. Allman could not be present tonight. Mayor Alderman requested postponing Item 2 until next month.

Roger Lynch made the motion to table this item until next month; seconded by Wayne Taylor. The vote was 4 to 0. Motion carried.

3. **AN ORDINANCE ESTABLISHING A CHARGE AND REQUIRING PRIOR PAYMENT BEFORE THE CITY RESPONDS TO CERTAIN REQUESTS FOR THE PRODUCTION OF PUBLIC**

**INFORMATION OR FOR COPIES OF PUBLIC INFORMATION IN ACCORDANCE WITH AND PURSUANT TO CHAPTER 552.275 OF THE TEXAS GOVERNMENT CODE; ESTABLISHING A REASONABLE LIMIT ON THE AMOUNT OF TIME SPEND PRODUCING PUBLIC INFORMATION FOR INSPECTION OR DUPLICATION TO A REQUESTOR, AND/OR PROVIDE COPIES OF PUBLIC INFORMATION TO A REQUESTOR; ESTABLISHING COSTS TO BE PAID BY THE PUBLIC FOR REQUESTS THAT EXCEED THE REASONABLE LIMIT; PROVIDING AN EFFECTIVE DATE.**

City Attorney, Neal Pirkle was present and stated the Ordinance is legal, however there are exceptions relating to news media and will need to get a clearer definition of FCC and regulations of news media.

Simone Johnson made the motion to table Item 3 Ordinance 03-2026-61 for further review and research; seconded by Roger Lynch. The vote was 3 to 1. Voting Ayes: Council Members Simone Johnson, Roger Lynch and Wayne Taylor Voting Noes: Kenneth Baldwin. Motion carried.

4. Resolution 2026-03-14 **A RESOLUTION AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR SH 171 DOWNTOWN SIDEWALK PROJECT.**

City Manager, Jason stated the main street project will start in a few weeks.

Roger Lynch made the motion to approve Resolution 2026-03-14 A RESOLUTION AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR SH 171 DOWNTOWN SIDEWALK PROJECT; seconded by Simone Johnson. The vote was 4 to 0. Motion carried.

5. Water Supply Contract with Post Oak Special Utility District PWS Number 1090030.

City Manager, Jason Patrick stated representatives with Post Oak Special Utility District, Mr. Vaughn and Mr. Feller are present. Mr. Patrick's recommendation is to approve the contract; as TCEQ requires the city to have a secondary water supply.

The vote was 3 to 1. Voting Ayes: Council Members Simone Johnson, Roger Lynch and Kenneth Baldwin Voting Noes: Wayne Taylor. Motion carried.

6. Resolution 2026-03-15 Authorizing Budget Amendments to the 2025-2026 Operating Budget.

City Manager, Jason Patrick stated due to the recent software conversion the budget amendments are needed to have more a detailed description of accounts and amounts.

Wayne Taylor made the motion to approve the 2025-2026 budget amendments; seconded by Roger Lynch. The vote was 4 to 0. Motion carried.

7. Minutes of February 11, 2026 and February 17, 2026.

Wayne Taylor made the motion to approve the minutes of February 11, 2026 and February 17, 2026; seconded by Simone Johnson. The vote was 4 to 0. Motion carried.

8. Financials for February 2026.

Roger Lynch made the motion to approve the February 2026 financials; seconded by Simone Johnson. The vote was 4 to 0. Motion carried.

**II. MONTHLY REPORTS**

Jason Patrick reported on the police activity for the month, noting the following: 51 calls for service, 103 Citations/Traffic Violations and 2 Criminal Offenses. On the city side: water line project is still ongoing.

Larry Hawthorne reported on the Wheatley Recreation activity for the month, noting 119 families were provided food, next food-give-way is March 21, 2026 from 11 am – 12:30 pm.

Kenneth Baldwin reported on the Fire Department activity for the month, noting 35 calls for service, 8 pasture fires, 1 vehicle fire and 4 medical transfers.

**III. ADJOURNMENT**

Simone Johnson made the motion to adjourn the regular session; seconded by Roger Lynch. The vote was 4 to 0. Motion carried.

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Mary Alderman, Mayor

ATTEST:

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Diana Hall, City Secretary