

Minutes of the City of Harker Heights Council Meeting held at 5:00 p.m. on Tuesday, December 14, 2021, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548:

<b>Roll Call:</b>	Spencer H. Smith	Mayor
	Jennifer McCann	Mayor Pro-tem
	Michael Blomquist	Councilmember Place 2
	Lynda Nash	Councilmember Place 4
	Sam Halabi	Councilmember Place 5
	David Mitchell	City Manager
	Julie Helsham	City Secretary

**Absent:** Jackeline Soriano Fountain Councilmember Place 3

**Consent Items:**

1. Council discussed and considered approving the minutes of the meetings held on November 9, 2021, November 16, 2021, and December 7, 2021.

Blomquist made the motion to approve the minutes of the meetings held on November 9, 2021, November 16, 2021, and December 7, 2021. Seconded by McCann. All in favor. Motion approved 4-0.

**Presentations by Citizens:**

1. Council received and discussed a presentation of the Bell County Child Safety Check from Shay Luedeke, Bell County Tax Assessor-Collector. Mr. Luedeke presented the City with a check for \$36,925.63 from the Bell County Child Safety Fund. No action taken.
2. Council received and discussed a presentation of the Bell County Hotel Occupancy Check from Bell County Judge David Blackburn. Judge David Blackburn presented the City with a check for \$5,175.90 from the Hotel/Motel Tax Fund. No action taken.
3. Council received a presentation by Ronnie Russell, 118 West Iowa, Harker Heights, Texas, regarding the Innovation Black Chamber of Commerce. No action taken.

**Public Hearing:**

1. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change Zoning Designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Cody Sulak, authorized agent, was present to represent the request.

McCann made the motion to approve an ordinance to change the zoning designation from B-3 (Local Business District) to R-2 (Two-Family Dwelling District) on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas, based on staff's recommendation. Seconded by Nash. All in favor. Motion approved 4-0.

2. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the city of Harker Heights, Texas, to amend the Land Use Plan by changing the Land Use Designation from Community Center Use to Medium Density Residential Use on property described as A1086BC W E Hall, acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve an ordinance to amend the Land Use Plan by changing the land use designation from Community Center use to Medium Density Residential use on property described as A1086BC W E Hall, Acres 3.517, Property ID #58974, generally located at 600 Enclave Blvd., Harker Heights, Bell County, Texas, based on staff's recommendation. Seconded by Halabi. All in favor. Motion approved 4-0.

3. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change the Zoning Designation from R-1 (One Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Raymond Hamden, citizen, spoke in favor of the item.

McCann made the motion to approve an ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to B-2 (Neighborhood Retail District) on property described as A0413BC J T & W J Hallmark, 8, Acres 3.296, Property ID #433988, generally located at 1340 E. Knight's Way (E. FM 2410), Harker Heights, Bell County, Texas, based on staff's findings. Seconded by Nash. All in favor. Motion approved 4-0.

4. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, amending Ordinance 2021-52 to include property described as Lakeside Hills Section Two, Lot Tract Pt 63, (N Pt of 63), acres 0.608, Property ID #489292, and Lakeside Hills Section Two, Lot Tract Pt 63, (63, Less N Pt), acres 4.982, Property ID #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas; applying the same conditions; and allowing for a Single Accessory Dwelling Unit between the two parcels. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve with conditions an Ordinance amending Ordinance 2021-52 to include property described as Lakeside Hills Section Two, Lot Tract Pt 63, (N Pt of 63), Acres 0.608, Property Id #489292, and Lakeside Hills Section Two, Lot Tract Pt 63, (63, less N Pt), Acres 4.982, Property Id #489291, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas; applying the same conditions; and allowing for a single accessory dwelling unit between the two parcels, and findings with the conditions being:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 1,500 square feet.
5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.
6. Only a single accessory dwelling unit between the two parcels is allowed.

Seconded by Nash. All in favor. Motion approved 4-0.

5. Council conducted a Public Hearing to discuss and consider approving Amendments to §150.02 Of the Harker Heights Code of Ordinances, adopting and amending the 2021 General Technical Codes. Kristina Ramirez, Planning and Development Director, made the presentation.

Halabi made the motion to approve an amendment to § 150.02 of the Harker Heights Code of Ordinances to adopt and amend the 2021 general technical codes, based upon staff's recommendation and findings. Seconded by Nash. All in favor. Motion approved 4-0.

**Regular Business:**

*Mayor Smith moved to Regular Business Item VIII-6.*

6. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, authorizing the Chief of Police, City Manager, and Mayor to sign an Interagency Agreement to participate in the CENTURION Records Management System Consortium. Phil Gadd, Police Chief, and City of Temple Deputy Chief Allen Teston, made the presentation.

Blomquist made the motion to approve a Resolution authorizing the Chief of Police, City Manager, and Mayor to sign an Interagency Agreement to participate in the Centurion Records Management System Consortium. Seconded by McCann. All in favor. Motion approved 4-0.

*Mayor Smith moved back to Regular Business Item VIII-1.*

1. Council discussed and considered approval of a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by gift deed Recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the Intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve a request for Preliminary Plat for the subdivision referred to Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas. Seconded by Halabi. All in favor. Motion approved 4-0.

2. Council discussed and considered approval of a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 And the land herein described being a portion of the Remainder Tract, of an overall Called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship Recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT), generally located north of E. Knight's Way (FM 2410), and east of Warriors Path Rd., Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

McCann made the motion to approve a request for a Preliminary Plat referred to as Cedar Trails on property described as lying and situated in the Uriah Hunt Survey, Abstract No. 401 and the land herein described being a portion of the remainder tract, of an overall called 390 acre tract (comprising of what was formerly four tracts of land, of 80 acres, 80 acres, 100 acres, and 130 acres) conveyed to Susan K. Wilson and Gary L. Moore by Affidavit of Heirship recorded in Document No. 2017-00025863, Official Public Records of Bell County, Texas (OPRBCT), generally located North of E. Knight's Way (FM 2410), and East of Warriors Path Rd., Harker Heights, Bell County, Texas. Seconded by Nash. All in favor. Motion approved 4-0.

3. Council discussed and considered approval of a Preliminary Plat referred to as Savannah Commercial Addition Replat 2 on property described as an 8.135 acre tract of land, being Lot 2R, Block 1, Lot 2R, 3R And 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas according to the Plat Recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, Ltd, A Texas Limited Partnership, Recorded Under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve with conditions a request for a Preliminary Plat referred to as Savannah Commercial Addition Replat 2 on property described as an 8.135 acre tract of land, being Lot 2R, Block 1, Lot 2R, 3R and 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-00034660 of the Official Public Records of Bell County, Texas with the conditions being:

1. Extend the 6-inch sanitary sewer line to the southern property boundary of the property to the north.
2. Amend annotations to correspond with staff comments.
3. Remaining comments to be adequately addressed per staff.
4. Applicant shall amend the language on the plat dedication page to conform to City standards.

Seconded by McCann. All in favor. Motion approved 4-0.

4. Council discussed and considered approval of a Final Plat referred to as Savannah Commercial Addition Replat 2 Phase 1, on property described as a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, Lot 2R, 3R And 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas, according to the Plat Recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, Ltd, A Texas Limited Partnership, Recorded Under Instrument Number 2008-000034660 of the Official Public Records of Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

McCann made the motion to approve with conditions a request for a Final Plat referred to as Savannah Commercial Addition Replat 2 Phase 1, on property described as a 4.300 acre tract of land, being a portion of Lot 2R, Block 1, Lot 2R, 3R and 4R, Block 1 Savannah Commercial Addition, an addition to the City of Harker Heights, Bell County, Texas, according to the plat recorded in Cabinet D, Slide 381-B of the Plat Records of Bell County, Texas; same being a portion of those tracts conveyed to WB Whitis Investments, LTD, a Texas limited partnership, recorded under Instrument Number 2008-000034660 of the Official Public Records of Bell County, Texas with the conditions being:

1. Prior to release of vertical construction permits, the 6-inch wastewater line to the north property line must be constructed and accepted by the City of Harker Heights or a performance bond or performance letter of credit in the amount of the improvements verified by the City Engineer can be submitted, in accordance with City codes.
2. Amend annotations to correspond with staff comments.
3. Remaining comments to be adequately addressed per staff.
4. Applicant shall amend the language on the plat dedication page to conform to City standards.

Seconded by Halabi. All in favor. Motion approved 4-0.

5. Council discussed and considered approval of an Amended Plat referred to as Family Dollar Addition, 1<sup>st</sup> Amendment, on property described as being all of Lot 1, Block A of the Family Dollar Addition Recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

McCann made the motion to approve a request for an Amending Plat referred to as Family Dollar Addition, 1<sup>st</sup> Amendment, on property described as being all of Lot 1, Block A of the Family Dollar Addition recorded in Cabinet D, Slide 311D of the Plat Records of Bell County, Texas with the condition being: Amend annotations to correspond with Staff comments. Seconded by Blomquist. All in favor. Motion approved 4-0.

*At 6:34 p.m. Mayor Smith called for a short break.*

*Mayor Smith reconvened the meeting at 6:44 p.m.*

7. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, authorizing the City's participation in the Selective Traffic Enforcement Program Grant administered by the Texas Department of Transportation, for funding in the amount of \$11,996.10, for Officer Overtime Salaries to perform direct traffic enforcement in known traffic problem areas of the City and reduce the number of crashes in those areas. Commander Randy Stefek, made the presentation.

Blomquist made the motion to approve a Resolution authorizing the City's participation in the Selective Traffic Enforcement Program Grant program administered by The Texas Department of Transportation for funding \$11,996.10, toward officer overtime salaries to conduct direct traffic enforcement in known traffic problem areas of the City and reduce the number of crashes in those areas. Seconded by Halabi. All in favor. Motion approved 4-0.

8. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, awarding a Contract for the F.M. 2410 Utility Conflicts Project in the amount of \$48,653.00 to Mclean Construction, Inc. Mark Hyde, Public Works Director, made the presentation.

Halabi made the motion to approve a Resolution awarding a contract for the FM 2410 Utility Conflicts Project in the amount of \$48,653.00 to McLean Construction, Inc. Seconded by Nash. All in favor. Motion approved 4-0.

9. Council received and discussed The Fiscal Year 2020-2021 Fourth Quarter Unaudited Financial Report. Ayesha Lealiiee, Finance Director, made the presentation. No action taken.
10. Council received and discussed the City Manager's Report. David Mitchell, City Manager, made the presentation. No action taken.

**Items from Council and Announcements:**

1. Council member closing statements.

Councilmember Blomquist stated that he attended the following events:

- December 2<sup>nd</sup> – City of Harker Heights Tree Lighting Ceremony
- December 10<sup>th</sup> – City of Harker Heights Frost Fest Event
- December 11<sup>th</sup> – Harker Heights Chamber of Commerce Bacon and Brew 5K
- December 13<sup>th</sup> – Bell County Health District Board Meeting

Councilmember Nash stated that she attended the following events:

- November 30<sup>th</sup> – Harker Heights Arts Commission 1<sup>st</sup> Meeting
- December 2<sup>nd</sup> – City of Harker Heights Tree Lighting Ceremony
- December 7<sup>th</sup> – Santa Pal with the Harker Heights Fire Department
- December 8<sup>th</sup> – Hill Country Transit Quarterly Meeting

Mayor Pro-tem McCann stated that she attended the following events:

- December 10<sup>th</sup> – City of Harker Heights Frost Fest Event
- December 11<sup>th</sup> – Harker Heights Chamber of Commerce Bacon and Brew 5K

2. Updates and comments from the Mayor.

Mayor Smith stated that he attended the following events:

- November 10<sup>th</sup> – Harker Heights Veterans Day Ceremony at Harker Heights Activities Center Streaming Video
- November 11<sup>th</sup> – Speaker at Harker Heights Rotary Club at Saint Pauls Chong Hasang Roman Catholic Church
- November 12<sup>th</sup> – Proclamation Guest Speaker at Foundation Women to Women at Shilo Inn
- November 16<sup>th</sup> – Harker Heights City Council Special Regular Meeting
- November 17<sup>th</sup> – Bell County Expo Center 20<sup>th</sup> Annual Water Symposium
- November 17<sup>th</sup> – Chairman Killeen Temple Metropolitan Planning Association Transportation Policy Planning Board
- November 17<sup>th</sup> – Harker Heights Citizens Police Academy Graduation and Banquet
- November 19<sup>th</sup> – III Corps and Fort Hood Phantom Honors Ceremony for Fort Hood Retirees
- November 29<sup>th</sup> – Harker Heights Police Department Swearing-In Ceremony
- November 30<sup>th</sup> – Clearwater Underground Water Control District Conference in Belton with State Representative Hugh Shine
- December 1<sup>st</sup> – Harker Heights city Hall visit with the Memorial Christian Academy Senior Class Students, Teacher and Counselor
- December 2<sup>nd</sup> – Harker Heights Christmas Tree Lighting Ceremony at City Hall
- December 6<sup>th</sup> – Meeting at Heart of Texas Defense Alliance in Killeen with Brad Jones, CEO ERCOT and State Representative Brad Buckley
- December 7<sup>th</sup> – Harker Heights City Council Workshop
- December 8<sup>th</sup> – Harker Heights City Hall Meeting with State Representative Hugh Shine and Staff, Keith Sledd from the Heart of Texas Defense Alliance and Harker Heights City Staff
- December 11<sup>th</sup> – Harker Heights Chamber of Commerce Bacon and Brew 5K at Community Park

**Adjournment:**

There being no further business the City of Harker Heights City Council Meeting was adjourned at 7:23 p.m.

**CITY OF HARKER HEIGHTS, TEXAS:**

---

Spencer H. Smith, Mayor

**ATTEST:**

---

Julie Helsham, City Secretary