

Minutes of the City of Harker Heights Council Meeting that was called to order on Tuesday, June 14, 2022, at 5:00 p.m., in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller’s Crossing, Harker Heights, Texas 76548, with the following members present:

**ROLL CALL:** Mayor Spencer H Smith  
Mayor Pro Tem Jennifer McCann  
Councilmember Michael Blomquist  
Councilmember Tony Canterino  
Councilmember Lynda Nash  
Councilmember Sam Halabi  
  
City Manager David Mitchell  
City Secretary Julie Helsham

**EXCUSED:** None

**MAYORAL PROCLAMATIONS AND PRESENTATIONS:**

1. Mayor Smith presented a Proclamation in Recognition of Lemonade Day – 2022 Entrepreneur of the Year to Michael Thompson.

**CONSENT ITEMS:**

1. Council discussed and considered approving the minutes of the meeting held on May 24, 2022.

Councilmember Nash made a motion to approve the minutes of the meeting held on May 24, 2022. Councilmember Blomquist seconded the motion. Carried unanimously.

**PUBLIC HEARINGS:**

1. Council conducted a Public Hearing to discuss and consider approving a Resolution of the City Council of the City of Harker Heights, Texas, authorizing the execution and delivery of an Addendum No. 7 to Amended and Restated Water Supply Contract, authorizing the Mayor and the City Manager to sign on behalf of the City. Mark Hyde, Public Works Director, made the presentation.

Councilmember Halabi made a motion to approve a Resolution authorizing the execution and delivery of an Addendum No. 7 to Amended and Restated Water Supply Contract, and authorize the Mayor and City Manager to sign on behalf of the City. Mayor Pro Tem McCann seconded the motion. Carried unanimously.

2. Conduct a Public Hearing to discuss and consider approval of an Ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (M) (One-Family Manufactured Home Dwelling District) on a portion of the property described as McLaughlin Way, Block 001, Lot 0001, acres 4.46, generally located at 1517 Waco Trace, Harker Heights, Bell County, Texas, as displayed in Exhibit A, and take the appropriate action.(Planning and Development Director)

*The applicant withdrew the request. No action taken.*

3. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) to allow for a Pet Grooming Business to operate as a Home Occupation on property described as Highland Oaks Estates Section 1, Block 00F, Lot 14, pt 15, (W 1/2 of 15), acres 0.441, generally located at 100 E. Woodlawn Drive, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

The following citizen spoke against the request:

Mari M. Meyer, 303 Highland Oaks Drive, Harker Heights, Texas 76548

Councilmember Blomquist made a motion to recommend disapproval with explanation of a request for a Conditional Use Permit to allow for a pet grooming business to operate as a Home Occupation on property described as Highland Oaks Estates Section 1, Block 00F, Lot 14, PT 15, (W 1/2 of 15), Acres 0.441, generally located at 100 E. Woodlawn Drive, Harker Heights, Bell County, Texas, based on staff's recommendation and findings with the denial based on the proposed zoning not being compatible with the existing uses in the neighborhood. Councilmember Nash seconded the motion. Carried unanimously.

4. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Meadow Acres, Block 005, Lot Pt 2, (E 1/2 Of 2), generally located at 214 W. Bob White Lane, Harker Heights, Bell County, Texas, and Meadow Acres, Block 005, Lot Pt 2 (W 1/2 Of 2), generally located at 216 W. Bob White Lane, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Ace Reneau, Mitchell and Associates, was present to represent the request.

Councilmember Nash made a motion to recommend approval of an Ordinance to change zoning designation from R-3 (Multi-Family Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Meadow Acres, Block 005, Lot PT 2, (E 1/2 of 2), generally located at 214 W. Bob White Lane, Harker Heights, Bell County, Texas, and Meadow Acres, Block 005, Lot PT 2 (W 1/2 of 2), generally located at 216 W. Bob White Lane, Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Councilmember Halabi seconded the motion. Carried unanimously.

5. Council conducted a Public Hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View, Block 002, Lot 0009, generally located at 117 E. Valley Rd., Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Ace Reneau, Mitchell and Associates, was present to represent the request.

Councilmember Blomquist made a motion to recommend approval, of an Ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two-Family Dwelling District) on property described as Valley View, Block 002, Lot 0009, generally located at 117 E. Valley Rd., Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Mayor Pro Tem McCann seconded the motion. Carried unanimously.

## **REGULAR BUSINESS:**

1. Council discussed and considered approving a Final Plat referred to as Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of Record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.). Kristina Ramirez, Planning and Development Director, made the presentation. Ace Reneau, Mitchell and Associates, was present to represent the request.

Councilmember Blomquist made a motion to approve with conditions a request for a Final Plat referred to as Fireside Heights Addition, on property described as a 0.799 acre tract of land in Bell County, Texas, being part of the Elizabeth Dawson Survey, Abstract No. 258, the land herein being part of Lot 1, Block 1, Fireside Addition, an addition to the City of Harker Heights, Texas, being of record in Cabinet C, Slide 199-D, Plat Records of Bell County, Texas (P.R.B.C.T.), and being a called 0.80 acre tract of land conveyed in a General Warranty Deed to J & U Properties, LLC, being described in Exhibit "A" of record Instrument No. 2015-00008355, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the one condition as presented by staff and based on staff's recommendations and findings, with the condition being as follows: Delineate the location of the proposed driveway and provide a 1' non-access easement along the remaining portion of FM 2410. Councilmember Nash seconded the motion. Carried unanimously.

2. Council discussed and considered approving a Final Plat referred to as Filmtech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a Called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.Com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.). Kristina Ramirez, Planning and Development Director, made the presentation. Ace Reneau, Mitchell and Associates, was present to represent the request.

Mayor Pro Tem McCann made a motion to approve with conditions a request for a Final Plat referred to as FilmTech Addition, on property described as a 1.454 acre tract of land in Bell County, Texas, being part of the Uriah Hunt Survey, Abstract No. 401, the land herein being all of a called 1.455 acre tract of land conveyed in a Warranty Deed with Vendor's Lien to Filmtech.com, LLC, being described in Exhibit "A" of record in Instrument No. 2020027121, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), with the conditions as presented by staff and based on staff's recommendations and findings, with the conditions being as follows:

1. Delineate the location of the proposed driveway and provide a 1' non-access easement along the remaining frontage of FM 2410.
2. Dedicate a 30' passage/access easement to property on east side of this platted area, to plan for future development. Access only need be dedicated at this point, applicant will not be required to install an improved surface for this easement at this time. Councilmember Blomquist seconded the motion. Carried unanimously.

3. Council discussed and considered approving a Final Plat referred to as Comanche Land, Third Unit, on property described being all that certain 0.77 acre tract of land situated in the H.B. Littlefield Survey, A-511, Bell County, Texas, being all of Lots 1 and 8, Block 37, Comanche Land Third Unit, and Un-Recorded Subdivision In the City of Harker Heights, Bell County, Texas, said lots being described in a Deed to Monica Kankelfitz, recorded in Volume 3757, Page 245, Deed Records of Bell County, Texas, and said lots being further described as “Tract I” Called 0.346 acre tract and “Tract III” Called 0.42 acre tract in a Deed to James L. Dahm & Wife, Paola Dahm, recorded in Volume 1312, Page 582, Deed Records of Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Councilmember Blomquist made a motion to approve a request for a Final Plat referred to as Comanche Land Third Unit Amending, on property described as all that certain 0.77 acre tract of land situated in the H.B. Littlefield Survey, A-511, Bell County, Texas, being all of Lots 1 and 18, Block 37, Comanche Land Third Unit, an un-recorded subdivision in the City of Harker Heights, Bell County, Texas, said lots being described in a deed to Monica Kankelfitz, recorded in Volume 3757, Page 245, Deed Records of Bell County, Texas, and said Lots being further described as “Tract I” called 0.346 acre tract and “Tract III” called 0.42 acre tract in a deed to James L. Dahm & Wife, Paola Dahm, recorded in Volume 1312, Page 582, Deed Records of Bell County, Texas, based on Staff recommendations and findings. Councilmember Halabi seconded the motion. Carried unanimously.

4. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, suspending the June 17, 2022, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; Approving cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; Finding that the meeting at which this Resolution is passed is open to the public as required by law; Requiring notice of this Resolution to be sent to the Company and legal counsel for the Steering Committee. David Mitchell, City Manager, made the presentation.

Mayor Pro Tem McCann made a motion to approve a Resolution of the City of Harker Heights, Texas, suspending the June 17, 2022, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel for the Steering Committee. Councilmember Nash seconded the motion. Carried unanimously.

5. Council discussed and considered approving a Resolution of the City Council of the City of Harker Heights, Texas, awarding a Contract for the Annual Supply of Water Meters in the amount of \$144,717.60 to Core & Main. Mark Hyde, Public Works Director, made the presentation.

Councilmember Nash made a motion to approve a Resolution awarding a contract for the annual supply of water meters to Core & Main in the amount of \$144,717.60. Councilmember Halabi seconded the motion. Carried unanimously.

6. 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. Councilmember closing statements.

Mayor Pro Tem McCann stated she had two highlights to mention:

- 10 year Anniversary Ceremony for Seton Hospital was a great event and well attended
- Attended the Habitat for Humanity Capitol build with Councilmember Nash

Councilmember Blomquist stated that he attended the following events:

- May 28th - Harker Heights Farmers' Market
- May 28th - Harker Heights Memorial Day Walk
- May 31st - Harker Heights Music Friendly Advisory Board at the Harker Heights Chamber of Commerce
- June 3rd - Seton Hospital 10th Anniversary Ceremony at Seton Hospital
- June 4th - DAV 29 Breakfast and Monthly Meeting
- June 4th - Harker Heights Farmers' Market
- June 4th - Parks and Recreation and Master Naturalist hosted Fishing Event at Carl Levin Park
- June 7th - Harker Heights Chamber of Commerce Coffee Connection at SouthStar Bank
- June 11th - Harker Heights Farmers' Market
- June 13th - Chaired the Bell County Health District Quarterly Board Meeting in Temple

Councilmember Nash stated that she attended the following events:

- June 3rd - Seton Hospital 10th Anniversary Ceremony at Seton Hospital
- June 9th - Day at the Dome 2022 Capital Build with the Fort Hood Area Habitat for Humanity
- June 11th - Presented the scholarship awards for the Women's Army Corps
- Paid her respects to the passing of Veteran Eddie Bell

Councilmember Nash further stated that she will be attending the following events:

- June 17th – Will judge the Miss Juneteenth Pageant
- June 18th – Will ride her horse Yellow Rose in the Juneteenth Day Parade

### 2. Updates and announcements from the Mayor.

Mayor Smith stated that he attended the following events:

- May 25th – Killeen Temple Metropolitan Planning Organization (KTMPO) Transportation Policy Planning Board – Chairman in Belton.
- May 25th – Federal Certification Review interview for KTMPO in Belton.
- May 25th – Harker Heights Planning and Zoning Meeting.
- May 26th – III Corps and Fort Hood Phantom Honors Ceremony and Welcome for Brigadier and Mrs. Christopher G. Beck.
- May 26th – Harker Heights City Hall Virtual Meeting with WCID #1 and City Staff.
- May 28th – Harker Heights Memorial Day Ceremony and Remembrance Walk at Carl Levin Park.
- May 28th – Harker Heights Farmers' Market at City Hall.
- May 30th – Killeen Memorial Day Ceremony proclamation at the Central Texas State Veterans Ceremony.
- June 4th – Her Majesty Queen Elizabeth II Platinum Jubilee Reception at Fort Hood.

Mayor Smith thanked Council and City Staff for the thoughts and prayers for his wife Karen.

**ADJOURNMENT:**

There being no further business the City of Harker Heights City Council Meeting was adjourned at 6:22 p.m.

**CITY OF HARKER HEIGHTS, TEXAS:**

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Spencer H. Smith, Mayor

**ATTEST:**

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Ursula Paddie, Assistant City Secretary