

**MINUTES OF REGULAR MEETING
OF THE GOVERNING BODY OF THE
CITY OF HAMILTON, TEXAS
FEBRUARY 12, 2026**

A regular Council Meeting of the Governing Body of the City of Hamilton, Texas was held on the 12th day of February, 2026 at 6:30 p.m. in City Hall, 200 East Main St., Hamilton, Texas.

The City Council meeting was open to the public. To allow for remote participation, people could view and listen to the meeting live via Zoom or Facebook. Citizens could also provide a citizen's presentation and address the council via Zoom connection. Instructions were given during the meeting about how to address the Council. Citizens could sign in prior to the meeting date from their computer, tablet or smartphone at <https://tinyurl.com/y2wub2z2>

Present for the meeting:

Mayor Richard Buchanan
Mayor Pro-Tem Doug Baker
City Administrator Stacey Norris
City Secretary Brooke Waters
City Attorney Adam Miles

Council Member Vacant
Council Member James Hooper
Council Member Jacob Robertson
Council Member Danny Whitehead

Others present: Code Enforcement/Permitting Officer Brad Wise, CFO Peter James, Public Works Director Clay Boatwright, EDC/Main Street Director Debbie Grieve, Hamilton County Sheriff Chief Deputy Micah Looke, Hamilton County Sheriff Deputy Kenneth Pollard, Hamilton Fire Department Captain Brandon Gomez, Kate Edwards, Paul Veillon, Kym Jeschke, Jim Eidson, Mario Aguado, Todd Jordan, Byron Standard, Karen Jordan, Riney Jordan, Dianne McSparran, Buster McSparran, Jim Keay, Paul Heslop, Tim Parker, Kathy Christensen, Dave Rodriguez, Don Barnett, Diana Freeman, Ryan Thomas

Item No. I: Mayor Buchanan opened the meeting with a Prayer and Pledge of Allegiance. He presented Todd Jordan with a plaque in recognition of his many years of outstanding service to the City.

Item No. II: Public Comments:

- Kym Jeschke
- Don Barnett
- Jim Eidson
- Todd Jordan
- Diana Freeman
- Mario Aguado

Item No. III: Administrator Report:

- Looke presented the January 2026 Hamilton County Sheriff Report, outlining the total calls they received, and violations assessed for the month.

- Gomez presented the January 2026 Hamilton Volunteer Fire Department report, summarizing the total number of calls received and overall responder time for the year. The report also highlighted grants the department received and outlined newly upgraded tools and equipment that have improved their ability to respond more quickly to emergency and fire calls.
- Boatwright presented the January 2026 Water/Wastewater Report, outlining the number of leak calls, water loss totals, and updates on current projects, including progress on the water plant clearwell and the anticipated arrival of the new belt press. He also reported that the recent TCEQ inspection was successfully completed.
- Grieve provided updates on sales tax revenues and reported that the EDC Board is continuing to work on board training and strategic planning. She also shared that Main Street is planning a Sip and Stroll event at the end of March and discussed upcoming grant opportunities.
- Grieve reported that the City has successfully transitioned to its new email system. She also presented the redesigned City of Hamilton website, noting improvements to the site's style and navigation. Staff are continuing to review the website's content to ensure all information is current and up to date.
- Norris provided an update on the EPA Brownfields Grogan Street Nursing Home grant, noting that the project kickoff meeting was held at the end of February. She also reported that the City received 60 applications for the City Secretary position, with interviews continuing through next week and second-round interviews to be conducted with the Mayor and Mayor Pro Tem. Additionally, Norris stated that the RFQs for the pool and streets engineer were due on February 13. She also shared that the TWDB project held a kickoff meeting last Friday, with funding totaling \$5 million from TWDB and \$2 million from the John Carter grant.
- Baker provided an update on administrative operations and recent staff restructuring to help manage the City's needs and growing number of grants. He outlined the grant funding amounts, their intended uses, and noted the complexity of the grant process. He also shared that weekly Tuesday directors' meetings are held to review projects and ensure department accountability. Additional updates included work on a 10-year airport plan, the Tractor Supply project, the Trafalgar Homes multi-family housing project, the City Lake Dam, and park improvements in coordination with the Parks Board. Baker noted that the City is making steady progress and expressed pride in the work completed so far.

Item No. IV: Consent Agenda:

Whitehead made a Motion to approve the Consent Agenda. Baker seconded the Motion, and it passed unanimously.

1. Approving the January 8, 2026 Regular Council Meeting Minutes.
2. Approving the January 8, 2026 Certified Council Meeting Minutes.
3. Resolution #14-26, Ordering May 2, 2026 Municipal Election.
4. Resolution #15-26, approving membership changes to the Hamilton Historic Main Street Advisory Board, adding Emery McElroy as a youth member.

Item No. V: The following agenda deliberations were discussed and/or action taken:

1. Baker made a Motion to approve the January 2026 Financial Report. Whitehead seconded the Motion, and it passed unanimously.
2. Presentation on LCRA grant opportunity. No action was taken.
3. Presentation by KSA/Pape-Dawson on the DRP and TA sidewalk grant updates. No action was taken.
4. Resolution #16-26, approving the replat of a 3.444-acre tract of land located in Blocks 26 and 27 of the Howard Addition, passed unanimously with a Motion from Hooper and a second from Whitehead.
5. Resolution #17-26, approving the Interlocal Agreement by and between the City of Hamilton and the City of Stephenville for Code Enforcement mentor services, passed unanimously with a Motion from Baker and a second from Hooper.

Mayor Buchanan opened the first Public Hearing at 7:44 p.m. to receive comments regarding the proposed voluntary annexation of approximately 6.817 acres of land located along U.S. Highway 281 South, owned by VIA Real Estate, LLC, said property being contiguous and adjacent to the current city limits of the City of Hamilton. There were no comments. Mayor Buchanan closed the first Public Hearing at 7:45 p.m.

6. Ordinance #04-26, annexing approximately 6.817 acres of land located along U.S. Highway 281 South, owned by VIA Real Estate, LLC, and is contiguous and adjacent to the current city limits of the City of Hamilton, passed unanimously with a Motion from Robertson and a second from Whitehead.

Mayor Buchanan opened the second Public Hearing at 7:46 p.m. to receive comments regarding a proposed C-1 Commercial zoning classification for approximately 6.817 acres of land located along U.S Highway 281 South, owned by VIA Real Estate, LLC. There were no comments. Mayor Buchanan closed the second Public Hearing at 7:46 p.m.

7. Resolution #18-26, approving a C-1 Commercial zoning classification consisting of approximately 6.817 acres of land located along U.S. Highway 281 South, owned by VIA Real Estate, LLC, passed unanimously with a Motion from Baker and a second from Whitehead.
8. Ordinance #05-26, authorizing Restricted Prior Service Credit for employees who are members of the Texas Municipal Retirement System, passed unanimously with a Motion from Baker and a second from Hooper.
9. Resolution #19-26, appointing a replacement City Council representative for the Hamilton Municipal Airport Master Plan project (TXDOT Aviation). Baker made a Motion to appoint Hooper. Whitehead seconded the Motion, and it passed unanimously.
10. Resolution #20-26, adopting an On-Call and Call-Back Policy, passed with a three to one vote with a Motion from Baker and a second from Hooper, with Robertson opposing.
11. Resolution #21-26, approving changes to the Financial Institution Signature Cards, passed unanimously with a Motion from Hooper and a second from Robertson.

12. Adopting an Ordinance authorizing the Issuance and Sale of the City of Hamilton, Texas Combination Tax and Revenue Certificate of Obligation, Series 2026, in a Principal Amount not to Exceed \$1,500,000 to fund Swimming Pool Improvement Project; Levying an Annual Valorem Tax and Providing for the Security for a Payment of said Certificate; and Enacting other Provisions relating to the Subject. Baker made a Motion to Table the item, which was seconded by Hooper. Baker then withdrew his Motion and made a subsequent Motion to deny Item No. 12. Whitehead seconded the Motion, and it passed unanimously.

Item No. VI: City Council convened into Executive Session at 8:00 p.m. in accordance with the following provisions of the Government Code, Section 551.071 and 551.072 to consult with the City Attorney and to deliberate regarding real property, including the possible lease of City-owned property and related negotiations.

Item No. VII: City Council reconvened into Open Session at 8:11 p.m. to consider and/or take action on Executive Session agenda deliberations.

Item No. VIII: Future Agenda Items: No items.

Item No. IX: Mayor Buchanan adjourned the meeting at 8:13 p.m. with a Motion from Baker and a second from Whitehead.

Richard Buchanan, Mayor

Brooke Waters, City Secretary