

**MINUTES  
OF  
CITY OF WHARTON  
CITY COUNCIL PARKS AND RECREATION COMMITTEE MEETING  
City Hall, 120 East Caney Street, Wharton, Texas  
Monday, March 13, 2023  
6:15 p.m.**

City Manager, Joseph R. Pace, declared a meeting of the City Council Parks and Recreation Committee duly open for the transaction of business at 6:18 p.m.

Committee Members present: Councilmember, Steven Schneider, and Councilmember, Terry Freese.

Committee Member absent: Councilmember, Russell Machann.

Council Member present: Councilmember, Clifford Jackson.

Staff Members present: City Manager, Joseph R. Pace; Assistant City Manager, Paula Favors; Assistant to the City Manager, Brandi Jimenez; Finance Director, Joan Anel and Director of Planning & Development, Gwyn Teves.

Staff Members absent: None.

Visitors present: Ms. Stephanie Konvicka and Ms. Debbie Cenko.

Public comments. There were no public comments.


The first item on the agenda was to review and consider minutes from the meeting held on February 27, 2023. Councilmember, Steven Schneider, made a motion to approve the minutes as presented. Councilmember, Terry Freese, seconded. All voted in favor.

The second item on the agenda was to review and consider Resolution: A resolution of the Wharton City Council approving a lease agreement between the City of Wharton and Hesed House of Wharton for use of the Dickson Rowan House located in Dinosaur Park, 421, 421A, 421B, 501 and 505 Colorado Street and authorizing the Mayor of the City of Wharton to execute all documents related to said agreement. Director of Planning & Development, Gwyn Teves, stated to the Committee that on September 9, 2019, the Wharton City Council approved a lease agreement with Hesed House of Wharton, a nonprofit 501(c) 3 organization, for the lease of the Dickson Rowan House at Dinosaur Park. She stated that Hesed House had been providing numerous services to the community since opening as outlined in the original lease agreement beginning November 13, 2018.

She stated that on April 26, 2021, Ms. Konvicka, presented a proposal to the City Council Parks and Recreation Committee and City Council for an expansion of services and extension of the current lease to include the three adjoining houses at 421, 421A & 421B Colorado Street owned by the City of Wharton. She stated that the City Council approved a new lease with Hased House of Wharton Texas to include the houses at Dinosaur Park, 421, 421A & 421B Colorado Street for a term of ten (10) years with a one (1) time renewal of five (5) years. She stated that the programs and funding at Hased House have been growing daily and Hased House intended to further expand services, if approved, to include the adjoining properties of 501 and 505 Colorado Street to the lease to incorporate a new technology center and provide possible space for the Wharton County Recovery Team in times of need. She stated that it had also been requested to expand the lease to a twenty-five (25) year term to provide more stability to the funders who are generously providing funds to continue the programs and expansion that had been seen on the property. She stated there would be a twelve (12) month termination clause to allow for the move and set up of the services at a new location or termination of the program if this were ever to happen. She stated that City Attorney, Paul Webb, had reviewed the lease and had recommended a six (6) month termination clause, but Hased House and their board were requesting the twelve (12) month termination time remain. She stated that Mr. Webb had no other recommendations for modifications and approved the remainder of the lease. After some discussion, Councilmember, Terry Freese, made a motion to recommend to the City Council to approve the lease agreement between the City of Wharton and Hased House of Wharton for use of the Dickson Rowan House located in Dinosaur Park, 421, 421A, 421B, 501 and 505 Colorado Street for twenty-five (25) years with a one (1) renewable term of ten (10) years upon mutual agreement of both parties and with a termination clause of six (6) months. Councilmember, Steven Schneider, seconded the motion. All voted in favor.

The third item on the agenda was adjournment.

The meeting adjourned at 6:26 p.m.

  
Joseph R. Face, City Manager