

**MINEOLA CITY COUNCIL MINUTES  
REGULAR MEETING - MINEOLA CITY HALL  
SEPTEMBER 23, 2019, 5:30 P.M.**

**MEMBERS PRESENT** Mayor Kevin White, Council Members Novada Bigham, Jayne Lankford, Mitchell Tuck, Polly Jones and Greg Hollen

**MEMBERS ABSENT** Sue Jones

**STAFF PRESENT** Mercy Rushing, Cindy Karch, David Madsen, Charles Bittner, Lynn Kitchens, William Crump, Doris Newman, Mallori White

**OTHERS PRESENT** Phil Major, Wood County Monitor; Denise Fortner, Jordan Sawyer, Rickey Haisten

**CALL TO ORDER**

Mayor White called the meeting to order at 5:30 p.m. and confirmed a quorum of the council was present.

Invocation led by Mitchell Tuck and Pledge of Allegiance lead by Greg Hollen

**CITIZEN COMMENT** - None

**PRESENTATIONS AND PROCLAMATIONS**

1. Presentation of a Proclamation to CenterPoint Energy celebrating 10 years accident free. Mayor White presented the proclamation to Mr. Rickey Haisten and the employees of the Mineola CenterPoint office and congratulated them on their accomplishment.

**CONSENT AGENDA**

2. Consider approval of minutes of the Regular City Council meeting held on August 26, 2019, Special Council Meeting and Workshop on September 9<sup>th</sup>, 2019.
3. Consider approval of the Financial Statement for the month of August, 2019.
4. Consider approval of the Monthly Investment Report for the month of August, 2019.
5. Consider approval of the Monthly Department Head Reports for the month of August, 2019. (Building Inspections, Code Enforcement, Fire, Police, Main Street, Marketing, Street, Water, Wastewater)
6. Consider approval of a street closure request from Iron Horse Cruise for their Classic Car Show to be held on Saturday, October 26th. Requesting to close Commerce Street from Hwy 69 to Line St., including the Gazebo from 6AM to 5PM.
7. Consider approval of board member reappointments for the Historical Museum Advisory Board: Novada Bigham and Pat Quattlebaum each for a two year term expiring September 2021.
8. Consider approval of board member reappointments for the Landmark Commission: Jim Phillips, Joyce Williams, Sue Jones, Mike Love and Crystal Hudson, each for a two year term expiring September 2021.
9. Consider approval of board member reappointments for the Main Street Advisory Board: Jason Ray, Sharon Chamblee, Nic Watkins and Allison Utley, each for a two year term expiring September 2021.
10. Consider approval of board member reappointments for the Mineola Economic Development Corporation (MEDC) Board of Directors: Helen Haneline, Jason Ray and Bob Smith, each for a two year term expiring September 2021.

11. Consider approval of a new board member appointment for the Parks & Open Spaces Advisory Board: Matthew Brian for a two year term expiring September 2021 and reappoint Allison Utley for a two year term expiring September 2021.
12. Consider approval of a resolution to nominate Sam Curry as a candidate for the Wood County Appraisal District Board of Directors for 2020-2021.

Councilmember Greg Hollen made the motion to approve the consent agenda. The motion was seconded by Councilmember Novada Bigham and carried by a unanimous vote.

#### **DISCUSSION ON ACTION ITEMS, PUBLIC HEARINGS, PRESENTATIONS AND ANNOUNCEMENTS**

Mayor White announced that items 27 and 28 would be taken for consideration first because the attorney was present for the bond items to be considered.

#### **27. Consideration and approval of a resolution approving an engagement agreement for bond counsel legal services with Norton Rose Fulbright US LLP; and other matters in connection therewith.**

Mr. Jordan Sawyer with Hilltop Securities presented the bond refinance package. Refinancing the Series 2009 Combo Certificates of Obligation Bonds will save the city about \$140,000 over the life of the bond. The new bond will be the GO Refunding Bond Series 2019.

Councilmember Jayne Lankford made the motion that the city council approve a contingent fee engagement agreement for bond council legal services with Norton Rose Fulbright US LLP. The motion was seconded by Councilmember Mitchell Tuck and carried by a unanimous vote.

#### **28. Consider all matters incident and related to the issuance and sale of "City of Mineola, Texas, General Obligation Refunding Bonds, Series 2019", including the adoption of an ordinance authorizing the issuance of such bonds and providing for the redemption of the bonds being refunded.**

Councilmember Novada Bigham made the motion to adopt the ordinance authorizing the issuance of "City of Mineola, Texas General Obligation Refunding Bonds, Series 2019." The motion was seconded by Councilmember Polly Jones and carried by a unanimous vote.

#### **13. Discuss and consider action on Marketing and Tourism Advisory Board Appointments.**

Marketing Director Lynn Kitchens explained to the council that the previous marketing director failed to bring board appointments to the council last year. This resulted in all members of the board requiring reappointment in staggering terms. Sue Jones, Nancy Murphy, Allene Doggett and Lupita Wisner all need to be reappointed to one year terms. Sharon Chamblee, Donna Hanger and Maddi Regalado reappointed to two year terms.

A motion was made by Councilmember Greg Hollen to approve the appointments as recommended. The motion was seconded by Councilmember Polly Jones. There being no further discussion, the motion carried by a unanimous vote.

#### **14. Discuss and consider action on getting a Memorandum of Understanding between the Mineola Civic Center and the City of Mineola for a Dog Park at the Civic Center.**

City Manager Mercy Rushing introduced Mallori White, our new intern working with the city from Texas State University. Her major is Parks and Recreation and her project she would like to accomplish with her time here is building a dog park at the Civic Center. Ms. White addressed the council and explained that the park would benefit all residents and visitors to Mineola looking for a place to play with their pets off-leash. The memorandum

between the City and the Civic Center would state that the city would raise the funds and build the park while the Civic Center would provide the location and maintenance/upkeep after it is built. The council indicated they were in favor of this project and would like to see it on a future agenda for a vote. No motion was made on the item.

**15. Discuss and consider action on an Ordinance approving the City of Mineola Drought Contingency Plan.**

A motion was made by Councilmember Mitchell Tuck to adopt the ordinance. The motion was seconded by Councilmember Novada Bigham. There being no further discussion the motion carried by a unanimous vote.

**16. Hold a public hearing on a Specific Use Permit to operate a Home Daycare on Lot 4 Block 41 Mineola Townsites, 516 N. Pacific St.**

Mayor White opened the public hearing. The owner of the property addressed the council on her plans for the home daycare she intended on opening at the location. Mayor White closed the hearing.

**17. Discuss and consider action on a Specific Use Permit to operate a Home Daycare on Lot 4 Block 41 Mineola Townsites, 516 N. Pacific St.**

A motion was made by Councilmember Novada Bigham to approve the permit. The motion was seconded by Councilmember Jayne Lankford and there being no further discussion the motion carried by a unanimous vote.

**18. Hold a public hearing on a Specific Use Permit to place a manufactured home on Lots 16A & 17A Block 160-4 Mineola Townsites, 712 Baker St.**

Mayor White opened the public hearing. Property owner Titus Jones was in attendance and spoke briefly about relocating to Mineola from Dallas. Mayor White closed the public hearing.

**19. Discuss and consider action on a Specific Use Permit to place a manufactured home on Lots 16A & 17A Block 160-4 Mineola Townsites, 712 Baker St.**

A motion was made by Councilmember Polly Jones to approve the permit. The motion was seconded by Councilmember Novada Bigham. There being no further discussion, the motion carried by a unanimous vote.

**20. Hold a public hearing on a Specific Use Permit to operate a Contractors Storage or Equipment Yard on Lot B, Block 257 Mineola Townsites, 603 Greenville Hwy.**

Mayor White opened the public hearing. There were no citizens present for comment.

**21. Discuss and consider action on a Specific Use Permit to operate a Contractors Storage or Equipment Yard on Lot B, Block 257 Mineola Townsites, 603 Greenville Hwy.**

A motion was made by Councilmember Greg Hollen to approve the permit. The motion was seconded by Councilmember Mitchell Tuck. There being no further discussion, the motion carried by a unanimous vote.

**22. Discuss and consider action on a request from Mr. Ricky Long, Long Feed and Seed, asking for an exception to an address change that has been provided by ETCOG.**

City Secretary informed the council that she received the request from Mr. Long to present to the council. Mr. Long has operated the business at 407 ½ E. Broad for over 20 years and feels the address change imposed by ETCOG would have a negative impact to his business. However, if the city allows the exception, they along with the property owner assume all liability for all casualties or property damage that could result from delayed emergency response.

A motion was made by Councilmember Novada Bigham to deny the request. The motion was seconded by Councilmember Greg Hollen. There being no further discussion, the motion carried by a unanimous vote.

**23. Discuss and consider action on an ordinance amending Section 44-29 Water Service Rates.**

A motion was made by Councilmember Greg Hollen and seconded by Mitchell Tuck to adopt the ordinance. There being no further discussion, the motion carried by a unanimous vote.

**24. Discuss and consider action on an ordinance amending Section 44-76 Sewer Service Rates.**

A motion was made by Councilmember Mitchell Tuck and seconded by Greg Hollen to adopt the ordinance. There being no further discussion, the motion carried by a unanimous vote.

**25. Discuss and consider action on an ordinance amending Section 44, Water Rates, concerning fixed minimum monthly basic or demand fee for multi-family apartment complexes and other multi-inhabited institutional facilities.**

A motion was made by Councilmember Greg Hollen and seconded by Mitchell Tuck to adopt the ordinance. There being no further discussion, the motion carried by a unanimous vote.

**26. Discuss and consider action on an ordinance amending Section 44, Water Rates, concerning fixed minimum monthly basic or demand fee for multi-family apartment complexes and other multi-inhabited institutional facilities.**

A motion was made by Councilmember Polly Jones and seconded by Jayne Lankford to adopt the ordinance. There being no further discussion, the motion carried by a unanimous vote.

**29. Discuss House Bill 2840: Public Comment on Agenda Items, effective 9/1/2019**

Mrs. Rushing briefed the council on the changes regarding public comments. The City of Mineola has always allowed citizen comment at the beginning of each meeting. The state legislation has now made it mandatory to allow citizens to speak at open meetings either at the beginning of the meeting or before the item they are wishing to speak on is considered for vote. City Secretary Cindy Karch, with the approval of City Attorney Blake Armstrong, developed a public speaker card which explains citizens' rights and responsibilities for public comment, and this card will need to be filled out by anyone wishing to address the council for public comment or regarding an agenda item.

**30. Executive Session:** The City Council will now convene into a closed meeting on September 23, 2019 at 6:30 p.m. to deliberate regarding economic development negotiations as authorized by Government Code, Chapter 551.087, and to deliberate about real property as authorized by Government Code, Chapter 551.076.

The City Council will now convene into open session at 7:15 p.m.

**31. Discuss and consider action to approve Mineola Economic Development Corporation to purchase Lot 3, 4, 5 and 6 Grand Plaza and Lot B Pt Blk 289 Mineola Townsites.**

A motion was made by Councilmember Polly Jones and seconded by Jayne Lankford to approve the purchase. There being no further discussion, the motion carried by a unanimous vote.

**32. Mayor Comments** – regarding matters appearing on the agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.

Mayor informed council about many events coming up in the community.

**33. City Manager Briefing**

Mrs. Rushing updated the council on the Enterprise Fleet Management project. She said that after speaking with staff and now that we have a lot of new vehicles, they just don't think the timing is right for a program like this. However, that is not to say this program may not be something we revisit in the future as we grow. The school highlighted the First Responders at the football game. She read a Thank You letter from ABC Auto to the City for their help regarding their new project in the city. Parks Board has recommended to allow the Mineola Soccer Association to find a location at the Nature Preserve for their next season. The Civic Center does not foresee being able to accommodate soccer beyond this season. This may be a future item for consideration for the council. Sales tax last month is 26% up making the increase for the year 7%.

**ADJOURNMENT**

There being no further items for consideration, a motion to adjourn was made and the meeting adjourned.

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Kevin White, Mayor

ATTEST:

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Cindy Karch, City Secretary