

**MINEOLA CITY COUNCIL MINUTES
REGULAR MEETING - MINEOLA CITY HALL
MARCH 28, 2022, 5:30 P.M.**

MEMBERS PRESENT Mayor Jayne Lankford; Mayor Pro Tem Sue Jones; Councilmembers Eric Carrington (arriving at 5:55 p.m.), Cassandra Sampson, Mitchell Tuck and Terry Eaton.

MEMBERS ABSENT Jack Newman

STAFF PRESENT Mercy Rushing, Cindy Karch, Charles Bittner, David Madsen, William Crump, Owen Tiner and Lisa Morrison

OTHERS PRESENT Phil Major, Wood County Monitor; Joanne McMillan, Bobby Ryan, Jason Herring of Cowburners, Peter Wolford, Sandra Tiner, Mary Boone, Mineola Chamber of Commerce, Cooper Jackson and Jarod Smith, UT Health East Texas.

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

Invocation led by Terry Eaton and Pledge of Allegiance lead by Cassandra Sampson

CITIZEN COMMENT – None

PRESENTATIONS AND PROCLAMATIONS

1. Mayor Lankford presented a proclamation to Mrs. Joanne McMillan proclaiming April 2022 as National Child Abuse and Neglect Prevention Month.

CONSENT AGENDA

1. Consider approval of minutes of the Regular City Council Meeting on February 28, 2022.
2. Consider approval of the Financial Statement for the month of February, 2022.
3. Consider approval of the Monthly Department Head Reports for the month of February, 2022. (Building Inspections, Code Enforcement, Fire, Police, Main Street, Marketing, Street, Water, Wastewater)
4. Consider action to appoint Curt Myers to the Planning & Zoning Commission.
5. Consider approval of a Street Closure request from the Chamber of Commerce for May Fiesta Days on May 6th – May 7th, 2022.
6. Consider approval of a resolution granting an exemption of taxation for the year 2021 on Lots 10 and 11A, Block 7, Mineola Townsites, location of the Select Theatre, a recorded Texas Historic Landmark.

Councilmember Jones made the motion to approve the consent agenda. The motion was seconded by Councilmember Sampson and carried by a unanimous vote.

DISCUSSION ON ACTION ITEMS, PUBLIC HEARINGS, PRESENTATIONS AND ANNOUNCEMENTS

7. Discuss and consider action on a street closure request from the Mineola Main Street & Marketing Boards for the Music in May events.

Councilmember Tuck made the motion to approve the closures. Councilmember Eaton seconded the motion and it carried by a unanimous vote.

8. Discuss and consider on an Interlocal Agreement to hold a joint election location with Wood County at the Mineola City Hall.

Councilmember Sampson made the motion to approve the agreement. Councilmember Tuck seconded the motion and it carried by a unanimous vote.

9. Discuss and consider action on a resolution to support the Development of Passenger Rail Service from Fort Worth, TX through the City of Mineola, TX to Atlanta Georgia along the I-20 Corridor.

Councilmember Jones made the motion to approve the Resolution. The motion was seconded by Councilmember Sampson and carried by a unanimous vote.

10. Hold a public hearing for a Specific Use Permit for Two-Family Dwellings on Lots 16A, 16B, 15C Ham Addition.

Mayor Lankford opened the public hearing. No citizen's spoke on the item and the meeting was closed.

11. Discuss and consider action on a Specific Use Permit for Two-Family Dwellings on Lots 16A, 16B, 15C Ham Addition.

Councilmember Tuck made the motion to approve the Specific Use Permit Ordinance No. 22-03-28-1. The motion was seconded by Councilmember Jones and carried by a unanimous vote.

12. Discuss and consider action on replat of Lots 16A, 16B and 15C Ham Addition.

Councilmember Eaton made the motion to approve the replat. The motion was seconded by Councilmember Sampson and carried by a unanimous vote.

13. Discuss and consider action on a preliminary plat approval for a proposed subdivision on Lot 1A Block 291 and Lot 1 Block 290 Mineola Townsites.

Councilmember Tuck made the motion to approve the preliminary plat. The motion was seconded by Councilmember Eaton and carried by a unanimous vote.

14. Hold a public hearing for the rezoning of Lots 3-48 of the proposed Park Central subdivision from AG to SF-7 (Single Family).

Mayor Lankford opened the public hearing. Sandra Tiner, who owns property next to the development stated that the owner of this lot agreed to install a privacy fence between the properties. Otherwise she had no objections to the project. No other citizens commented and the hearing was closed.

15. Discuss and consider action on the rezoning of Lots 3-48 of the proposed Park Central subdivision from AG to SF-7 (Single Family).

Councilmember Sampson made the motion to approve Ordinance 22-03-28-2 rezoning of the lots. Councilmember Jones seconded and the motion carried by a unanimous vote.

16. Hold a public hearing to rezone Lots 1, 2, 49, 50 of the proposed Park Central subdivision from AG to MU (Mixed Use).

Mayor Lankford opened the public hearing. Mr. Peter Wolford, developer of the property, stated that he wanted Mixed Use to match the adjoining neighborhood. He stated that he also owns the lots just north of these lots, facing Hwy 69. As development progresses, he intends to request the council to zone them C1 or C2. No further citizen comment was heard and the hearing was closed.

17. Discuss and consider action rezone Lots 1, 2, 49, 50 of the proposed Park Central subdivision from AG to MU (Mixed Use).

Councilmember Eaton made the motion to approve Ordinance 22-03-28-2 rezoning of the lots. The motion was seconded by Councilmember Tuck and carried by a unanimous vote.

18. Discuss and consider approval of a replat and the subdividing of Lot 4 Block 287 Mineola Townsites.

Councilmember Carrington made the motion to approve the replat. The motion was seconded by Councilmember Tuck and carried by a unanimous vote.

19. Hold a public hearing on approval of contract performance agreement between MEDC and Two Hollers, LLC on expending Section 4B ½ cents-sales tax proceeds.

Mayor Lankford opened the hearing. No citizens were present for comment and the hearing was closed.

20. Discuss and consider action to approve a contract performance agreement between MEDC and Two Hollers, LLC on expending Section 4B ½ cents-sales tax proceeds.

Councilmember Jones made the motion to approve the contract. The motion was seconded by Councilmember Eaton and carried by a unanimous vote.

21. Hold a public hearing on approval of contract agreements with Jason & Holly Herring regarding the sale of MEDC's real properties; Lot 5, 6 BLK 5 Mineola Townsites consisting of .1601 acres and building and Lot 4D, 4A PT BLK 5 Mineola Townsites consisting of .0285 and a building, located at West Commerce Street, downtown Mineola.

Mayor Lankford opened the public hearing. Jason Herring, owner of Cowburners told the council of his plans for renovations to include dining and a brew pub. He anticipates hiring 10 new employees.

22. Discuss and consider action on approval of contract agreements with Jason & Holly Herring regarding the sale of MEDC's real properties; Lot 5, 6 BLK 5 Mineola Townsites consisting of .1601 acres and building and Lot 4D, 4A PT BLK 5 Mineola Townsites consisting of .0285 and a building, located at West Commerce Street, downtown Mineola

Councilmember Carrington made the motion to approve the contract and authorize Mercy Rushing to sign all contracts, closing documents, and any other necessary paperwork required to close the sale. The motion was seconded by Councilmember Eaton and carried by a unanimous vote.

23. Consider action on Resolution suspending for 45 days the effective date proposed by CenterPoint Energy Resources Corp., Beaumont/East Texas Division ("CenterPoint") in its

application filed on or about March 3, 2022 pursuant to section 104.301 of the Gas Utility Regulatory Act.

Councilmember Jones made the motion to approve the resolution. The motion was seconded by Councilmember Tuck and carried by a unanimous vote.

24. Discuss and consider action on an amended Ground Transportation and/or Taxi Service ordinance.

Mrs. Rushing informed the council that this ordinance will replace the one passed in February. This new ordinance includes a provision for taxis without a meter. Councilmember Eaton made the motion to approve Ordinance 22-03-28-3 as amended. The motion was seconded by Councilmember Carrington and carried by a unanimous vote.

25. Discuss and consider action and funding for a lift station for the Mineola Historical Museum.

Mrs. Rushing informed the council of the recent flooding in the basement of the museum due to a pump failure, resulting in the basement being flooded by sewer water. This has happened at least three time in the last seven years, and at least every 3-5 years prior. Although insurance has covered most of the damages, the city looked into installing a lift-station at the museum in an attempt to prevent this from occurring again. The funding can come from the American Rescue Plan Act funds, however projects previously approved will need to be cancelled or amended. She said she didn't anticipate being able to do the billboard at the Preserve, so that project will likely be cut. The estimated cost of the lift-station is between \$85,000 to \$100,000 dollars. Councilmember Eaton made the motion to approve the project and funding. The motion was seconded by Councilmember Jones and carried by a unanimous vote.

26. Executive Session: The City Council convened into Executive Session at 6:34 PM, pursuant to Texas Government Code 551.074 (Personnel) to discuss the following: Employment of Public Works Director.

The City Council convened into open session at 7:10 PM. No action was taken on the item.

27. City Manager briefing and announcements:

Mrs. Rushing updated the council on events in Mineola, training of staff and repairs to city hall. She also spoke about the rising cost of materials effecting the budget.

ADJOURNMENT

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

Jayne Lankford, Mayor

ATTEST:

Cindy Karch, City Secretary