

MINEOLA CITY COUNCIL MINUTES
REGULAR MEETING – MINEOLA CITY HALL
Monday, March 25, 2024

Call to order and confirmation of quorum.

P	Jayne Lankford, Mayor	A	Mitchell Tuck
A	Sue Jones, Mayor Pro Tem	P	Terry Eaton
P	Eric Carrington	P	Jack Newman
P	Cassandra Sampson	P	Mercy Rushing, City Manager
P	Cindy Karch, City Secretary	A	Blake Armstrong, City Attorney

Staff Present: Kyle McCoy, Charles Bittner, Doris Newman, Aaron Munn, Lisa Morrison, and Owen Tiner.

Citizens Present: Phil Major with the Wood County Monitor; Jimmy Alexander, Crystal Arcand, Deborah Moore, Rosalind Tennyson, Holly Riley, Jorge De La Garza, Daren Beaudou, Wilford Jones, Gaylon Jones, Zachary Allen, and Jason Slagel with Peoples Telephone.

Invocation and Pledge of Allegiance

Invocation led by Councilmember Eaton and pledges led by Mayor Lankford.

Citizen Comment: No public comments.

Presentations and Proclamations -No presentations and or proclamations.

Consent Agenda

1. Consider approval of minutes of the Regular City Council meeting on February 26, 2024.
2. Consider approval of Financial Reports for the month of February 2024.
3. Consider approval of the Monthly Department Head Reports for the month of February 2024. (Building Inspections, Code Enforcement, Fire, Parks, Police, Main Street, Marketing, Municipal Court, Street, Water, Wastewater)
4. Consider action on an Interlocal Agreement to hold a joint election location with Wood County at the Mineola City Hall.

Councilmember Eaton made the motion to approve the consent agenda. The motion was seconded by Councilmember Carrington and the motion was carried by unanimous vote.

Discussion on Action Items, Public Hearings, Presentations, and Announcements.

5. Presentation from Peoples Telephone Cooperative Inc. Jason Slagle, Chief Business Development Officer on the highlights of a proposed project contract concerning fiber for the City of Mineola & MEDC.

Mr. Jason Slagel with Peoples Telephone presented a plan for city-wide fiber broadband expansion, a partnership with the City of Mineola, Mineola Economic Development Corporation and Peoples Telephone.

6. Economic Incentive Agreement between the City of Mineola and Peoples Telephone Cooperative Inc.

- a. Hold a Public Hearing on an Economic Incentive Agreement between the City of Mineola and Peoples Telephone Cooperative Inc., as authorized pursuant to Texas Local Government Code Chapter 380 to provide economic incentives.**

Mayor Lankford opened the public hearing for an Economic Incentive Agreement between the City of Mineola and Peoples Telephone Cooperative Inc., as authorized pursuant to Texas Local Government Code Chapter 380 to provide economic incentives at 5:37 pm. With no citizen comments Mayor Lankford closed the public hearing at 5:37 pm.

- b. Discuss and consider action on an Economic Incentive Agreement between the City of Mineola and Peoples Telephone Cooperative Inc., as authorized pursuant to Texas Local Government Code Chapter 380 to provide economic incentives.**

Councilmember Newman made a motion to approve an Economic Incentive Agreement between the City of Mineola and Peoples Telephone Cooperative Inc., as authorized pursuant to Texas Local Government Code Chapter 380 to provide economic incentives. The motion was seconded by Councilmember Eaton and the motion was carried by unanimous vote.

7. Economic Incentive Agreement between the Mineola Economic Development Corporation and Peoples Telephone Cooperative inc.

- a. Hold a Public Hearing on Economic Incentive Agreement between the Mineola Economic Development Corporation and Peoples Telephone Cooperative inc.**

Mayor Lankford opened the Public Hearing on Economic Incentive Agreement between the Mineola Economic Development Corporation and Peoples Telephone Cooperative inc. at 5:39 pm. With no citizen comments Mayor Lankford closed the public hearing at 5:39 pm.

- b. 2nd reading of MEDC and Peoples Telephone Cooperative Inc. Economic Incentive Agreement.**

City Manager Mercy Rushing moved Agenda item 7-c to 7-b and read the 2nd reading of MEDC and Peoples Telephone Cooperative Inc. Economic Incentive Agreement.

- c. Discuss and consider action on an Economic Incentive Agreement between the Mineola Economic Development Corporation and Peoples Telephone Cooperative Inc.**

Councilmember Eaton made the motion to approve an Economic Incentive Agreement between the Mineola Economic Development Corporation and Peoples Telephone Cooperative Inc. The motion was seconded by Councilmember Sampson and the motion was carried by unanimous vote.

8. Discuss and consider action on a Street Closure (Commerce St. from Gazebo to Line) Request from Holly Riley for a Benefit for Gigi (Dizzy Daq's) on April 20, 2024.

Holly Riley Spoke to the council about the request for a Street Closure (Commerce St. from Gazebo to Line) for a Benefit for Gigi (Dizzy Daq's) who was in bad car accident.

Councilmember Sampson made the motion made the motion to approve a Street Closure Request (Commerce St. from Gazebo to Line) from Holly Riley for a Benefit for Gigi (Dizzy Daq's) on April 20, 2024. The motion was seconded by Councilmember Carrington and the motion was carried by unanimous vote.

9. Discuss and consider action on a Street Closure (Downtown) request from Chamber for May Fiesta Days on May 3rd through May 4th, 2024.

Chamber of Commerce representative Daren Beaudo spoke to council about the Street Closure (Downtown) request from Chamber for May Fiesta Days on May 3rd through May 4th, 2024.

Councilmember Eaton made the motion to approve a Street Closure (Downtown) request from Chamber for May Fiesta Days on May 3rd through May 4th, 2024. The motion was seconded by Councilmember Carrington and carried by a unanimous vote.

10. Discuss and consider action on a Street Closure (Commerce from Gazebo to Line) request from The Texan Hall by Jorgie's for Mineola Summer Bash for June 15, 2024.

Jorge De La Garza spoke to the council about a Street Closure (Commerce from Gazebo to Line) request from The Texan Hall by Jorgie's for Mineola Summer Bash for June 15, 2024, portion of the proceeds will be given to We Have Your 6 non-profit group.

Councilmember Sampson made the motion to approve a Street Closure (Commerce from Gazebo to Line) request from The Texan Hall by Jorgie's for Mineola Summer Bash for June 15, 2024. The motion was seconded by Councilmember Newman and carried by unanimous vote.

11. Specific Use Permit

a. Hold a Public Hearing on an ORDINANCE for a Specific Use Permit to place a manufactured home on Lots 11H, 11I, 12B, 12E Block 34-2 Mineola Townsites.

Mayor Lankford opened the public hearing on an ORDINANCE for a Specific Use Permit to place a manufactured home on Lots 11H, 11I, 12B, 12E Block 34-2 Mineola Townsites at 6:11 pm. With no public comments Mayor Lankford closed the public hearing at 6:12 pm.

b. Discuss and consider action on an ORDINANCE for a Specific Use Permit to place a manufactured home on Lots 11H, 11I, 12B, 12E Block 34-2 Mineola Townsites.

Councilmember Sampson made the motion to approve an ORDINANCE for a Specific Use Permit to place a manufactured home on Lots 11H, 11I, 12B, 12E Block 34-2 Mineola Townsites. The motion was seconded by Councilmember Eaton and carried by unanimous vote.

12. RESOLUTION to designate certain areas in the city as tax abatement reinvestment zones.

a. Hold a Public Hearing on a RESOLUTION to designate certain areas in the city as tax abatement reinvestment zones.

Mayor Lankford opened a Public Hearing on a RESOLUTION to designate certain areas in the city as tax abatement reinvestment zones at 6:14 pm. With no public comments Mayor Lankford closed the public hearing at 6:14 pm.

b. Discuss and consider action on a RESOLUTION to designate certain areas in the city as tax abatement reinvestment zones.

Councilmember Newman made the motion to approve a RESOLUTION to designate certain areas in the city as tax abatement reinvestment zones. The motion was seconded by Councilmember Carrington and carried by a unanimous vote.

13. RESOLUTION regarding Guidelines & Criteria for Tax Abatement for the City of Mineola.

a. Hold a Public Hearing on a RESOLUTION regarding Guidelines & Criteria for Tax Abatement for the City of Mineola.

Mayor Lankford opened a Public Hearing on a RESOLUTION regarding Guidelines & Criteria for Tax Abatement for the City of Mineola at 6:15 pm. With no public comments Mayor Lankford closed the public hearing at 6:15 pm.

b. Discuss and consider action on a RESOLUTION regarding Guidelines & Criteria for Tax Abatement for the City of Mineola.

Councilmember Eaton made a motion to approve a RESOLUTION regarding Guidelines & Criteria for Tax Abatement for the City of Mineola. The motion was seconded by Councilmember Newman and carried by a unanimous vote.

14. Discuss and consider action on proposed rehab work on water well #4 to be done by Weisinger Incorporated for \$128,719.00.

Public Works Director Kyle McCoy spoke to the council about proposed rehab work that needs to be done on water well #4. Proposed rehab to be done by Weisinger Incorporated for \$125,719.00.

Councilmember Carrington made the motion to approve a proposed rehab work on water well #4 to be done by Weisinger Incorporated for \$128,719.00. The motion was seconded by Councilmember Newman and carried by unanimous vote.

15. Discuss and consider action on a City of Mineola software upgrade proposal.

Cindy Karch, Financial Director spoke to the council about the city's existing software, STW. We will have to upgrade to the new version of STW by 2026 and the conversion is at least an 18-month process. STW has given the proposed quote for the upgrade, which is estimated to cost \$400,115.00 and a yearly subscription fee of \$150,115.00 which does not include payroll software. Tyler Technologies' quote for new software is \$244,889.00 and a yearly subscription of \$72,795.00 which includes payroll software with a minimum of 18 months for the conversion.

Councilman Sampson made the motion to approve a City of Mineola software upgrade to Tyler Technologies for \$244,889.00. The motion was seconded by Councilmember Newman and carried by unanimous vote.

16. City Manager Briefing and Announcements.

Mrs. Rushing briefed the council on the closing of city hall for March 29, 2024, for Good Friday and the Easter Mini Train which will run March 30th from 11 am – 3:00 pm. Mrs. Rushing also updated the council

on upcoming events for the month of April and she briefed the council on the soft opening of the 1888 Plaza Project and the grand opening will be at the end of April.

There being no further action to consider, the meeting was adjourned.

Jayne Lankford, Mayor

ATTEST:

Cindy Karch, City Secretary