

MINEOLA CITY COUNCIL MINUTES
REGULAR MEETING – MINEOLA CITY HALL
Monday, July 22, 2024

Call to order and confirmation of quorum.

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

Staff Present: Charles Bittner, Lisa Morrison, David Madsen, Kyle McCoy, Justin Clower and Doris Newman.

Citizens Present: Phil Major with the Wood County Monitor, Wendy and Ken Kirk, Andrew Wright from SPI Engineering; Michael and Kelly Jones, Neal Bohannon, Holly Gallaway, Caren Beaudou, Cathy Leeman, Gene Keenon from Republic Services, and Sharon and Wade Watson.

Invocation and Pledge of Allegiance

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

Citizen Comment: None

Presentations and Proclamations –

- A. Presentation by Gene Keenon of Republic Services of \$1,000 to the Mineola Main Street Program.

Gene Keenon of Republic Services presented to Doris Newman the Main Street director a Check for \$1,000.00 for the Main Street Program.

Consent Agenda

- 1. Consider approval of minutes of the Workshop Council Meeting on June 20th, 2024, and the Regular Council Meeting on June 24th, 2024.**
- 2. Consider approval of Financial Reports for the month of June 2024.**
- 3. Consider approval of the Quarterly Investment Report for the quarter ending June 30, 2024.**
- 4. Consider approval of the Monthly Department Head Reports for the month of June 2024. (Building Inspections, Code Enforcement, Fire, Police, Main Street, Marketing, Municipal Court, Street, Water, Wastewater)**
- 5. Consider approval of a request from the Chief of Police to auction surplus property.**
- 6. Consider approval of a street closure request from the Mineola Chamber of Commerce for the Iron Horse Festival to be held on September 27-28, 2024.**

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

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

7. Presentation by Communities Unlimited of a Water and Wastewater Rate study.

Tom Fulton and Janelle Saucedo from Communities Unlimited presented to the Mayor and the Council a water rate analysis they did for the City of Mineola.

8. Discuss possible action on a RESOLUTION adopting the updated Procurement Policies and Procedures for Federal Grants as needed for applying for a GLO Resilient Communities Program (RCP) grant.

Councilmember Newman made the motion to approve a RESOLUTION adopting the updated Procurement Policies and Procedures for Federal Grants as needed for applying for a GLO Resilient Communities Program (RCP) grant. The motion was seconded by Councilmember Eaton and the motion was carried by unanimous vote.

9. Discuss and consider action on an Oil and Gas Lease between the City of Mineola and Millennium Petrocapital Corporation for the radio tower site on FM 49.

Councilmember Sampson made the motion to approve an Oil and Gas Lease between the City of Mineola and Millennium Petrocapital Corporation for the radio tower site on FM 49. The motion was seconded by Councilmember Alexander and the motion was carried by unanimous vote.

10. Public Hearing – Specific Use Permit

a. Hold a Public Hearing on an ORDINANCE for a Specific Use Permit to place a manufactured home on Lot J-R Block 34-1 Mineola Townsites, 415 Hart St.

Mayor Lankford opened the public hearing at 5:42 pm and with no public comment the mayor closed the public hearing at 5:45 pm.

b. Discuss and consider action on an ORDINANCE for a Specific Use Permit to place a manufactured home on Lot J-R Block 34-1 Mineola Townsites, 415 Hart St.

Councilmember Tuck made the motion to approve an Ordinance for a Specific Use Permit to place a manufacturer home on Lot J-R Block 34-1 Mineola Townsites, 415 Hart St. The motion was seconded by Councilmember Jones and the motion was carried by unanimous vote.

11. Public Hearing – Zoning

a. Hold a Public Hearing on an ORDINANCE to rezone Lot 7A Block 31 Ham Addition, Property ID #38834 from SF-7 to MF-24.

Mayor Lankford opened the public hearing at 6:28 pm. Holly Gallaway and Neal Bohannon spoke opposed and Michael Jones spoke in support of the ordinance to rezone lot 7A Block 31 Ham Addition, Property ID #38834 from SF-7 to MF-24.

b. Discuss and consider action on an ORDINANCE to rezone Lot 7A Block 31 Ham Addition, Property ID #38834 from SF-7 to MF-24.

Councilmember Tuck made the motion to approve an ordinance to rezone Lot 7A Block 31 Ham Addition, Property ID #38834 from SF-7 to MF-24. The motion was seconded by Councilmember Newman and the motion passed with Councilmembers Alexander, Sampson, Tuck, Newman, and Eaton for and Councilman Jones abstaining.

12. Public Hearing – Zoning

a. Hold a Public Hearing on an ORDINANCE to rezone Lot 6A, 7C 8 Block 31 Ham Addition, Property ID #100984 from SF-7 to MF-24.

Mayor Lankford opened the public hearing at 6:48 pm with no comment and the public hearing was closed at 6:48pm.

- b. Discuss and consider action on an ORDINANCE to rezone Lot 6A, 7C 8 Block 31 Ham Addition, Property ID #100984 from SF-7 to MF-24.**

Councilmember Sampson made the motion to approve an ordinance to rezone Lot 6A, 7C 8 Block 31 Ham Addition, Property ID #100984 from SF-7 to MF-24. The motion was seconded by Councilmember Eaton and the motion passes with Councilmembers Alexander, Sampson, Tuck, Newman, and Eaton for and Councilman Jones abstaining.

13. Public Hearing – Zoning

- a. Hold a Public Hearing on an ORDINANCE to rezone Block 266 pt., Mineola Townsites, Property ID #52672 from AG to MF-24.**

Mayor Lankford opened the public meeting at 6:49 pm with no public comment, the public meeting was closed at 6:49 pm.

- b. Discuss and consider action on an ORDINANCE to rezone Block 266 pt., Mineola Townsites, Property ID #52672 from AG to MF-24.**

Councilmember Eaton made a motion to approve an ordinance to rezone Block 266 pt., Mineola Townsites, Property ID #52672 from AG to MF-24. The motion was seconded by Councilmember Alexander and the motion passed with Councilmembers Alexander, Sampson, Tuck, Newman, and Eaton for and Councilman Jones abstaining.

14. Public Hearing – Zoning

- a. Hold a Public Hearing on an ORDINANCE to rezone Block 267 pt., Mineola Townsites, Property ID # 10489 from SF-7 to MF-24.**

Mayor Lankford opened the public hearing at 6:51 and with no public comment, the public hearing was closed.

- b. Discuss and consider action on an ORDINANCE to rezone Block 267 pt., Mineola Townsites, Property ID # 10489 from SF-7 to MF-24.**

Councilmember Newman made the motion to approve an ordinance to rezone Block 267 pt., Mineola Townsites, Property ID #10489 from SF-7 to MF-24. The motion was seconded by Councilmember Alexander and the motion passes with Councilmembers Alexander, Sampson, Tuck, Newman, and Eaton for and Councilman Jones abstaining.

15. City Manager Briefing and Announcements:

City Manager, Mercy Rushing, told the council that Yvonne Witt had called and wanted to thank Manny Morales and Judy Stucky for being so professional and nice while she was dealing with a water leak. Ms. Rushing also read a thank you note Sue Jones.

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

Jayne Lankford, Mayor

ATTEST:

Cindy Karch, City Secretary