

**MINEOLA CITY COUNCIL MINUTES  
REGULAR MEETING - MINEOLA CITY HALL  
AUGUST 26, 2019, 5:30 P.M.**

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

**MEMBERS ABSENT** Sue Jones and Greg Hollen

**STAFF PRESENT** Mercy Rushing, Cindy Karch, William Crump, David Madsen, Charles Bittner, and Lynn Kitchens

**OTHERS PRESENT** Phil Major, Wood County Monitor; Mark Robinson, AEP/SWEPCO; Marvin Hlavaty and TJ Jones, Rio Sabine Construction.

**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 Jayne Lankford

**CITIZEN COMMENT** - None

**PRESENTATIONS AND PROCLAMATIONS**

1. Presentation by Mr. Jerry Brooks with Grace Community Healthcare Ministry regarding ongoing ministry at the clinic and services they provide.  
Mr. Brooks updated the council on the many services Grace Community Healthcare provides to citizens.
2. Presentation of a proclamation declaring Tuesday, October 8<sup>th</sup> as Texans Against Crime, 2019. Mayor White presented the Proclamation to Chief Charles Bittner.

**CONSENT AGENDA**

3. Consider approval of minutes of the Regular City Council meeting held on July 23, 2019, Special Council Meetings on August 5<sup>th</sup>, 12<sup>th</sup> and 19<sup>th</sup>.
4. Consider approval of the Financial Statement for the month of July, 2019.
5. Consider approval of the Monthly Investment Report for the month of July, 2019.
6. Consider approval of the Monthly Department Head Reports for the month of July, 2019. (Building Inspections, Code Enforcement, Fire, Police, Main Street, Marketing, Street, Water, Wastewater)
7. Consider approval of a street closure request from the Mineola Chamber of Commerce for the Iron Horse Festival on Friday September 27<sup>th</sup> and Saturday September 28<sup>th</sup>.
8. Consider approval of a resolution to change authorized signers on bank signature cards to remove Sherry Vann (retired) and add Lynn Kitchens, Assistant Economic Development Director.

Councilmember Polly Jones 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**

9. Hold a public hearing on the proposed budget for fiscal year beginning October 1, 2019 and ending September 30, 2020.

Mayor White opened the public hearing. No citizens were present for comment. The hearing was closed.

**10. Discuss and consider action on an ordinance approving the proposed budget for fiscal year beginning October 1, 2019 and ending September 30, 2020.**

A motion was made by Councilmember Novada Bigham and seconded by Councilmember Mitchell Tuck to adopt the 2019-2020 budget. There being no further discussion, the motion carried by a unanimous vote.

**11. Discuss and consider ratifying the tax rate for fiscal year beginning October 1, 2019 and ending September 30, 2020.**

A motion was made by Councilmember Jayne Lankford to ratify the tax rate increase reflected in the FY 2019-2020 Budget. The motion was seconded by Councilmember Polly Jones. There being no further discussion the motion carried by a unanimous vote.

**12. Discuss and consider an ordinance levying the tax rate for fiscal year beginning October 1, 2019 and ending September 30, 2020.**

A motion was made by Councilmember Jayne Lankford to approve the ordinance adopting a tax rate of 0.562410. The motion was seconded by Councilmember Mitchell Tuck. There being no further discussion the motion carried by a unanimous vote.

**13. Hold a public hearing on a request from Rio Sabine Construction to rezone property described as Lots 24 and 25 of the King Addition and 256 and 255 Mineola Townsites.**

Mayor White opened the public hearing. Mr. David Madsen briefed the council on the proposed changes. Mr. TJ Jones with Rio Sabine Construction also briefed the council on their proposed development plans for a new subdivision of duplex homes located off of Kings Lane. There being no citizens present for comment, the hearing was closed.

**14. Discuss and consider action on an ordinance to rezone property described as Lots 24 and 25 of the King Addition and 256 and 255 Mineola Townsites.**

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.

**15. Hold a public hearing on a Specific Use Permit to place duplexes on Lots 24 and 25 of the King Addition and 256 and 255 Mineola Townsites.**

Mayor White opened the public hearing. No citizens were present for the hearing and the hearing was closed.

**16. Discuss and consider action on an ordinance to approve a Specific Use Permit to place duplexes on Lots 24 and 25 of the King Addition and 256 and 255 Mineola Townsites.**

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

**17. Discuss and consider action on two alley closures and a street closure behind the old Gateway Lanes building located at 302 E. Broad St.**

Mayor White called for this item to be postponed until the next meeting.

**18. Discuss and consider action to solicit bids for city property, partial lot 5A, 5B, 5C Blk D, located on South Street.**

Mrs. Rushing stated that she had been approached by AEP/SWEPCO who asked the city to place the property for bid. They are interested in purchasing the property for expansion of their substation located on the adjoining property. Mrs. Rushing informed the council that only part of this lot would be placed for bid; the section containing the old city warehouse. However, because a city water well is located on the other section of the lot, the city must be selective on who it can sell the property to. It cannot be sold to just any commercial entity.

Councilmember Polly Jones asked Mr. Mark Robinson of AEP/ SWEPCO that if they were to win the bid to purchase the property and expand their substation located next to it, would that help eliminate some of the power outages that the city has been experiencing lately. Mr. Robinson said it would help, but not eliminate. It would, however, increase their response time to outages if they were able to update their equipment by adding drop-in control modules with SCADA systems which would be able to be controlled remotely. SWEPCO is concerned about the age of the equipment in the current control house and are unable to locate replacements for them. Mrs. Jones then asked if this location is the most feasible for this expansion. Mr. Robinson responded that it is without a doubt the most logical location for the expansion as all of the electrical lines currently go to into that station and to move them would be the equivalent of the city relocating the wastewater treatment plant. Mayor White asked if the station is able to handle the new development that was discussed earlier in the meeting on Kings Lane, or any future construction in Mineola. Mr. Robinson stated that the station was currently operating at 49% capacity and can handle any future growth, but this expansion is about reliability. If the city wants to bring in new business or residential growth, reliability is essential. There being no further discussion, Mayor White called for a motion.

A motion was made by Councilmember Novada Bigham to solicit bids to sell the property. The motion was seconded by Councilmember Jayne Lankford. There being no further discussion, the motion carried by a unanimous vote.

**19. Discuss and consider action to accept a bid for architectural service.**

Mrs. Karch informed the council that sealed bids were solicited for architectural services through the Tyler Morning Telegraph. Also, she emailed the bid proposals to five different firms in Tyler. Two called with questions but only one submitted a bid; Mark Thacker with Sinclair and Wright. The service requested will be for the Police Department remodel project. Chief Bittner and Mrs. Karch have met with the architect and have viewed preliminary drawings. Mercy asked how many offices will this provide and Chief Bittner indicated four to five offices. City Attorney Blake Armstrong reviewed and approved the contract.

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

**20. Discuss and consider action for amenities at basketball court – water drinking fountain, and a project update by the City Manager.**

Mr. Crump stated that we are still two weeks out from concrete being poured. He asked the council what their preference was on a drinking fountain at the basketball court. The drinking fountain could be chilled water or non-chilled water, with a price difference of about \$2,000, with a lot of citizen input both ways.

A motion was made by Councilmember Mitchell Tuck and seconded by Novada Bigham to purchase the non-chilled water fountain.

**21. 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.

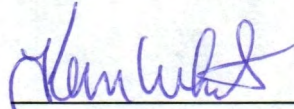
Mayor thanked everyone for all of their work during the month of August for doing the business of the city and representing the citizens.

**22. City Manager Briefing**

Sugar Bakers of Mineola complemented the council and staff with croissants. We may have a workshop to discuss healthcare in September before the regular meeting. September is Festival Month and the city will have booths at the Iron Horse Festival. Farmers Market is going on Saturdays and the Mini Train is running on the 14<sup>th</sup>, 21<sup>st</sup> and the 28<sup>th</sup>. The train-themed playground is almost finished which includes Astroturf, thanks to the Meredith Foundation who funded the park. She thanked the Mayor and Council for working with staff on the budget.

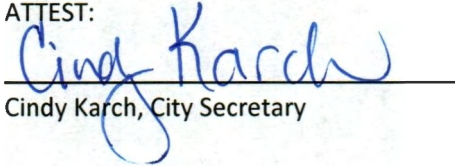
**ADJOURNMENT**

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



\_\_\_\_\_  
Kevin White, Mayor

ATTEST:

  
\_\_\_\_\_  
Cindy Karch, City Secretary