

**MINEOLA CITY COUNCIL MINUTES**  
**REGULAR MEETING – MINEOLA CITY HALL**  
**Monday, September 19, 2022**

**Call to order and confirmation of quorum**

P	Jayne Lankford, Mayor	P	Mitchell Tuck
P	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: Lisa Morrison, David Madsen, Justin Clower, Doris Newman, and Owen Tiner

Citizens Present: Phil Major with the Wood County Monitor; Craig Alliett, Vic Savelli, Bill Self, Phillip Casper Preacher of the First Baptist Church of Mineola; Wilford Jones, Jason Thompson, and Kendan Z. Banks

**Invocation and Pledge of Allegiance**

Invocation led by Councilmember Eaton and pledges led by Councilmember Newman

**Citizen Comment**

None

**Presentations and Proclamations**

1. Proclamation for World Teacher Day

Mayor Lankford read a proclamation proclaiming World Teachers' Day on Wednesday, October 5, 2022.

**Consent Agenda**

2. Consider approval of minutes of the Regular Council Meeting on August 22, 2022.
3. Consider approval of Financial Reports for the month of August 2022.
4. Consider approval of the Monthly Department Head Reports for the month of August 2022. (Building Inspections, Code Enforcement, Fire, Police, Main Street, Marketing, Municipal Court, Street, Water, Wastewater)
5. Consider approval of Marketing Advisory board member reappointments: Allene Doggett Smith, Lupita Wisner, Sue Jones and Nancy Murphy, each for a two-year term.
6. Consider approval of Parks and Open Spaces Advisory board member reappointments: Neal Duncan, Polly Jones, Heath Kinder and Angela Thompson, each for a two-year term.
7. Consider approval of Mineola Economic Development Corporation board member reappointments: Gordon Tiner, Bob Smith, Jason Ray and Joe Williams, each for a two-year term.

8. Consider approval of Board of Adjustment board member appointments of Ken Kirk and Gordon Tiner, to fill vacant unexpired terms ending on Jan 1, 2023.
9. Consider approval of a Street Closure Request from the Mineola Chamber of Commerce for the annual Trunk-or-Treat Event on October 31, 2022.
10. Consider approval of a Street Closure Request from the First Baptist Church for the annual Trunk-or-Treat Event on October 31, 2022.
11. Consider approval of a Resolution authorizing the City of Mineola to submit a grant application to the Office of the Governor for Safety Response to Active Attack Events, Bullet Resistant Shield Grant Program, Grant Number 4638301.
12. Consider approval of a Resolution changing Authorized Representatives with Texas Local Government Investment Pool (TexPool/TexPool Prime).
13. Discuss and consider action on a Letter of Engagement to retain BrooksWatson & Co. for audit services for fiscal years 2022, 2023 & 2024.

Councilmember Jones asked that Item 5 in the consent agenda be voted on separately. Councilmember Newman then made the motion to change Nancy Murphy to Civic Center Manager or Assistant Manager as Mrs. Murphy will be retiring this month and the position is intended to be filled by whoever is in that position at the Civic Center. Motion was seconded by Councilmember Eaton and carried by unanimous vote.

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

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

**14. Public Hearing**

**a. Hold a public hearing on a Demolition Certificate for 303 N. Johnson Street.**

Mr. Savelli spoke opposing the demolition certificate for 303 N. Johnson Street. Bill Self and Preacher Phillip Casper spoke in favor of the demolition certificate for 303 N. Johnson Street. Mayor Lankford closed the public hearing after everyone that wanted to speak spoke.

**b. Discuss and consider action on a Demolition Certificate for 303 N Johnson Street.**

Councilmember Newman made the motion to approve the demolition certificate for 303 N. Johnson Street. Motion was seconded by Councilmember Tuck. Mayor Lankford opened it up for discussion and Councilmember Jones spoke opposed. There being no other discussion the Mayor called for a vote. Councilmembers Carrington, Sampson, Tuck, Eaton and Newman voted for, and Councilmember Jones was opposed. Motion carried five to one.

**15. Public Hearing**

**c. Hold a public hearing for an ordinance for a Specific Use Permit for a Manufactured Home on Lot 3B and 4C Block F, Mineola Townsites, 312 Krause St.**

Mayor Lankford opened the public hearing at 5:58 p.m. and with no citizen comment the public hearing was closed at 5:58 pm.

**d. Discuss and consider action on an ordinance for a Specific Use Permit for a Manufactured Home on Lot 3B and 4C Block F, Mineola Townsites, 312 Krause St**

Councilmember Tuck made the motion to approve an ordinance for a Specific Use Permit for a Manufactured Home on Lot 3B and 4C Block F, Mineola Townsites, 312 Krause St. The motion was seconded by Councilmember Newman, motion carried.

**16. Public Hearing**

**e. Hold a public hearing to receive comments on the 2022-2023 Tax Rate.**

The mayor opens the public hearing at 6:00 p.m. with no public comment the mayor closed the hearing at 6:00 pm

**f. Discuss and consider action on an ordinance approving the proposed budget for fiscal year beginning October 1, 2022 and ending September 30, 2023.**

Councilmember Sampson made the motion to approve an ordinance for the proposed budget for fiscal year beginning October 1, 2022 and ending September 30, 2023. Motion was seconded by Councilmember Eaton, motion carried.

**g. Discuss and consider ratifying the tax rate for fiscal year beginning October 1, 2022 and ending September 30, 2023.**

Councilmember Jones made the motion to ratify the tax rate for fiscal year beginning October 1, 2022 and ending September 30, 2023. Motion was seconded by Councilmember Tuck, motion carried.

**h. Discuss and consider action on an ordinance levying the tax rate for fiscal year beginning October 1, 2022 and ending September 30, 2023.**

Councilmember Jones made the motion to approve an ordinance levying the tax rate for fiscal year beginning October 1, 2022 and ending September 30, 2023. Motion was seconded by Councilmember Eaton, motion carried.

**17. Discuss and consider action on an ordinance amending Section 44, Water, Sewer, and Master Meter Rates.**

Councilmember Carrington made the motion to approve an ordinance amending Section 44, Water, Sewer, and Master Meter Rates. Motion was seconded by Councilmember Newman, motion carried.

**18. Discuss and consider action on an ordinance amending Section 8-5 and 8-6 Building Permit Fees.**

Councilmember Jones made the motion to postpone a motion on amending Section 8-5 and 8-6 building permit fees. Motion was seconded by Eaton and motion carried.

**19. Discuss and consider action on an ordinance amending Chapter 42, Article 3, Division 2, Section 42-107, Parking of Trucks, Trailers, Etc. In Residential Districts.**

Councilmember Newman made the motion to approve an ordinance amending Chapter 42, Article 3, Division 2, Section 42-107, Parking of Trucks, Trailers, Etc. In Residential Districts. Motion was seconded by Councilmember Jones, motion carried.

**20. Discuss and consider action on an ordinance amending Chapter 10, Business and Business Regulations, Article 3, Mobile Food Units and Mobile Food Parks.**

Councilmember Sampson made the motion to approve an ordinance amending Chapter 10, Business and Business Regulations, Article 3, Mobile Food Units and Mobile Food Parks. Motion was seconded by Councilmember Eaton, motion carried.

**21. Discuss and consider action on a replat of Lots 5 and 6 Block 55 Mineola Townsites, 304 and 312 Wigley Street.**

Councilmember Newman made a motion to approve the replat of Lots 5 and 6 Block 55 Mineola Townsites, 304 and 312 Wigley Street. Motion was seconded by Councilmember Sampson, motion carried.

**22. Discuss and consider action on a replat of Lots 16-19 Block 3 Mineola Townsites, ABC Auto Parts.**

Councilmember Eaton made the motion to replat of Lots 16-19 Block 3 Mineola Townsites, ABC Auto Parts. Motion seconded by Councilmember Newman; motion carried.

**23. Discuss and consider action to approve amending the City of Mineola Investment Policy section 8.0 Authorized & Suitable Investments, to replace "Treasury Bonds" with "Treasury Securities", which would allow the city to invest in Treasury Bonds, Treasury Notes and Treasury Bills.**

Councilmember Jones made the motion to approve amending the City of Mineola Investment Policy section 8.0 Authorized & Suitable Investments, to replace "Treasury Bonds" with "Treasury Securities", which would allow the city to invest in Treasury Bonds, Treasury Notes and Treasury Bills. Motion seconded by Councilmember Sampson; motion carried.

**24. Discuss and consider action on a tax deed, high bid received for resale property as follows; Lots 8, 9, 10, 11 and 12, Blk 298 Towneast Village Subdivision.**

Councilmember Newman made a motion to approve a tax deed, high bid received for resale property as follows; Lots 8, 9, 10, 11, and 12, Blk 298 Towneast Village Subdivision. Motion seconded by Councilmember Eaton; motion carried.

**25. Discuss and consider action on a tax deed, high bid received for resale property as follows; Lot 13, Blk 297, Towneast Village Subdivision.**

Councilmember Eaton made the motion to approve a tax deed, high bid received for resale property as follows; Lot 13, Blk 297, Towneast Village Subdivision. Motion was seconded by Councilmember Jones, motion carried.

**26. Executive Session: The City Council will now convene into a closed meeting on September 19, 2022, at 6:30 p.m. to deliberate regarding economic development negotiations as authorized**

**by Government Code, Chapter 551.087, Deliberations Regarding Economic Development Negotiations.**

The City Council convened into open session at 6:42 p.m.

**27. Public Hearing**

- i. Hold a public hearing to receive comments on expenditures of 4B ½ cent sales tax fund for financial assistance loan incentive agreement to Hughes Appliance Inc., 1116 North Pacific, Mineola Shopping Center.**

Mayor Lankford opened the public hearing at 6:43 p.m. With there being no public comments, the public hearing closed at 6:43 p.m.

- j. Discuss and consider action on expenditure of 4B ½ cent sales tax funds for a financial assistance loan incentive agreement to Hughes Appliance Inc., 1116 North Pacific, Mineola Shopping Center.**

Councilmember Sampson made a motion to approve an expenditure of 4B ½ cent sales tax funds for a financial assistance loan incentive agreement to Hughes Appliance Inc., 1116 N. Pacific, Mineola Shopping Center allowing City Manager Rushing to sign all documents. Motion was seconded by Councilmember Carrington, motion carried.

**28. City Manager Briefing and Announcements:**

City Manager Rushing updated the council of upcoming events. Iron Horse Festival starting on September 23<sup>rd</sup> with Hobo Special Fundraiser by Mineola Landmark Commission then all other events starting on September 24<sup>th</sup>; and the week of October 14<sup>th</sup> is Homecoming week.

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