



NOTICE OF MEETING

The Mineral Wells City Council will hold a regular meeting at 6:00 PM on Tuesday, September 15, 2020 in the City Council Chambers at the City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas to consider the following agenda: *Meeting site closed to public*

In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people in a group setting, and in accordance with the Texas Governor's Declaration of Disaster enacted March 13, 2020, members of the City Council may be participating remotely in compliance with the Texas Open Meetings Act, as temporarily modified by the Texas Governor. Members of the public may participate only by joining at:

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Call to Order

Invocation

Pledges of Allegiance to U.S. and Texas Flags

PUBLIC COMMENT - SEE MODIFIED RULES BELOW

The public will have an opportunity to address the City Council on any matter, except public hearings that are included on the agenda. **FOR PUBLIC HEARINGS, SEE INSTRUCTIONS ON THE ITEM YOU WISH TO SPEAK ON.** Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. **DUE TO THE SUSPENDED**

PORTIONS OF THE TEXAS OPEN MEETINGS ACT, to address the governing body during the Public Comment portion of the meeting, each speaker must complete a Speaker Form and provide it to the City Clerk electronically by 5:00 P.M. on September 14, 2020. The City Clerk will read the speaker forms aloud to the City Council. Comments shall address the governing body with civility that is conducive to appropriate public discussion. Comments can address only the governing body and not individual city officials or employees. Per the Texas Open Meetings Act, the governing body is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the item; or (3) propose the item be placed on a future agenda, in accordance with Council procedures.

Anyone wishing to speak during the Public Comment portion of the meeting must notify the City Clerk electronically by 5:00 P.M. on September 14, 2020. An electronic public comment form is available on the City's website at mineralwellstx.gov and will be sent to the City Clerk from the site.

CONSENT AGENDA

- (6) 1. Consider and take appropriate action on minutes of meeting held September 8, 2020.
- (12) 2. Consider and take appropriate action on budgeted expenditures over \$500.
- (14) 3. Consider and take appropriate action regarding Texas CDBG Contract #7219280, draw request number 4 for Parkhill, Smith and Cooper invoice #0160032.00-3 in the amount of \$5450.00.

ITEMS FOR INDIVIDUAL CONSIDERATION

- (18) 4. Consider and take appropriate action and conduct a Public Hearing regarding a Final Plat of 1.475 acres out of the Northwest ¼ of Section No. 46, T. & P. RR. Co. Survey, Block "A", E.O.B., Abstract No. 1200, Palo Pinto County, Texas, to Lots 1, 2, 3, 4, and 5, Block 1, of the Residences of Holly Hill Addition to the City of Mineral Wells, Palo Pinto County, Texas. ***Any person wishing to speak in regards to this Public Hearing must either use the "raise hand button" if using the computer; or by dialing *9 if calling in at the portion of the meeting when the Mayor opens the Public Hearing.***
- (25) 5. Consider and take appropriate action and conduct a Public Hearing regarding a Specific Use Permit in order to operate a Bed and Breakfast as defined by the City of Mineral Wells Zoning Ordinance, in an SF-6 zoned district located at 415 NW 4th St., being Lot A Of 4, Block 3, of the Wiggins Addition to the City of Mineral Wells, Palo Pinto County, Texas. ***Any person wishing to speak in regards to this Public Hearing must either use the "raise hand button" if using the computer; or***

by dialing *9 if calling in at the portion of the meeting when the Mayor opens the Public Hearing.

- (35) 6. Consider and take appropriate action and conduct a Public Hearing regarding a Final Plat being a subdivision of 0.767 acre out of the northeast ¼ of Section No. 4, M.E.P. & P. RR. Co. Survey (E.P. Folly Survey), Abstract No. 493, Parker County, Texas, to Lot 1, Block 1, of the BT Addition to the City of Mineral Wells, Parker County, Texas. ***Any person wishing to speak in regards to this Public Hearing must either use the “raise hand button” if using the computer; or by dialing *9 if calling in at the portion of the meeting when the Mayor opens the Public Hearing.***

- (41) 7. Consider and take appropriate action on approval of the Palo Pinto County Municipal Water District No. 1 2019/2020 Annual Budget.

- (42) 8. Consider and take appropriate action on approval of Mineral Wells Area Chamber of Commerce Tourism Budget for FY 2019/2020.

- (57) 9. Consider and take appropriate action on approval of the Mineral Wells Economic Development Corporation Budget for FY 2019/2020.

- (59) 10. Consider and take appropriate action on an ordinance adopting the budget for the City of Mineral Wells for Fiscal Year October 1, 2020 through September 30, 2021.

- (179) 11. Consider and take appropriate action on an ordinance levying ad valorem taxes on property in the City of Mineral Wells for 2020.

- (185) 12. Consider and take appropriate action on a resolution ratifying the increase in property tax revenue reflected in the approved FY 2020/2021 Budget.

- (187) 13. Consider and take appropriate action on an ordinance amending water and sewer rates beginning November 1, 2020.

- (195) 14. Consider and take appropriate action giving direction to staff, or discussion on a vacancy that will occur after the November 3, 2020 election.

- 15. Future agenda items/requests by Councilmembers to be on next agenda—***Councilmembers shall not discuss or take action on any item that is not on the agenda. A Councilmember may request that an issue be placed on a future agenda and, if a second Councilmember supports the request, the item shall be placed on a City Council agenda within two Council meetings.***

16. **EXECUTIVE SESSION:** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

- a. § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code regarding:---- (i) QAR Industries Lease, (ii) Brazos River Property, (iii) Project Glue, and (iv) Devon Energy;
- b. § 551.072: Deliberate the purchase, exchange, lease, or value of real property regarding: (i) Devon Energy property and (ii) Brazos River property;
- c. § 551.087: To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect: (i) Project Glue.

17. **RECONVENE INTO OPEN SESSION:** In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

18. Adjourn

Notes: Disabled persons requiring special assistance are requested to notify the City of Mineral Wells 24 hours in advance of the meeting by calling the City Clerk's office at 940.328.7702.

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code Chapter 551, including §551.071, (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

State of Texas §
City of Mineral Wells §

I hereby certify that notice of this meeting of the Mineral Wells City Council was posted by 6:00 o'clock pm on the 11th day of September, 2020.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of September, 2020.

(SEAL)

Peggy Clifton, City Clerk