

CITY OF MIDLAND, TEXAS
AGENDA FOR CITY COUNCIL MEETING
September 9, 2025 - 10:00 AM
300 North Loraine
Midland, Texas
Council Chamber - City Hall



A quorum of the City Council intends to be physically present at the aforementioned location.

The City Council may discuss, consider, and take action on any item listed on this agenda.

OPENING ITEMS

1. Invocation – Pastor Luke McNeely, Stonegate Fellowship
2. Pledge of Allegiance

PROCLAMATIONS AND RECOGNITIONS

3. Presentation of special events, organizations, individuals, periods of time, or reports, including, but not limited to:
 - 3a. Presentation of Proclamation for “The American Legion Day”

CONSENT AGENDA

4. MOTION APPROVING THE FOLLOWING MINUTES:
 - 4a. REGULAR SESSION OF AUGUST 13, 2025
5. 2025-122 – RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THAT CERTAIN PROFESSIONAL SERVICES AGREEMENT WITH DUNAWAY ASSOCIATES LLC, FOR PROFESSIONAL SERVICES RELATED TO THE CONSTRUCTION OF PHASES 2 AND 3 OF THE BEAL PARK RENOVATION PROJECT; SAID AMENDMENT PROVIDING FOR ADDITIONAL SERVICES ASSOCIATED WITH THE INCREASED PROJECT SCOPE AND A NEW TOTAL COST OF \$2,660,750.00 AND AUTHORIZING PAYMENT THEREFOR **(DISTRICT 4) (GENERAL SERVICES) (STRENGTHEN AND SUSTAIN OUR INFRASTRUCTURE)**
6. 2025-123 – RESOLUTION AWARDED A CONTRACT FOR THE BRIARWOOD AVENUE PHASE II PROJECT TO REECE ALBERT, INC. OF SAN ANGELO, TEXAS, AT A TOTAL COST OF \$9,020,270.27; APPROVING \$1,804,052.73 FOR CONTINGENCIES;

APPROPRIATING FUNDS; AND AUTHORIZING PAYMENT **(DISTRICT 4) (GENERAL SERVICES) (STRENGTHEN AND SUSTAIN OUR INFRASTRUCTURE)**

7. 2025-124 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH CERRIS BUILDERS, INC., IN THE AMOUNT OF \$38,577,000.00 FOR THE TERMINAL MODERNIZATION AND EXPANSION PROJECT AT MIDLAND INTERNATIONAL AIR & SPACE PORT; APPROVING \$3,857,700.00 FOR CONTINGENCIES; APPROPRIATING FUNDS; AND AUTHORIZING PAYMENT FOR SAID PROJECT **(DISTRICT 4) (AIRPORTS) (TRANSPARENT & CONSISTENT COMMUNICATION)**
8. 092-2025 – MOTION APPROVING, WITH STAFF'S RECOMMENDED CONDITIONS, A PRELIMINARY PLAT OF DAHLIA WAREHOUSE DISTRICT, BEING A PLAT OF A 131.00-ACRE TRACT OF LAND OUT OF SECTIONS 25 AND 36, BLOCK 41, T-1-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS (GENERALLY LOCATED ON THE WEST SIDE OF NORTH FARM-TO-MARKET ROAD 1788, APPROXIMATELY 200 FEET SOUTH OF WEST COUNTY ROAD 60) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
9. 093-2025 – MOTION APPROVING, WITH STAFF'S RECOMMENDED CONDITIONS, A PRELIMINARY PLAT OF LIMESTONE ADDITION, SECTION 1, BEING A PLAT OF A 54.49-ACRE TRACT OF LAND OUT OF SECTIONS 11 AND 14, BLOCK 40, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH COUNTY ROAD 1250 AND WEST INTERSTATE 20) **(DISTRICT: EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. 094-2025 – MOTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THAT CERTAIN MAY 15, 1975, SURFACE LEASE AND RIGHT-OF-WAY AGREEMENT WITH MRC TORO, LLC, SUCCESSOR-IN-INTEREST TO ATLANTIC RICHFIELD COMPANY; SAID AMENDMENT PROVIDING FOR THE EXTENSION OF THE TERM FOR AN ADDITIONAL PERIOD OF FOUR (4) MONTHS **(DISTRICT: NONE) (UTILITIES) (PROVIDE SOUND GOVERNANCE & FISCAL MANAGEMENT)**

SECOND READINGS

11. 10660 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITH TERM FOR LOT 2, BLOCK 6, CLAYDESTA PLAZA, SECTION 5, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF DESTA DRIVE AND WEST WADLEY AVENUE), WHICH IS PRESENTLY ZONED PD, PLANNED DEVELOPMENT DISTRICT FOR AN OFFICE AND RETAIL DEVELOPMENT, ALLOWING SAID PROPERTY TO BE USED FOR THE SALE OF ALL ALCOHOLIC BEVERAGES IN A RESTAURANT FOR ON-PREMISES CONSUMPTION; MAKING SAID DESIGNATION SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR

FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION (FIRST READING HELD AUGUST 26, 2025) **(DISTRICT 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE & PLACE)**

12. 10661 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE A 302.39-ACRE TRACT OF LAND OUT OF SECTION 18, BLOCK 38, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT TO AN AMENDED PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH FAIRGROUNDS ROAD AND FIREWHEEL ROAD); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION (FIRST READING HELD AUGUST 26, 2025) **(DISTRICT 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

The City Council will hold public hearings on the following items:

13. 10657 – AN ORDINANCE GRANTING A SPECIAL EXCEPTION FOR A 1.0-ACRE TRACT OF LAND OUT OF SECTION 23, BLOCK 40, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED ON THE NORTH SIDE OF GLADIOLA AVENUE, APPROXIMATELY 465 FEET EAST OF GOLDEN GATE DRIVE), BY PERMITTING A REDUCED MINIMUM LOT AREA; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); ORDERING RECORDATION BY THE CITY SECRETARY IN THE DEED RECORDS OF MIDLAND COUNTY, TEXAS; AND ORDERING PUBLICATION (DEFERRED FROM 08-12-2025) **(DISTRICT 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
14. 10662 – GATHER PUBLIC INPUT ON THE PROPOSED 2025-2026 BUDGET; AND CONSIDER AN ORDINANCE OF THE CITY OF MIDLAND PROVIDING FUNDS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, BY APPROVING THE BUDGET FOR SAID PERIOD AND APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES AND UNAPPROPRIATED FUND BALANCE OF THE CITY OF MIDLAND FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS TO THE CITY; AND ORDERING PUBLICATION:
TAXPAYER IMPACT STATEMENT:
A. FOR THE FISCAL YEAR 2024-2025 MEDIAN-VALUED HOMESTEAD PROPERTY IN THE CITY OF MIDLAND, (1) THE CITY PROPERTY TAX BILL FOR THE CURRENT FISCAL YEAR (\$0.348662 PER \$100 OF TAXABLE VALUE) IS \$907.49, (2) THE ESTIMATED CITY PROPERTY TAX BILL FOR THE UPCOMING FISCAL YEAR IF THE PROPOSED BUDGET IS ADOPTED (\$0.347999 PER \$100 OF TAXABLE VALUE) IS

\$909.22, AND (3) THE ESTIMATED CITY PROPERTY TAX BILL FOR THE UPCOMING FISCAL YEAR IF A BALANCED BUDGET FUNDED AT THE NO-NEW-REVENUE TAX RATE AS CALCULATED UNDER CHAPTER 26, TAX CODE, IS ADOPTED (\$0.336458 PER \$100 OF TAXABLE VALUE) IS \$877.40

B. FOR THE FISCAL YEAR 2025-2026 MEDIAN-VALUED HOMESTEAD PROPERTY IN THE CITY OF MIDLAND, (1) THE CITY PROPERTY TAX BILL FOR THE CURRENT FISCAL YEAR (\$0.348662 PER \$100 OF TAXABLE VALUE) IS \$922.41, (2) THE ESTIMATED CITY PROPERTY TAX BILL FOR THE UPCOMING FISCAL YEAR IF THE PROPOSED BUDGET IS ADOPTED (\$0.347999 PER \$100 OF TAXABLE VALUE) IS \$924.16, AND (3) THE ESTIMATED CITY PROPERTY TAX BILL FOR THE UPCOMING FISCAL YEAR IF A BALANCED BUDGET FUNDED AT THE NO-NEW-REVENUE TAX RATE AS CALCULATED UNDER CHAPTER 26, TAX CODE, IS ADOPTED (\$0.336458 PER \$100 OF TAXABLE VALUE) IS \$891.82 **(DISTRICT: ALL) (FINANCE) (PROVIDE SOUND GOVERNANCE & FISCAL MANAGEMENT)**

15. 10663 – TAX RATE INCREASE FOR FISCAL YEAR 2025-2026; AN ORDINANCE FIXING THE TAX LEVY FOR THE CITY OF MIDLAND, TEXAS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026 **(DISTRICT: ALL) (FINANCE) (PROVIDE SOUND GOVERNANCE & FISCAL MANAGEMENT)**
16. 095-2025 – THE PROPOSED GRANTING OF OIL AND GAS WELL PERMITS TO PIONEER NATURAL RESOURCES, USA, INC. (“OPERATOR”) FOR THE DRILLING OF THE FOLLOWING OIL AND GAS WELLS: NAIL-TILLMAN E1G 507H; NAIL-TILLMAN E1H 508H; NAIL-TILLMAN E1I 509H; NAIL-TILLMAN E1J 510H; AND NAIL-TILLMAN E1K 511H; SAID WELLS BEING GENERALLY LOCATED 7,122 FEET NORTH OF OCCIDENTAL PARKWAY AND BETWEEN 1,182 FEET AND 1,262 FEET EAST OF STATE HIGHWAY 349 (PUBLIC HEARING ONLY) **(DISTRICT 1) (DEVELOPMENT SERVICES) (SET THE STANDARD FOR A SAFE AND SECURE CITY)**
17. 096-2025 – THE PROPOSED GRANTING OF OIL AND GAS WELL PERMITS TO PIONEER NATURAL RESOURCES, USA, INC. (“OPERATOR”) FOR THE DRILLING OF THE FOLLOWING OIL AND GAS WELLS: NAIL-BURLEY 6L 712H; NAIL-BURLEY 6M 713H; NAIL-BURLEY 6N 714H; NAIL-BURLEY 6O 715H; NAIL -BURLEY 6P 716H; AND NAIL-BURLEY 6Q 717H; SAID WELLS BEING GENERALLY LOCATED BETWEEN 6,660 FEET AND 6,669 FEET NORTH OF OCCIDENTAL PARKWAY AND BETWEEN 6,627 FEET AND 6,727 FEET EAST OF STATE HIGHWAY 349 (PUBLIC HEARING ONLY) **(DISTRICT 1) (DEVELOPMENT SERVICES) (SET THE STANDARD FOR A SAFE AND SECURE CITY)**
18. 10664 – AN ORDINANCE AMENDING THE CONDITIONS AND RESTRICTIONS OF ORDINANCE NO. 10619, WHICH GRANTED A SPECIFIC USE DESIGNATION WITH TERM FOR THE EAST 50 FEET OF LOTS 10 THROUGH 12, BLOCK 61, ORIGINAL TOWN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED ON THE SOUTH SIDE OF WEST WALL STREET, APPROXIMATELY 110 FEET EAST OF SOUTH CARRIZO STREET), WHICH IS PRESENTLY ZONED CB, CENTRAL BUSINESS DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR THE SALE OF

ALL ALCOHOLIC BEVERAGES IN A LOUNGE FOR ON-PREMISES CONSUMPTION; REQUIRING THE OPERATOR OF THE LOUNGE TO PROVIDE A MINIMUM OF TWO SECURITY GUARDS WHO ARE LEVEL II CERTIFIED ON THE PREMISES ON TUESDAY THROUGH SATURDAY FROM 9:00 P.M. TO 2:30 A.M. OF THE FOLLOWING DAY; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION **(DISTRICT 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE & PLACE)**

19. 10665 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITH TERM FOR LOT 3, BLOCK 45, FAIRMONT PARK ADDITION, SECTION 13, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED ON THE EAST SIDE OF WEST LOOP 250 NORTH, APPROXIMATELY 450 FEET SOUTH OF HENRY KOONTZ BOULEVARD), WHICH IS PRESENTLY ZONED RR, REGIONAL RETAIL DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR THE SALE OF ALL ALCOHOLIC BEVERAGES IN A MOVIE THEATER FOR ON-PREMISES CONSUMPTION; MAKING SAID DESIGNATION SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION **(DISTRICT 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE & PLACE)**
20. 10666 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOT 8A, BLOCK 28, GREENWOOD ADDITION, SECTION 12, CITY AND COUNTY OF MIDLAND, TEXAS, FROM MF-22, MULTIPLE-FAMILY DWELLING DISTRICT TO SF-3, SINGLE-FAMILY DWELLING DISTRICT (GENERALLY LOCATED ON THE EAST SIDE OF SOUTH WEBSTER STREET, APPROXIMATELY 70 FEET SOUTH OF EAST NEW YORK AVENUE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
21. 10667 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOTS 1 THROUGH 6, BLOCK 6, QUAIL RIDGE ADDITION, SECTION 5, CITY AND COUNTY OF MIDLAND, TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT TO AN AMENDED PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BEACHWOOD STREET AND CHAPARRAL STREET); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
22. 10668 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF

MIDLAND TO REZONE LOT 4, BLOCK 62, PARK AVENUE HEIGHTS ADDITION, SECTION 2, CITY AND COUNTY OF MIDLAND, TEXAS, FROM MF-22, MULTIPLE-FAMILY DWELLING DISTRICT TO SF-3, SINGLE-FAMILY DWELLING DISTRICT (GENERALLY LOCATED ON THE WEST SIDE OF SOUTH MADISON STREET, APPROXIMATELY 190 FEET SOUTH OF EAST CALIFORNIA AVENUE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

23. 10669 – AN ORDINANCE ADOPTING A FEE SCHEDULE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING AN APPEAL PROCESS; ESTABLISHING AN EFFECTIVE DATE OF OCTOBER 1, 2025; AND ORDERING PUBLICATION **(DISTRICT: ALL) (FINANCE) (PROVIDE SOUND GOVERNANCE & FISCAL MANAGEMENT)**
24. MOTION MAKING APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

PUBLIC COMMENT

25. Receive public comments where individuals may address the City Council on City related issues and projects not on the present agenda. Any deliberation of or decision by the City Council regarding the item being discussed shall be limited to a motion to place the item on the agenda for a subsequent meeting. (Please limit comments to three minutes or less.)

STAFF PRESENTATIONS

26. "Targeted Safety Action Plan"
27. "Closing the Gap with Savings and Efficiencies"
28. Training Session: AMMS - CivicPlus for City Council Members

EXECUTIVE SESSION

29. Pursuant to Texas Government Code § 551.101, the City Council will hold an Executive Session, which is closed to the public, to discuss the following matters as permitted under the following sections of the Texas Government Code:
 - a. Section 551.071, Consultation with Attorney
 - a.1. Discuss matters in which the duty of the attorney(s) 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

- a.2. Discuss pending or contemplated litigation.
- b. Section 551.072, Deliberation Regarding Real Property
 - b.1. Discuss the purchase, exchange, lease or value of real property.
- c. Section 551.074, Personnel Matters
 - c.1. Deliberate the employment, evaluation, and duties of the City Manager, Interim City Attorney, City Secretary, Municipal Court Presiding Judge, and Municipal Court Associate Judge.
 - c.2. Deliberate the appointment of members to the Midland Development Corporation Board of Directors and the Planning and Zoning Commission.
- d. Section 551.087, Deliberate Economic Development Negotiations
 - d.1. Discuss business prospects that the City seeks to have locate, stay, or expand in or near the City of Midland, Texas, and discuss possible incentives.

Respectfully Submitted,

Tommy Gonzalez
City Manager

MEETING ASSISTANCE INFORMATION: The Midland City Hall and Council Chamber are wheelchair accessible. If you need special assistance to participate in this meeting, please contact the City Secretary's Office at (432) 685-7430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.