

**MIDLAND CITY COUNCIL  
MINUTES  
April 22, 2025**



The City Council convened in regular session in the Council Chamber, City Hall, Midland, Texas, at 10:00 a.m., April 22, 2025.

**Council Members present:** John Burkholder, Amy Stretcher Burkes, Robin Poole, Lori Blong, Brian Stubbs, Jack Ladd, John Norman

**Council Members absent:** None

**Staff members present:** City Manager Tommy Gonzalez, Interim City Attorney Nicholas Toulet-Crump, Deputy City Manager Morris Williams Jr., Assistant City Manager Jose Ortiz, City Governance Officer/City Secretary Marcia Bentley-German

The meeting was called to order at 10:00 a.m.

**OPENING ITEMS**

1. Invocation – Father Bala Anthony Govindu, St. Stephen’s Catholic Church

Father Bala Anthony Govindu had an emergency and was unable to attend.

2. Pledge of Allegiance

**PRESENTATIONS**

3. Presentation of special events, organizations, individuals, periods of time, or reports, including, but not limited to:

- 3a. Presentation by Comptroller Gerry Adkins regarding the 2024 Public Annual Financial Report (PAFR).

Comptroller Gerry Adkins, gave a brief overview of the Public Annual Financial Report (PAFR). Mr. Adkins reported on demographic data, financial highlights from all funds, historical tax rates and taxable values. Mr. Adkins further reported on City reserves and fund balance, net position and departmental highlights.

**CONSENT AGENDA**

4. MOTION APPROVING THE FOLLOWING MINUTES:

4a. SPECIAL SESSION OF APRIL 1, 2025

4b. REGULAR SESSION OF APRIL 8, 2025

5. 2025-056 – RESOLUTION AWARDING A CONTRACT FOR THE TRAFFIC SIGNAL PROJECT AT FAIRGROUNDS ROAD AND SCHARBAUER DRIVE TO THE SOLE BIDDER, WILLIS ELECTRIC CO., LP OF ABILENE, TEXAS, AT A TOTAL COST OF \$800,000.00; APPROVING \$80,000.00 FOR CONTINGENCIES; APPROPRIATING FUNDS; AND AUTHORIZING PAYMENT **(DISTRICT: 2) (GENERAL SERVICES) (STRENGTHEN AND SUSTAIN OUR INFRASTRUCTURE)**
6. 2025-057 – RESOLUTION APPROVING A CONTRACT WITH NOUVEAU TECHNOLOGY SERVICES, LP, THROUGH THE INTERLOCAL PURCHASING SYSTEM, FOR THE PURCHASE AND INSTALLATION OF FIBER NETWORK INFRASTRUCTURE AT ASTOUND STADIUM FOR A TOTAL COST OF \$307,500.00; AND APPROPRIATING AND TRANSFERRING FUNDS FOR SAID PROJECT **(DISTRICT: NONE) (GENERAL SERVICES) (PROVIDE SOUND GOVERNANCE & FISCAL MANAGEMENT)**
11. 037-2025 – MOTION APPROVING A COMMERCIAL LEASE AGREEMENT BETWEEN THE MIDLAND DEVELOPMENT CORPORATION AND AST & SCIENCE, LLC, REGARDING A PORTION OF THAT CERTAIN FACILITY LOCATED ON LOT 1A, BLOCK 13, INDUSTRIAL PARK REGIONAL AIR TERMINAL, UNIT 12, MIDLAND, MIDLAND COUNTY, TEXAS, AT THE MIDLAND INTERNATIONAL AIR & SPACE PORT **(DISTRICT 4) (CITY MANAGER) (STRONG ECONOMY WITH MORE QUALITY JOBS) (STRONG ECONOMY WITH MORE QUALITY JOBS)**
12. 038-2025 – MOTION APPROVING MIDLAND COLLEGE DISTRICT'S APPOINTMENTS OF CHARLENE MCBRIDE AND SCOTT LYNCH TO THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO **(DEVELOPMENT SERVICES) (DISTRICT 2 & 3) (STRONG ECONOMY WITH MORE QUALITY JOBS)**
15. 039-2025 – MOTION APPROVING, WITH STAFF'S RECOMMENDED CONDITIONS, A PRELIMINARY PLAT OF RICHLAND ADDITION, BEING A 79.22-ACRE TRACT OF LAND OUT OF THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, BLOCK 40, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS (GENERALLY LOCATED ON THE WEST SIDE OF SOUTH COUNTY ROAD 1232, APPROXIMATELY 455 FEET NORTH OF WEST COUNTY ROAD 133) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Jack Ladd moved to approve Consent Agenda items 4-16, excluding items 7, 8, 9, 10, 13, 14 & 16; seconded by John Norman.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None  
ABSENT: None

**The following item(s) were pulled from consent agenda and considered individually.**

7. 2025-058 – RESOLUTION APPROVING THE PURCHASE OF DELL COMPUTERS TO REPLACE CURRENTLY DEPLOYED USER DEVICES FROM DELL TECHNOLOGIES, THROUGH OMNIA-NATIONAL COOPERATIVE PURCHASING ALLIANCE, FOR A TOTAL COST OF \$280,331.59

Chief Information Officer Gorgees Eskander, gave a brief overview of the item noting the refresh cycle is for every four years. Due to Covid, the refresh cycle was pushed to five years. The City is trying to get back to the four year cycle.

John Burkholder moved to approve Resolution No. 2025-058; seconded by Brian Stubbs.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

8. 2025-059 – RESOLUTION APPROVING A SOLE-SOURCE MASTER AGREEMENT FOR NEPTUNE WATER METERS AND ALL ASSOCIATED PARTS FOR THE CUSTOMER SERVICE DIVISION FROM CORE & MAIN LP AT A TOTAL COST NOT TO EXCEED \$1,300,000.00

Utilities Director Carl Craig gave a brief overview of the item noting the amount is just an estimate that is not to be exceeded. Mr. Craig further explained the process of the change out of meters.

John Burkholder moved to approve Resolution No. 2025-059; seconded by Amy Stretcher Burkes.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

9. 2025-060 – RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT IN THE AMOUNT OF \$192,200.00 WITH MID-TEX OF MIDLAND, THROUGH THE PURCHASING ASSOCIATION OF COOPERATIVE ENTITIES, FOR THE MAF CHECKPOINT THIRD LANE CONSTRUCTION PROJECT AT MIDLAND INTERNATIONAL AIR & SPACE PORT; APPROVING \$38,440.00 FOR PROJECT RELATED EXPENSES; AND APPROPRIATING FUNDS FOR SAID PROJECT

Mayor Pro Tem Poole pulled this item to commend City Staff for making this happen so quickly.

Airports Director Justine Ruff gave a brief overview of the item noting how this will help speed up the checkpoint process. A third TSA checkpoint will help eliminate long lines. Eventually, four lanes will be added by building a six lane checkpoint at the south of the terminal building, however, work on this won't begin until the fall.

John Burkholder moved to approve Motion No. 2025-060; seconded by Brian Stubbs.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

10. 036-2025 – MOTION APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE MIDLAND DEVELOPMENT CORPORATION AND AST & SCIENCE, LLC

Midland Development Corporation Director Sara Harris gave a brief overview of the item noting the excitement to welcome AST. Mrs. Harris also introduced John Joyce, VP of Production and Operations – North America.

Mr. Joyce reported on expansion, job growth, satellites and the production of electronics and solar panels.

Brian Stubbs moved to approve Motion No. 036-2025; seconded by Jack Ladd.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

13. 2025-061 – RESOLUTION AUTHORIZING THE EXECUTION OF A CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF MIDLAND AND CINERGY 108, LLC, AS AUTHORIZED BY CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting this is for redevelopment of the currently vacant property located at 4915 Loop 250. The agreement is performance based and must meet certain metrics before any dollars may be rebated back to the company.

Mrs. Triggs reported the entertainment property will consist of a 35,000 square foot expansion of the 68,000 square foot existing property. This will allow for more than 100,000 square feet of entertainment space. Mrs. Triggs also reported on the project overview, as well as economic and strategic benefits. There is no up-front funding risk to the City.

Rich Schwarte, President & CFO of Cinergy Entertainment Group, gave a brief overview of

what will be at this Cinergy location. Mr. Schwarte also reported that the Cinergy in Midland that is currently in operation will continue to stay open.

Brian Stubbs moved to approve Resolution No. 2025-061; seconded by Jack Ladd.

The motion passed by the following vote:

AYE: Burkholder, Blong, Stubbs, Ladd, Norman

NAY: Stretcher Burkes, Poole

ABSTAIN: None

ABSENT: None

14. 2025-062 – RESOLUTION AUTHORIZING THE EXECUTION OF A CAPITAL IMPROVEMENTS DEVELOPMENT AGREEMENT WITH BETENBOUGH HOMES FOR THE CONSTRUCTION OF CERTAIN CAPITAL IMPROVEMENTS RELATED TO THE DEVELOPMENT OF MOCKINGBIRD RIDGE ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS; AND APPROPRIATING FUNDS IN THE AMOUNT OF \$933,601.12; SAID AGREEMENT BEING AUTHORIZED BY CHAPTER 212, SUBCHAPTER C AND CHAPTER 395, SUBCHAPTER B OF THE TEXAS LOCAL GOVERNMENT CODE

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting it's an agreement with Betenbough who will construct a three million dollar roadway in Northeast Midland. The agreement allows the City to extend the road from Firewheel Road to Occidental Parkway which will provide another access point for the Betenbough housing development. Some of the road construction that Betenbough will take care of will be a benefit to the City financially.

Mayor Blong reported this will provide the City with another North/South corridor.

Assistant City Manager Jose Ortiz reported the Todd Drive extension will be going to Occidental Parkway. Eventually, citizens will also have the ability to go East/West.

Brian Stubbs moved to approve Resolution No. 2025-062; seconded by Jack Ladd.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

16. 040-2025 – MOTION AUTHORIZING THE CITY MANAGER TO ENTER THE CITY INTO A MEMBERSHIP WITH THE PORTS TO PLAINS ALLIANCE AND TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE MEMBERSHIP; AND AUTHORIZING PAYMENT IN THE AMOUNT OF \$80,100.00

Strategic Partnerships Officer Lindsey Adams gave a brief overview of the item noting the future of new corridors of I-27 and I-14. Ms. Adams provided details of the Ports to Plains Alliance annual membership which is \$80,000 per year.

City Manager Tommy Gonzalez reported the next meeting should be in Midland, Sept 4,

2025.

Lauren Garduno, President & CEO of the Ports to Plains Transportation Alliance, provided an overview of the Advisory Committee and its importance. Mr. Garduno reported that a feasibility study has been completed and since a committee has been selected, funding may be sought and secured. There is three billion dollars in TXDOT's program on this corridor and there are three hot spots: Amarillo, the Midland/Odessa area and Laredo. There are also two billion dollars in TXDOT's design budget.

Mr. Garduno also spoke on the legislation, the possibility of a Future Interstate Highway Act, the funding that needs to take place and where that funding may come from; such as the different categories (two, four and twelve).

City Manager Tommy Gonzalez provided a brief history of how Ports to Plains came about.

Council interacted with questions.

The entire discussion may be heard online at <https://midlandtexas.gov/967/PrimeGov-Meetings>.

John Burkholder moved to approve Motion No.040-2025; seconded by Brian Stubbs.

The motion passed by the following vote:

AYE: Burkholder, Blong, Stubbs, Ladd, Norman

NAY: Stretcher Burkes, Poole

ABSTAIN: None

ABSENT: None

## **SECOND READINGS**

17. 10609 – AN ORDINANCE EXTENDING THE BOUNDARIES OF THE CITY OF MIDLAND, TEXAS, BY ADDING THERETO A CERTAIN AREA ADJOINING THE PRESENT CITY LIMITS, BEING A 15.6-ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK 38, AND SECTION 12, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS (GENERALLY LOCATED ON THE WEST SIDE OF FARM-TO-MARKET ROAD 715, APPROXIMATELY 500 FEET NORTH OF EAST COUNTY ROAD 120); ORDERING PUBLICATION; AND ORDERING RECORDATION BY THE CITY SECRETARY (FIRST READING HELD APRIL 8, 2025) **(DISTRICT: NONE) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10609.

Jack Ladd moved to approve the second and final reading of Ordinance No.10609; seconded by Brian Stubbs.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

18. 10610 – AN ORDINANCE ESTABLISHING THE INITIAL ZONING CLASSIFICATION OF THE AREA INDICATED AS BEING A 15.6-ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK 38, AND SECTION 12, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AS AN RR, REGIONAL RETAIL DISTRICT; SAID TRACT BEING GENERALLY LOCATED ON THE WEST SIDE OF FARM-TO-MARKET ROAD 715, APPROXIMATELY 500 FEET NORTH OF EAST COUNTY ROAD 120; 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 APRIL 8, 2025) **(DISTRICT: NONE) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10610.

Jack Ladd moved to approve the second and final reading of Ordinance No. 10610; seconded by Robin Poole.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

19. 10611 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITHOUT TERM FOR A 16.66-ACRE TRACT OF LAND OUT OF SECTION 10, BLOCK 39, T-2-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF COTTON FLAT ROAD AND ALTA VISTA DRIVE), WHICH IS PRESENTLY ZONED SF-1, SINGLE-FAMILY DWELLING DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR A VACATION TRAVEL TRAILER PARK; 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 APRIL 8, 2025) **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10611.

Jack Ladd moved to approve the second and final reading of Ordinance No. 10611; seconded by John Norman.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

20. 10612 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITHOUT TERM FOR THE WEST HALF OF LOT 6 AND ALL OF LOTS 7 AND 8, BLOCK 3, PARKLEA ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED ON THE NORTH SIDE OF WEST WALL STREET, APPROXIMATELY 80 FEET EAST OF WEST CIRCLE DRIVE), WHICH IS PRESENTLY ZONED RR, REGIONAL RETAIL DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR AUTOMOBILE OR OTHER MOTORIZED VEHICLE SALES AND SERVICE; 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 APRIL 8, 2025) **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10612.

Jack Ladd moved to approve the second and final reading of Ordinance No. 10612; seconded by John Norman.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

21. 10613 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITH TERM ON LOT 8, BLOCK 44, FAIRMONT PARK ADDITION, SECTION 27, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED ON THE EAST SIDE OF WEST LOOP 250 NORTH, APPROXIMATELY 230 FEET SOUTH OF HENRY KOONTZ BOULEVARD.), WHICH IS PRESENTLY ZONED PD, PLANNED DEVELOPMENT DISTRICT FOR A SHOPPING CENTER, ALLOWING SUCH 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 APRIL 8, 2025) **(DISTRICT 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE & PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10613.

Thomas Johnston, 6 Desta Drive, of the Realestate Ranch, spoke on Rudys only serving beer, wine and BBQ.

Brian Stubbs moved to approve the second and final reading of Ordinance No. 10613; seconded by Jack Ladd.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

## **PUBLIC HEARINGS**

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

22. 10614 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOT 1, BLOCK 1, LONE STAR BUSINESS PARK, SECTION 1, CITY AND COUNTY OF MIDLAND, TEXAS, FROM O-1, OFFICE DISTRICT TO LR, LOCAL RETAIL DISTRICT (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MAVERICK LANE AND NORTH STATE HIGHWAY 349); 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 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10614.

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting this is a zone change request in District one for a building to become a bank.

Mayor Blong opened the public hearing at 11:19 a.m. There being no one present wishing to speak, the public hearing was immediately closed.

Brian Stubbs moved to approve the first of two readings of Ordinance No. 10614; seconded by Amy Stretcher Burkes.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

23. 10615 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE A 15.44-ACRE TRACT OF LAND OUT OF SECTION 31, BLOCK 40, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, FROM RR, REGIONAL RETAIL DISTRICT TO LI, LIGHT INDUSTRIAL DISTRICT (GENERALLY LOCATED ON THE NORTH SIDE OF STATE HIGHWAY 191, APPROXIMATELY 220 FEET WEST OF HOLDRIDGE 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 **(DISTRICT 4) (DEVELOPMENT SERVICES) (STRONG ECONOMY WITH MORE QUALITY JOBS)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10615.

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting this is for a zone change request from Regional Retail (RR) to Light Industrial (LI) due to the Airport Overlay Zone (AOZ) restriction in place.

Discussion ensued about other airports having large areas of industrial surrounding their airports and the best avenue to take with regards to the Midland Airport and Federal Aviation Administration (FAA) rules.

City Manager Tommy Gonzalez reported that now may be good time to review the comprehensive plan.

Mayor Blong asked that the City Manager began review on the Tall City Tomorrow plan and the comprehensive plan.

Mayor Blong opened the public hearing at 11:39 a.m. There being no one present wishing to speak, the public hearing was immediately closed. Mayor Blong reopened the public hearing at 11:40 a.m. and called Andrew Mellan of Maverick Engineering.

Mr. Mellan reported on the types of light industrial usage and why regional retail will be difficult to develop in this area, especially since I-27 will be coming in the future.

Robin Poole moved to approve the first of two readings of Ordinance No. 10615; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Norman

NAY: Ladd

ABSTAIN: None

ABSENT: None

24. 10616 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE A 0.994-ACRE TRACT OF LAND OUT OF SECTION 33, BLOCK 39, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, FROM RR, REGIONAL RETAIL DISTRICT, IN PART, AND C, COMMERCIAL DISTRICT, IN PART, TO RR, REGIONAL RETAIL DISTRICT (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST WALL STREET AND SOUTH MIDKIFF 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 **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10616.

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting that for the sake of consistency, the request is to make the property zoned for RR.

Andrew Mellen, Maverick Engineering, reported the hotel that is on the property will be demolished for the convenience store.

Mayor Blong opened the public hearing at 11:53 a.m. There being no one present wishing to speak, the public hearing was immediately closed.

Amy Stretcher Burkes moved to approve the first of two readings of Ordinance No. 10616; seconded by Robin Poole.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

25. 10617 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOT 3, BLOCK 45, FAIRMONT PARK ADDITION, SECTION 13, CITY AND COUNTY OF MIDLAND, TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT FOR A SHOPPING CENTER TO RR, REGIONAL RETAIL DISTRICT (GENERALLY LOCATED ON THE EAST SIDE OF WEST LOOP 250 NORTH, APPROXIMATELY 450 FEET SOUTH OF HENRY KOONTZ BOULEVARD); 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 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10617.

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting this is the zone change request that goes with the Cinergy property.

Mayor Blong opened the public hearing at 11:56 a.m. There being no one present wishing to speak, the public hearing was immediately closed.

Brian Stubbs moved to approve the first of two readings of Ordinance No. 10617; seconded by Jack Ladd.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

26. 10618 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE A 5.57-ACRE TRACT OF LAND OUT OF SECTION 2, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, FROM O-1, OFFICE DISTRICT TO RR, REGIONAL RETAIL DISTRICT (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH BIG SPRING STREET AND SOLOMON LANE); 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 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10618.

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting this is for a zone change request for Kent Companies. Mrs. Triggs reviewed the zoning criteria, zoning analysis, land use analysis, recommendations and objections.

Adam Sturdivant, 2306 W. Dengar, spoke in favor of this item and explained what the Kent Companies is planning to build on the property. Mr. Sturdivant fielded questions from Council. Mr. Sturdivant also reported why they would like the regional retail versus any other designation.

Mayor Blong opened the public hearing at 12:22 p.m.

Garrett Black, 5018 Mira Vista Circle, spoke in opposition of the zoning of this item.

Scott Dufford, 5025 Mira Vista Circle, spoke in opposition of the zoning of this item due to traffic.

Randy Sims, 5009 Mira Vista, spoke in opposition of this item due to the zoning being incompatible for business and homes in this area.

Bill Kent, 4911 Island Drive, spoke in favor of this item and why it will be a good quality fit for the area.

Mark Salcone, 100 Solomon Lane, spoke in opposition of this item due to traffic.

Wes Gotcher, 6824 Island Circle, represents the seller and spoke in favor of this item and suggested placing a median to assist with traffic.

Discussion ensued among Council, staff and Adam Sturdivant.

Assistant City Manager Jose Ortiz commented that they do expect to see more traffic in the area in the future. Mr. Ortiz also addressed the left hand turn conflict question from Council Member Burkes. Mr. Ortiz reported he needs to see a site plan for more information.

Traffic Engineer Taha Sakrani reported on the traffic in the area and that if more housing development is done, a traffic signal will be warranted.

More traffic related discussion ensued.

The entire discussion may be heard online at <https://midlandtexas.gov/967/PrimeGov-Meetings>.

Brian Stubbs moved to approve the first of two readings of Ordinance No. 10618; seconded by John Norman.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Norman

NAY: Ladd

ABSTAIN: None

ABSENT: None

27. 10619 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT 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; 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)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10619.

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting this is for an SUD for a bar as the old SUD has expired. Letters of objection were received with concerns regarding safety. Due to the percentage of the letters, a supermajority of the Council vote is necessary to pass. The recommendation is to approve with off duty peace officers present during certain days and hours.

Discussion ensued about the roll of the Peace Officers and possible consequences of non-compliance and fees.

Police Chief Greg Snow reported on illegal activity that has been occurring within the City, such as public intoxication, fights, DWI, etc. Chief Snow provided call stats on Hot Shots and some of the surrounding bars and other bars around the city.

Mayor Blong opened the public hearing at 1:35 p.m.

Rosanna Enriquez, 10 Harned Court, Odessa, spoke in favor of Hot Shots.

Ignacio Lopez, 3222 Cimmaron, spoke in favor of Hot Shots.

Patrick Corderro, 2500 Metz Place, on behalf of Mr. Kang Chin, spoke in favor of Hot Shots.

David Chin, 3203 Hislisky Drive, provided a detailed report of how he found out about not being in compliance.

Trey Fugua, 104 S. Pecos, spoke in opposition of Hot Shots.

Patrick Corderro came back up to speak on what Hot Shots is doing to be proactive.

Discussion ensued among Council and staff. Council chose to amend the language of this item.

The entire discussion may be heard online at <https://midlandtexas.gov/967/PrimeGov-Meetings>.

Jack Ladd moved to approve as amended, changing to provide two certified peace officers as security guards on Friday and Saturday between 9:00 pm and 1:45 am and that the SUD granted will be reviewed by the City Council within 7 months, the first of two readings of Ordinance No. 10619; seconded by John Norman.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

28. 10620 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOTS 6 THROUGH 9, BLOCK 121, SOUTHERN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, FROM RR, REGIONAL RETAIL DISTRICT TO MH, MANUFACTURED HOUSING DISTRICT (GENERALLY LOCATED ON THE NORTH SIDE OF EAST NEW YORK AVENUE, APPROXIMATELY 70 FEET WEST OF SOUTH TERRELL 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) (STRENGTHEN AND SUSTAIN OUR INFRASTRUCTURE)**

Deputy City Secretary Jan Hamilton read the caption of Ordinance No. 10620.

Planning & Development Officer Elizabeth Triggs gave a brief overview of the item noting this is for a zone change request.

Mayor Blong opened the public hearing at 2:29 p.m. There being no one present wishing to speak, the public hearing was immediately closed.

John Norman moved to approve the first of two readings of Ordinance No. 10620; seconded by Jack Ladd.

The motion passed by the following vote:

AYE: Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

NAY: None

ABSTAIN: None

ABSENT: None

## **PUBLIC COMMENT**

29. 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.)

## **EXECUTIVE SESSION**

30. 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:

Mayor Blong recessed the City Council meeting to go into Executive Session at 2:23 p.m.

- 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.
- 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, Special Counsel, City Secretary, Municipal Court Presiding Judge and Municipal Court Associate Judge.
- 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.

All the business at hand having been completed, the meeting adjourned at 3:35 p.m.

PASSED AND APPROVED May 13, 2025.

---

Lori Blong, Mayor

ATTEST:

---

Marcia Bentley-German  
City Governance Officer/City Secretary