

**MIDLAND CITY COUNCIL
MINUTES
July 8, 2025**



The City Council convened in regular session in the Council Chamber, City Hall, Midland, Texas, at 10:00 a.m., July 08, 2025.

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

Council Members absent: Jack Ladd

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

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

OPENING ITEMS

1. Invocation – Senior Pastor Robb Foreman, Homeline Baptist Church
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 “Junior Mayor for the Day”.

CONSENT AGENDA

4. MOTION APPROVING THE FOLLOWING MINUTES:
 - 4a. REGULAR SESSION OF JUNE 24, 2025
 - 4b. SPECIAL SESSION OF JUNE 24, 2025
6. 068-2025 – MOTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE MIDLAND DEVELOPMENT CORPORATION AND THE UNIVERSITY OF TEXAS OF THE

PERMIAN BASIN TO ADVERTISE AND PUBLICIZE THE CITY OF MIDLAND FOR THE PURPOSE OF DEVELOPING NEW AND EXPANDED BUSINESS ENTERPRISES (DISTRICT: ALL) (CITY MANAGER) (STRONG ECONOMY WITH MORE QUALITY JOBS)

Latoya Mayberry, 1712 Pavillion Parkway, Brian Shedd, 3404 Oakcrest Drive, and Laura Smith, 3200 Seaboard, all spoke in favor of this item and why the Midland Entrepreneurial Challenge (MEC) is such an important program.

Council Member Norman reported he was one of the winners of the MEC when it first began and thanked everyone who spoke.

Council Member Amy Stretcher Burkes reported it is not only about the award money, but also the educational tools provided.

Mayor Blong reported this is a good thing for Midland because of the tools provided.

John Norman moved to approve Consent Agenda items 4-6, excluding item(s) 5; seconded by Robin Poole.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Ladd

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

5. 2025-086 – RESOLUTION AWARDING A CONTRACT FOR THE PURCHASE AND INSTALLATION OF TWO (2) AAON HVAC UNITS AT THE MOMENTUM BANK BALLPARK CLUBHOUSE TO FIRST SERVICE AIR CONDITIONING, INC., FOR A COST OF \$263,550.00; APPROVING \$26,355.00 FOR PROJECT RELATED EXPENSES; AND APPROPRIATING FUNDS

ITEM PULLED BY STAFF. NO ACTION TAKEN.

SECOND READINGS

7. 10646 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITH TERM FOR THE NORTH 65 FEET OF LOTS 10, 11, AND 12, BLOCK 15, WEST END ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED ON THE WEST SIDE OF SOUTH A STREET, APPROXIMATELY 75 FEET NORTH OF WEST MISSOURI AVENUE), WHICH IS PRESENTLY ZONED CB, CENTRAL BUSINESS DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR THE SALE OF ALL ALCOHOLIC BEVERAGES IN A BAR 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 JUNE 24, 2025) **(DISTRICT 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE & PLACE)**

Deputy City Secretary Rachel Guentensberger read the caption of Ordinance No. 10646.

Amy Stretcher Burkes moved to approve the second and final reading of Ordinance No. 10646; seconded by John Norman.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Ladd

8. 10647 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITH TERM FOR LOT 1, BLOCK 10, LYNDSIDE NEIGHBORHOOD, SECTION 2, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST SCHARBAUER DRIVE AND NORTH TYLER STREET), WHICH IS PRESENTLY ZONED RR, REGIONAL RETAIL DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR THE SALE OF ALL ALCOHOLIC BEVERAGES IN A SPECIAL EVENTS CENTER 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 JUNE 24, 2025) **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE & PLACE)**

Deputy City Secretary Rachel Guentensberger read the caption of Ordinance No. 10647.

John Norman moved to approve the second and final reading of Ordinance No. 10647; seconded by Robin Poole.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Ladd

9. 10648 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF MIDLAND, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE (FIRST READING HELD JUNE 24, 2025) **(DISTRICT 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Rachel Guentensberger read the caption of Ordinance No. 10648.

Judd Campbell, 110 Ridglea Drive, spoke in opposition of this item.

ITEM PULLED BY STAFF, NO ACTION TAKEN.

PUBLIC HEARINGS

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

10. 10649 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITH TERM FOR LOT 11, BLOCK 1, LINDSAY ACRES, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST MONTGOMERY AVENUE AND RANKIN HIGHWAY), WHICH IS PRESENTLY ZONED RR, REGIONAL RETAIL DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR THE SALE OF ALL ALCOHOLIC BEVERAGES IN A BAR 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 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE & PLACE)**

Deputy City Secretary Rachel Guentensberger read the caption of Ordinance No. 10649.

Planning Manager Landon Ochoa gave a brief overview of the item noting this is for a Specific Use Designation (SUD) for the sale of alcohol.

It was determined that this bar has been out of compliance for several years operating without an SUD. It is recommended that this item be deferred until more information is provided.

Mayor Blong opened the public hearing at 10:28 a.m. There being no one present wishing to speak, the public hearing was immediately closed.

Council discussion ensued as to whether or not to shut this bar down for non-compliance. More information will be gathered by staff prior to this item coming back to Council.

John Burkholder moved to defer the first of two readings of Ordinance No.10649; seconded by Amy Stretcher Burkes.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Ladd

11. 069-2025 – 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 W1M 413H; NAIL-TILLMAN W1N 414H; NAIL-TILLMAN W1O 415H; NAIL-TILLMAN W1P 416H; NAIL-TILLMAN W1Q 417H; AND NAIL-TILLMAN W1R 418H; SAID WELLS BEING GENERALLY LOCATED BETWEEN 608 FEET AND 708 FEET EAST OF STATE HIGHWAY 349 AND 6,869 FEET NORTH OF OCCIDENTAL PARKWAY (PUBLIC HEARING ONLY) **(DISTRICT 1) (DEVELOPMENT SERVICES) (SET THE STANDARD FOR A SAFE AND SECURE CITY)**

Mayor Blong opened the public hearing at 10:38 a.m. There being no one present wishing to speak, the public hearing was immediately closed.

PUBLIC HEARING ONLY. NO ACTION TAKEN.

12. 070-2025 – 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 6R 718H; NAIL-BURLEY 6S 719H; NAIL-BURLEY 6T 720H; NAIL-BURLEY 6U 721H; AND NAIL-BURLEY 6V 722H; SAID WELLS BEING GENERALLY LOCATED BETWEEN 8,375 FEET AND 8,455 FEET EAST OF STATE HIGHWAY 349 AND 6,945 FEET NORTH OF OCCIDENTAL PARKWAY (PUBLIC HEARING ONLY) **(DISTRICT 1) (DEVELOPMENT SERVICES) (SET THE STANDARD FOR A SAFE AND SECURE CITY)**

Mayor Blong opened the public hearing at 10:39 a.m. There being no one present wishing to speak, the public hearing was immediately closed.

PUBLIC HEARING ONLY. NO ACTION TAKEN.

13. 10650 – AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOT 14, BLOCK 22, WEST END ADDITION, SECTION 20, CITY AND COUNTY OF MIDLAND, TEXAS, FROM O-1, OFFICE DISTRICT TO LR, LOCAL RETAIL DISTRICT (GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST TEXAS AVENUE AND NORTH I 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 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Deputy City Secretary Rachel Guentensberger read the caption of Ordinance No. 10650.

Planning Manager Landon Ochoa gave a brief overview of the item noting this is a rezone request from O-1, office district to LR, local retail district.

Mayor Blong opened the public hearing at 10:41 a.m.

Tyler Snelson, 3231 W. Shandon Avenue, spoke about his business of educating people about wine while also selling it.

There being no one else wishing to speak, the public hearing was closed at 10:43 a.m.

John Norman moved to approve the first of two readings of Ordinance No.10650; seconded by Brian Stubbs.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Ladd

PUBLIC COMMENT

14. 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.)

Robin Campbell, 110 Ridglea Drive, asked about public comment being moved on the agenda, spoke against the TIRZ 2, inquired why Midland Development Corporation has board meetings at the Chamber instead of City Hall and would like to know what happened with campaign signs.

Judd Campbell, 110 Ridglea Drive, reported he's concerned about tax increases, appreciates city for speaking with him and would like Council to speak out their votes during the meeting.

EXECUTIVE SESSION

15. 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 10:53 a.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; and 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, 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 1:23 p.m.

PASSED AND APPROVED July 22, 2025.

Lori Blong, Mayor

ATTEST:

Marcia Bentley-German
City Governance Officer/City Secretary