

## **Minutes of July 15, 2025, Called Joint Public Meeting of the City Council, Merkel EDC, And Planning and Zoning Committee of The City of Merkel at Heritage Hall, 6:00 PM.**

The Merkel City Council met for a Joint Called City Council Meeting on July 15, 2025, at Heritage Hall, 6:00 PM. Mayor Cobb called the meeting to order at 6:00 PM and announced a quorum present. Council members present were Elaine Chaney, Collin Jacobs, Matthew Riggan, and Rode McElreath. Amanda Farmer was absent.

Prayer led by Collin Jacobs.

Mayor Cobb led the Pledge of Allegiance and Texas Pledge.

Citizens were given an opportunity to comment.

Mayor Cobb started the workshop discussion with:

- Housing
- Code Enforcement
- Overlay
- Infrastructure
- Team and Communication

In attendance for the workshop were representatives from the Merkel P&Z Committee, Merkel ISD Board Members, Merkel EDC Board Members, and city department heads.

Jordan Sawyer from P3 Works gave a presentation on Public Improvement Districts and Tax Increment Reinvestment Zones. Sawyer explained timeline for PID's, city obligations, infrastructure, how the assessments on properties within the PID work, benefits and challenges, and the cost paid by housing developers.

City Manager Hitt spoke on the substandard building notice being used by code enforcement. Chief Conklin explained the timeline and steps from mailing of the notice up to abatement property. Junk Vehicle violation/timeline was brought up by Chief Conklin.


City Manager Hitt explained the overlay zone changes with the upcoming public hearings with P&Z committee and City Council. Chief Conklin described the difference between Modular and Manufactured Housing. Hitt stated citizens of Merkel will receive notice of public hearings.

Public Works Director Russell described the diffusion system and how it would work for the sewer ponds. City Manager Hitt gave quote for changing all meters to the Zenner Stealth system with changing valves/meter boxes if necessary. Discussion if Lead Line Replacement discovery could happen at the time meters are changed. Also discussed, projects to replace AC water lines, refurbishing manholes and quotes for Comprehensive Plan for the city.

Collin Jacobs motioned to adjourn and was seconded by Matthew Riggan. Approved 4-0.

Meeting Adjourned at 8:35 PM.

  
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Evelyn Morse, City Secretary

  
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Ray Cobb, Mayor