

## **Minutes of February 17, 2026, Regular City Council Meeting at Heritage Hall, 6:00 PM.**

The Merkel City Council met for a Called City Council Meeting on February 17, 2026, at Heritage Hall, 6:00 PM. Mayor Pro Tem Riggan called the meeting to order at 6:00 PM and announced a quorum present. Council members present were Elaine Chaney, Collin Jacobs, Tyler Newberry and Matthew Riggan.

Prayer was led by Collin Jacobs.

Mayor Pro Tem Riggan led the Pledge of Allegiance and Texas Pledge.

Citizens were given an opportunity to comment.

Elaine Chaney motioned to approve Consent Agenda and was seconded by Collin Jacobs. Approved 4-0.

Presentation of Annual Financial Report (Audit) for Fiscal Year ending September 30, 2025, was given by Cathrine Wilks, CPA.

A motion to approve the Annual Financial Report for Fiscal Year ending September 30, 2025, was made by Collin Jacobs. The motion was seconded by Tyler Newberry. Approved 4-0.

The council discussed the Special Use Permit request for CEP Transport, alley access and maintenance requirements, and stipulations added to the permit. Collin Jacobs motioned to approve the Special Use Permit with stipulations that if access or departure of trucks by use of city streets permit be revoked and alley to be maintained as required. Tyler Newberry seconded the motion. Approved 3-1 with Riggan against.

No action was taken on Agenda items 10.

The council discussed candidates for appointment of City Council Place 4. A motion was made by Tyler Newberry to appoint Alexis Smith for City Council Place 4 and was seconded by Elaine Chaney. Approved 4-0.

The council reviewed the 1<sup>st</sup> Quarter budget numbers of Fiscal Year 2025-2026.

Mayor Pro Tem Riggan opened a Public Hearing to allow public input regarding the Potentially Substandard Structure situated on the following property: Original Town Merkel, Block 11, Lot 1-2, Acres 0.32, commonly known as 209 Runnels at 6:39 PM.

No citizens spoke during the public hearing. The public hearing closed at 6:40 PM.

A.J. Short gave description of the property at 209 Runnels. A motion from Elaine Chaney determining that the structure on 209 Runnels is a substandard structure was seconded by Tyler Newberry. Approved 4-0.

A motion was made by Elaine Chaney to enter an order to remove or demolish the structure at 209 Runnels within 10 days of the date of the order was seconded by Tyler Newberry. Approved 4-0.

Mayor Pro Tem Riggan opened a Public Hearing to allow public input regarding the Potentially Substandard Structure situated on the following property: Original Town Merkel, Block 5, Lot W 86' of Lot 12, Acres 0.10, commonly known as 312 Runnels at 6:49 PM.

No citizens spoke during the public hearing. The public hearing closed at 6:50 PM.

A.J. Short gave description of the property at 312 Runnels. A motion from Tyler Newberry determining that the structure on 312 Runnels is a substandard structure was seconded by Collin Jacobs. Approved 4-0.

A motion was made by Tyler Newberry to enter an order to remove or demolish the structure at 312 Runnels within 10 days of the date of the order was seconded by Collin Jacobs. Approved 4-0.

Mayor Pro Tem Riggan opened a Public Hearing to allow public input regarding the Potentially Substandard Structure situated on the following property: Original Town Merkel, Block 5, Lot 11, Acres 0.16, commonly known as 308 Runnels at 6:53 PM.

No citizens spoke during the public hearing. The public hearing closed at 6:54 PM.

A.J. Short gave description of the property at 308 Runnels. A motion from Tyler Newberry determining that the structure on 308 Runnels is a substandard structure was seconded by Collin Jacobs. Approved 4-0.

A motion was made by Elaine Chaney to enter an order to remove or demolish the structure at 308 Runnels within 10 days of the date of the order was seconded by Tyler Newberry. Approved 4-0.

Mayor Pro Tem Riggan opened a Public Hearing to allow public input regarding the Potentially Substandard Structure situated on the following property: West of Merkel, Block D, Lot 4-10 Less N 5' of 4, Acres 1.11, commonly known as 306 Haynes at 6:56 PM.

Guadalupe Delgado was present and asked the council to give time to demolish buildings on property. The public hearing closed at 7:14 PM.

A.J. Short gave description of the property at 306 Haynes. A motion from Collin Jacobs determining that the structure on 306 Haynes is a substandard structure was seconded by Tyler Newberry. Approved 4-0.

A motion was made by Elaine Chaney to enter an order to remove or demolish the structure at 306 Haynes within 60 days of the date of the order was seconded by Tyler Newberry. Approved 4-0.

Mayor Pro Tem Riggan opened a Public Hearing to allow public input regarding the Potentially Substandard Structure situated on the following property: Original Town Merkel, Block 4, Lot 1-2-3, Acres 0.48, commonly known as 311 Edwards at 7:22 PM.

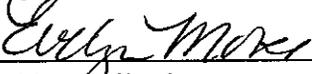
No citizens spoke during the public hearing. The public hearing closed at 7:23 PM.

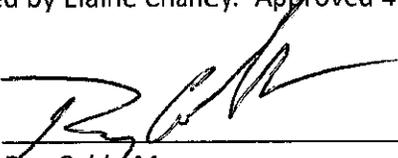
A.J. Short gave description of the property at 311 Edwards. A motion from Collin Jacobs determining that the structure on 311 Edwards is a substandard structure was seconded by Elaine Chaney. Approved 4-0.

A motion was made by Collin Jacobs to enter an order to remove or demolish the structure at 311 Edwards within 10 days of the date of the order was seconded by Tyler Newberry. Approved 4-0.

Collin Jacobs motioned to adjourn and was seconded by Elaine Chaney. Approved 4-0.

Meeting Adjourned at 7:25 PM.

  
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Evelyn Morse, City Secretary

  
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Ray Cobb, Mayor