

Minutes of April 13, 2026, Called Joint City Council Meeting at Heritage Hall, 6:00 PM.

The Merkel City Council met for a Called Joint City Council, Economic Development Corporation and Planning & Zoning Meeting on April 13, 2026, at Heritage Hall, 6:00 PM.

Mayor Cobb called the meeting to order at 6:01 PM and announced a quorum present. Council members present were Elaine Chaney, Collin Jacobs, Tyler Newberry and Matthew Riggan. EDC members present were Lindsey Cox, Darrell Riggan, Ken Hogan, Donna Carter, Mike Sloan, and Chris Kelly. P & Z members present were Lou David Allen, George Starbuck, Richard Buckley and Daniel Buckley.

Prayer was led by Collin Jacobs.

Mayor Cobb led the Pledge of Allegiance and Texas Pledge.

Citizens were given an opportunity to comment.

Ryan Feerer was in attendance to present the rebranding logos and explained what each logo represents with the story behind the design. Ryan presented the group with 4 options to choose from with which the group was to vote on. The 4 options presented were: Windmill City , 100th Meridian, Past and present (a combination of both), Hometown Love.

City Manager Hitt introduced the new MISD Superintendent, Dr. Nikki Moore.

Robert Hanna from Zactax, presented the TIRZ update for a potential housing development. Hanna explained how the TIRZ allows the city to set aside a portion of its property tax revenue into a special fund that is used exclusively to pay for eligible projects or improvements within a defined boundary. Hanna stated that Zactax is in the process of an Analysis of Development which should be completed in 30 days.

Kaitlyn Higgins of Public Management was in attendance to present the breakdown on the comprehensive plan proposal and what the plan is. Higgins gave the timeline it takes to complete the plan and the key elements of the plan which include Vision/goals, community profile, land use plan, community engagement, wastewater system plan, water system plan, street system plan, drainage system plan, capital improvements plan and the zoning ordinance recommendations. The benefits will guide the growth and development of the community, improve the quality of life, prepare for future challenges, encourage collaboration, leverages funding and resources and includes GIS mapping.

City Manager Hitt started the discussion for the Hotel Feasibility Study, stating the cost for the study, and how Brokers might be a better way to move forward than the study. Hitt explained the incentives such as, HOT tax, land or property tax rebates it might take for development. The boards spoke on new businesses coming to Merkel. Hitt stated that the comprehensive plan will also determine where commercial and residential zones will be located, along with the Manufactured Overlay. The board members agreed that the joint meetings were beneficial to all.

Eliane Chaney motioned to adjourn and was seconded by Lexi Smith. Approved 5-0.

Meeting Adjourned at 8:16 PM.



Evelyn Morse, City Secretary



Ray Cobb, Mayor