



The City Council for the City of Abernathy met in regular session on Monday, April 13th, 2025, at 6:30 P.M. in the City Hall building at 811 Ave D. Members present were Mayor Harold Bufe, Eva Cortez, Gary Stephenson, Tammy Mahan, Matt Speer and Bilinda Prater. Also present were City Staff including Julie Arrington, Krista Adames, Ricky Patterson, Cindy Tapia and Matt Brightbill. Members of the public are on the attached sign in sheet.

MINUTES

1. Call to Order
Mayor Bufe called the meeting to order.
2. Establishing Quorum
Mayor Bufe established a quorum.
3. Welcome Guests
Mayor Bufe welcomed the guests.
4. Invocation
Councilman Speer gave the invocation.
5. Pledge of Allegiance to the American Flag
Mayor Bufe led the Pledge of Allegiance.
6. Texas Pledge – “Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”
Mayor Bufe led the Texas Pledge
7. Public Comment (non-action)
No public comments.
8. Public Hearing
 - a. Variance request for a side yard and front yard setback at 1203 Ave K, Abernathy, TX
Mayor Bufe opened the public hearing at 6:35 P.M. No comments were received. There being no further business, Mayor Bufe closed the public hearing at 6:37 P.M.
 - b. Amending the Code of Ordinances Article 3.02 “Technical and Construction Codes and Standards”, Section 3.02.001 “Codes Adopted” by amending the building codes; providing for a penalty; providing a savings clause; providing a repealer clause; providing for publication; and providing for an effective date.
Mayor Bufe opened the public hearing at 6:37 P.M. No comments were received. There being no further business, Mayor Bufe closed the public hearing at 6:38 P.M.
 - c. Amending the Code of Ordinances Article 3.03 “Building Permits”, Section 3.03.001 “Required Application” and Section 3.03.002 “Permit Fees” by amending the application requirements and fees charged for all inspections related to issuing building permits; providing for a penalty; providing a savings clause; providing a repealer clause; providing for publication; and providing for an effective date.
Mayor Bufe opened the public hearing at 6:38 P.M. No comments were received. There being no further business, Mayor Bufe closed the public hearing at 6:39 P.M.
 - d. Amending the Abernathy Code of Ordinance Appendix A Fee Schedule
Mayor Bufe opened the public hearing at 6:39 P.M. No comments were received. There being no further business, Mayor Bufe closed the public hearing at 6:39 P.M.

9. Consent Agenda

- a. Review/Approval Minutes of the Previous City Council Meeting
Councilwoman Mahan made a motion to approve the minutes of the previous City Council Meetings. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.
- b. Approval of Monthly Financial Reports
Councilwoman Mahan made a motion to approve the monthly financial reports. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.
- c. Discuss, consider and possible action on the approval of the Thunder Well Invoice for repairs to Well #7 in an amount not to exceed \$12,500.00.
The item died for lack of motion, and no action was taken.
- d. Discuss, consider and possible action on the Fiscal Year 2026-2027 Employee Calendar.
Councilwoman Prater made a motion to approve the FY 2026-2027 Employee Calendar. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.
- e. Discuss, consider and possible action on the adoption of Resolution 04132026A, authorizing temporary street closures during the Abernathy Hometown Jamboree celebration to be held on September 12, 2026.
Councilwoman Prater made a motion to adopt Resolution 04132026A. Councilwoman Cortez seconded the motion. The motion passed with a vote of 5/0.
- f. Discuss, consider and possible action on the collaboration with the Abernathy Chamber of Commerce for the Abernathy Hometown Jamboree celebration to be held on September 12, 2026.
Councilwoman Prater made a motion to table until the May 2026 meeting. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.

10. Discussion/Action Items

- a. Discuss, consider and possible action on a variance request for 1203 Ave K Abernathy, Texas 79311 for a side yard and front yard setback that will violate Section 1635 of the Abernathy Code of Ordinances Chapter 310 Zoning requiring a 5-foot interior side yard and 25-foot front yard setback from the property line and 15-feet for the side yard facing a street.
Councilwoman Mahan made a motion to approve the Variance request at 1203 Ave K, Abernathy, TX for the side yard and front yard setback. Councilwoman Prater seconded the motion. The motion passed with a vote of 5/0.
- b. Discuss, consider and possible action on Resolution 04132026B, providing that the City of Abernathy, Texas elects to participate in tax abatements and establishing tax abatement guidelines and criteria for tax abatement agreements as authorized by Chapter 312 of the Texas Tax Code.
Councilwoman Prater made a motion to approve Resolution 04132026B. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.
- c. Discussion on proposed Tax Abatement Zone location.
Council held a discussion regarding the proposed location for a Tax Abatement Zone. During the discussion, a preference emerged among council members for one combined zone rather than two separate areas. No action was taken. City Administrator Julie Arrington was directed to bring the item back with the combined abatement zone location for a public hearing at a future meeting.
- d. Discuss, consider and possible action on accepting bids for the Oswalt and Riley Farm Leases.
Councilman Stephenson declared a conflict of interest due to a familial relationship with bidders Van Riley and Carson Riley and abstained from all discussion and vote. Councilwoman Mahan made a motion to accept the highest bids from Van Riley for the Oswalt Farm in the amount of \$14, 345.34 and Carson Riley for the Riley Farm in the amount of \$8,040.00. Councilwoman Prater seconded the motion. The motion passed with a vote of 4/0 with

Councilman Stephenson abstaining.

- e. Discuss, consider and possible action on entering into an Interlocal Cooperation Agreement by and between the City of Abernathy, Texas and South Plains Association of Government for grant application preparation and grant administration services for the Community Development Block Grant.

Councilwoman Prater made a motion to enter into an Interlocal Cooperation Agreement with South Plains Association of Governments for grant application preparation and administration services for the Community Development Block Grant. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.

- f. Discuss, consider and possible action on approving Resolution 04132026C requesting financial participation from the Texas Water Development Board; authorizing the filing of an application for financial participation; and making certain findings in connection therewith.

Councilwoman Prater made a motion to approve Resolution 04132026C, requesting financial participation from the Texas Water Development Board and authorizing the filing of a application for financial participation. Councilman Speer seconded the motion. The motion passed with a vote of 5/0.

- g. Discuss, consider and possible action on entering into a Professional Service Agreement by and between the City of Abernathy, Texas and Birkhoff, Hendricks & Carter, L.L.P. to complete engineering analysis and reports for the Water and Wastewater Impact Fee Update study. The item died for lack of motion, and no action was taken.

- h. Discuss, consider and possible action on entering into a Professional Service Agreement by and between the City of Abernathy, Texas and Birkhoff, Hendricks & Carter, L.L. P. to complete engineering evaluation and report for the 2026 Stormwater Master Plan and the Stormwater Utility District Rate Study.

The item died for lack of motion, and no action was taken.

- i. Discuss, consider and possible action on Ordinance 657, amending the code of ordinances Article 8 "Offenses and Nuisances", by adding Article 7 "Smoking Prohibited in City Buildings and Parks", providing for a penalty; providing for enforcement; providing a savings clause; providing a repealer clause; providing for publication; and providing for an effective date. Councilwoman Mahan made a motion to adopt Ordinance 657. Councilman Speer seconded the motion. The motion passed with a vote of 5/0.

- j. Discuss, consider and possible action on an ordinance 658, amending the Code of Ordinances Article 3.02 "Technical and Construction Codes and Standards", Section 3.02.001 "Codes Adopted" by amending the building codes; providing for a penalty; providing a savings clause; providing a repealer clause; providing for publication; and providing for an effective date. Councilwoman Mahan made a motion to adopt Ordinance 658. Councilman Speer seconded the motion. The motion passed with a vote of 5/0.

- k. Discuss, consider and possible action on Ordinance 659, amending the Code of Ordinances Article 3.03 "Building Permits", Section 3.03.001 "Required Application" and Section 3.03.002 "Permit Fees" by amending the application requirements and fees charged for all inspections related to issuing building permits; providing for a penalty; providing a savings clause; providing a repealer clause; providing for publication; and providing for an effective date. Councilwoman Mahan made a motion to adopt Ordinance 659. Councilman Speer seconded the motion. The motion passed with a vote of 5/0.

- l. Discuss, consider and possible action on amending the Abernathy Code of Ordinance Appendix A Fee Schedule.

Councilman Speer made a motion amending the Abernathy Code of Ordinance 655-A Appendix A Fee Schedule. Councilwoman Prater seconded the motion. The motion passed with a vote of 5/0.

11. Executive Session In accordance with Texas Government Code, Section 551.071: Consultations with Attorney Council entered executive session at 8:34 P.M.
12. Reconvene Open Session - in accordance with Texas Government Code, consider any action necessary regarding matters discussed in Executive Session.
Council reconvened open session at 9:04 P.M. No action was taken.
12. Administrative reports:
City Administrator Julie Arrington gave reports on the following items.
 - a. Staff Updates and Training
 - b. Holiday
 - c. Data Centers
 - d. Chamber of Commerce
 - e. See My Legacy
13. Mayor and Council remarks
Mayor and Council had questions wells and the sell of water and water tower repairs.
14. Adjournment
Councilwoman Prater made a motion to adjourn at 9:23 P.M. Councilman Speer seconded the motion.
The motion passed with a vote of 5/0.

Mayor Harold Bufe

ATTEST

Krista Adames, City Secretary