



The City Council for the City of Abernathy met in regular session on Monday, May 11, 2026, 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, Robert and Bilinda Prater. Also present were City Staff including Julie Arrington, Krista Adames, Ricky Patterson, Cindy Tapia, Matt Brightbill, and Dwain Read. Members of the public are Listed on the attached sign in sheet.

MINUTES

1. Call to Order
Mayor Bufe called the meeting to order at 6:30 P.M.
2. Establishing Quorum
A quorum was established.
3. Welcome Guests
Mayor Bufe welcomed the guests.
4. Invocation
Councilman Stephenson gave the invocation.
5. Election
 - a. Official Canvass of Returns, May 2nd Election
Councilman Stephenson made a motion to approve the Official Canvass of Returns for the May 2, 2026, Election. Councilman Speer seconded the motion. The motion passed with a vote of 5/0.
 - b. Installation of Elected Officials
City Secretary Krista Adames administered the Oath of Office to Matthew Speer, Eva Cortez, and Robert Prater.
 - c. Selection of Mayor Pro-Tem
Councilman Prater made a motion to appoint Gary Stephenson as Mayor Pro-Tem. Councilman Speer seconded the motion. The motion failed with a vote of 2/3. Councilman Stephenson made a motion to appoint Matt Speer as Mayor Pro-Tem. Councilwoman Cortez seconded the motion. The motion passed with a vote of 3/2.
 - d. Resolution of Appreciation – Bilinda Prater
Mayor Bufe presented a Resolution of Appreciation to Bilinda Prater and recessed the meeting for a 20-minute reception.
6. Pledge of Allegiance to the American Flag
Mayor Bufe led the Pledge of Allegiance to the American Flag.
7. 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
8. Public Comment (Non-action)
No public comments were offered.
9. Public Hearings
 - a. Variance request for 505 Avenue M, Abernathy, Texas 79311 for maximum building coverage of total lot area larger than the allowable 35% coverage which violates Section 1635 of the Abernathy Code of Ordinances Chapter 310 Zoning.

Mayor Bufo opened the public hearing at 7:01 P.M. No public comments were received. Mayor Bufo closed the public hearing at 7:02 P.M.

No one spoke for or against the variance request at 505 Avenue M.

- b. Variance request for 1608 Ave L, Abernathy, Texas for requested side setback of 0% and three curb cuts on one property which violates Section 1635 of the Abernathy Code of Ordinance Chapter 310 Zoning.

Mayor Bufo opened the public hearing at 7:02 P.M. No public comments were received. Mayor Bufo closed the public hearing at 7:03 P.M.

10. Consent Agenda

Councilwoman Mahan made a motion to approve the items on the consent agenda. Councilwoman Cortez seconded the motion. The motion passed with a vote of 5/0.

- a. Review/Approval Minutes of the Previous City Council Meeting.
- b. Approval of Monthly Financial Reports.
- c. Consider Resolution 051126 – Authorizing bank account signatories.

11. Discussion/Action Items

- a. Discuss, consider, and possible action on a variance request for 505 Avenue M, Abernathy, Texas 79311 for maximum building coverage of total lot area larger than the allowable 35% coverage which violates Section 1635 of the Abernathy Code of Ordinances, Chapter 310 Zoning.

Councilman Prater made a motion to approve the variance request for 505 Avenue M.

Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.

- b. Discuss, consider, and possible action on a variance request for 1608 Ave L, Abernathy, Texas for a requested side setback of 0% and three curb cuts on one property which violates Section 1635 of the Abernathy Code of Ordinances, Chapter 310 Zoning.

Councilman Speer made a motion to approve the variance request for 1608 Ave L. Councilman Prater seconded the motion. The motion passed with a vote of 5/0.

- c. Discuss, consider, and possible action on an Ordinance 660, 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. Council discussed Ordinance 660, and asked City Administrator Julie Arrington to check with legal counsel regarding the exemption in Section 2. No action was taken.

- d. Discuss, consider, and possible action on Ordinance 661, 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. Council discussed Ordinance 661. No action was taken.

- e. Discuss, consider, and possible action on Ordinance 662, amending the Code of Ordinances of the City of Abernathy, Texas, amending Article 7 Mobile Food Service Vendors; providing for a penalty clause; providing for enforcement; providing for a savings clause; providing for a repealer clause; providing for publication; and providing for an effective date.

Councilman Speer made a motion to approve the amendment to Ordinance 662, Article 7 Mobile Food Service Vendors. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.

- f. Discuss, consider, and possible action on Ordinance 663, adopting and levying a Hotel Occupancy Tax and establishing regulations therefor, including collections, reporting, payment, applying said tax in the City’s Extraterritorial Jurisdiction; providing a penalty; providing an effective date; providing a repealer; providing a savings clause; providing

severability, and providing for publication.

Councilman Prater made a motion to approve Ordinance 663 with the exclusion of Airbnb and VRBO. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.

g. Discuss, consider, and possible action on a proposal from American Tower Corporation regarding an updated lease for the property located at 1301 East Street Abernathy, Texas. Councilman Stephenson made a motion to seek bids. Councilman Prater seconded the motion. The motion passed with a vote of 5/0.

h. Discuss, consider, and possible action on the approval of an annual service agreement by and between the City of Abernathy, Texas, and iWorQ Systems for providing for software management for the building, zoning, animal control, and code enforcement departments. Councilman Stephenson made a motion to table the item. Councilman Prater seconded the motion. The motion passed with a vote of 5/0.

i. 6-Month Budget Review

Council discussed the 6-month budget review. No action was taken.

12. Administrative reports:

City Administrator Julie Arrington presented reports on the following items.

- a. Staff Updates and Training
- b. Holidays
- c. Changing the Date of the June Meeting
- d. Data Centers

13. Mayor and Council remarks.

The Mayor and Council members offered their remarks.

14. Adjournment

Councilman Prater made a motion to adjourn at 9:30 P.M. Councilman Stephenson seconded the motion. The motion passed with a vote of 5/0.

Mayor Harold Bufe

ATTEST

Krista Adames, City Secretary