

## NOTICE OF PUBLIC HEARING

The City of Muenster's Board of Aldermen will hold Public Hearings on Monday May 11, 2026, at 6:30pm in City Hall, 400 N. Main, Muenster, TX. The hearings will be regarding the following items.

- 1. Nortex is requesting a Special Exception Permit to the building requirements Zoning Ordinance 400 to have a 0ft set back on the west and south property line at Nortex 121 N. Walnut Street, Muenster, TX. The exception is for covered parking on the lot at Oak and First extending into the city street right of way behind the current Nortex building.**
- 2. John Spaeth is requesting a Special Exception Permit to the building requirements Zoning Ordinance 400 to have a 2ft set back on the east and south property line at 208 N. Oak Street, Muenster, TX. to allow an accessory building to be built in the southeast corner of the property.**
- 3. Eric Fisher is requesting a Special Exception Permit to the building requirements Zoning Ordinance 400 at 123 W. Eight Street, Muenster, TX. for the purpose of using a shipping container as an accessory building if the shipping container is covered in siding.**

If you have any objections to the above proposal, please present the objection in writing to City Hall before 5:00p.m. on May 11, 2026.

All concerned citizens and property owners are invited to attend the hearing.



NOTICE OF REGULAR CALLED CITY COUNCIL MEETING  
Monday, May 11, 2026, 6:30 P.M.  
MUENSTER CITY HALL, 400 N MAIN ST, MUENSTER, TEXAS

*Tim Felderhoff, Mayor*

*Clifford Sicking, Councilmember, Mayor Pro Tem, Water Commissioner  
Patrick Lutkenhaus, Councilmember, Sanitation Commissioner  
Deb Klement, Councilmember, Park/Library Commissioner  
John D. Bartush, Councilmember, Street Commissioner  
Jeff Maas, Councilmember, Police Commissioner*

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## AGENDA

1. **CALL TO ORDER .....Mayor Tim Felderhoff**
2. **PLEDGE .....Mayor Pro Tem Clifford Sicking**
3. **INVOCATION .....Mayor Pro Tem Clifford Sicking**
4. **RECOGNITIONS/PROCLAMATIONS**  
Proclamation – May is Motorcycle Safety Awareness Month
5. **CITIZEN COMMENTS**
6. **CONSENT AGENDA**
  - A. Approve minutes of April 13, 2026, City Council Meeting.
  - B. Approve monthly bills.
7. **Swear in City Council Members**
8. **Receive a report, hold a discussion, conduct a public hearing, and consider Special Exception Permit to the building requirements Zoning Ordinance 400 to have a 0ft set back on the west and south property line at Nortex 121 N. Walnut Street, Muenster, TX.**

9. **Receive a report, hold a discussion, conduct a public hearing, and consider Special Exception Permit to the building requirements Zoning Ordinance 400 to have a 2ft set back on the south and east corner property line at 208 N. Oak Street, Muenster, TX.**
10. **Receive a report, hold a discussion, conduct a public hearing, and consider Special Exception Permit to the building requirements Zoning Ordinance 400 at 123 W. Eight Street, Muenster, TX. for the purpose of using a shipping container as an accessory building if the shipping container is covered in siding.**
11. **Consideration of and action on AMPI sewer plant property**
12. **Consider the following associated with the DR-4586 Hazard Mitigation Grant Program (HMGP) administered by the Texas Division of Emergency Management (TDEM) and take appropriate action:**
  1. **Authorize issuance of Request for Qualifications (RFQ) for engineering services for the HMGP DR-4586 project.**
  2. **Establish selection review committee for DR-4586 RFQ.**
  3. **Award the bid from April 23, 2026.**
13. **Consideration of and action on City TML coverage**
14. **Consideration of and action on zoning ordinance for Southside Dr. Development.**
15. **Consideration of and action on preliminary plat for Southside Dr. Development.**
16. **Consideration of and action on surveying 373 right-of-way to extend the north city limits.**
17. **Consideration of and action on budget adjustments.**
18. **Consideration of and action on City of Muenster TCOG representative.**
19. **Consideration of and action on City of Muenster logo**
20. **CITY DEPARTMENT REPORTS**
  - A. **Fire Department**
  - B. **Police Department - Chief Crowsey**
  - C. **Public Works - Gary Hacker**
  - D. **City Manager Update – Adam Deweber**

**21. EXECUTIVE SESSION**

Adjourn into closed or executive session in compliance with Vernon’s Texas Codes Annotated, Government Code, Chapter 551 (Open Meetings Act), to discuss the following:

- A. Under Government Code 551.071 Consultation with Attorney (1) to seek the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act:
  - i. 20 acre residential development on Highway 373

## RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

## ADJOURN

*At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the City Council may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding economic development negotiations (§551.087). Any subject discussed in executive session may be subject to action during the open meeting.*

- i. Citizen comments will be limited to persons who have registered with the City Secretary in advance, except by majority vote of the City Council. In accordance with the Open Meetings Act, the Council will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for consideration.*
- ii. Items on the Consent Agenda will be voted on in one motion unless request is made for separate discussion and approved by the City Council.*
- iii. In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council may impose time limitations on speakers in Public Hearings. Applicants must limit presentations to 5 minutes. The Mayor may impose other time constraints at his discretion, depending on other prevailing factors. Speakers will be notified by the City Manager when their time has expired.*
- iv. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*
- v. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (940) 759-2236 two working days prior to the meeting so that appropriate arrangements can be made.*

I, Ammie Hennigan, City Secretary, posted this Agenda on the front door to City Hall, City of Muenster, 400 N. Main Street, Muenster, Texas 76252, which is accessible to the public twenty-four hours each day at \_\_\_\_\_ a.m./p.m.

on \_\_\_\_\_, 2026.

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Ammie Hennigan