



CITY COUNCIL MEETING
QUINLAN CITY COUNCIL CHAMBERS
104 E MAIN ST.

August 10, 2026

7:00 PM

NOTICE is hereby given that individual elected officials and appointed members of the City of Quinlan's boards and commissions may attend this meeting. A quorum of other boards may be present.

I. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.

II. INVOCATION AND PLEDGE OF ALLEGIANCE.

III. ITEMS OF INTEREST/CITY COUNCIL COMMUNICATIONS.

Members of City Council and staff can notify others of community events, functions and other activities.

IV. CONSENT AGENDA

Items on the Consent Agenda are considered routine and not likely to require discussion or deliberation. They may be approved in a single motion. Any item may be removed from the Consent Agenda for individual discussion and action at the request of a Council Member or staff.

- A.** Approve the minutes of the August 3, 2026, City Council Meeting. (City Secretary)
- B.** Approve the Quarterly Investment Report for the period ending June 30, 2026. (City Secretary)
- C.** Approve the FY 2025-2026 Budget vs. Actuals Report for the period ending June 30, 2026. (City Secretary)

V. CITIZENS COMMENTS

Anyone wishing to speak should sign up on the sheet provided before the meeting begins. Citizens may speak about topics that are not on the meeting agenda. Each speaker will be limited to three (3) minutes. The only action the body may take at this time is to place the item on a future agenda for discussion or decision.

VI. NEW BUSINESS

- A.** Discussion regarding Fire Department monthly report. (South Hunt County Fire Rescue)
- B.** Discussion regarding Quinlan Police Department Monthly Executive Report. (Chief)
- C.** Public Hearing, consideration, and possible action on an Ordinance for the rezoning of approximately 16.7 acres located at 1966 W. Highway 276, 915 W. Main Street, and 1967 Private Road 2203, Quinlan, Texas (Hunt CAD Property IDs 98655, 108074, and 106927), legally described as Quinlan West Addition Final Plat, Block 1, Lot 2, and Tracts KK-5 and KK-6, James McAdams Abstract, from "MF" Multifamily District (2.94 acres) and "A" Agricultural District (13.76 acres, recently voluntarily annexed into the City) to "PD" Planned Development District to allow a mixed-use development

consisting of multifamily residential, commercial retail, and self-storage uses. (City Administrator)

- D. Public Hearing**, Consideration and Action on an **Ordinance** adopting a Budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027. THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR BY \$26,270, WHICH IS A 2.8% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$30,343. (City Administrator)
- E.** Consideration and Action to Ratify the Ad Valorem Tax Increase Reflected in the 2026-2027 Fiscal Year Budget. THE BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR BY \$30,343, WHICH IS A 2.8% INCREASE FROM LAST YEAR'S BUDGET. (City Administrator)
- F.** Consideration and action on a **Resolution** approving the Fiscal Year 2026-2027 Budget for the Quinlan 4B Economic Development Corporation. (QEDC)

VII. FUTURE AGENDA ITEMS

Council Members may request items be placed on a future agenda.

VIII. PRESIDING OFFICER TO ADJOURN THE MEETING

Notes to the Agenda:

1. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion-only items.
2. The Council reserves the right to retire into executive session under Sections 551.071/551.074 – of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.
3. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 903-356-3306 two working days prior to the meeting so that appropriate arrangements can be made.

I certify that the above notice of meeting was posted on the bulletin board at City Hall (105 W Main St.), a place convenient and readily accessible to the public, on the 4th day of August, 2026 at 7:30 a.m.

Laura Kennemer, City Secretary

Removed from posting this _____ day of August, 2026 at _____ a.m./p.m.

Laura Kennemer, City Secretary

This Taxpayer Impact Statement is required under Texas Government Code 551.043, as amended by HB 1522, effective September 1, 2025. In accordance with the statute, the City is required to post a Taxpayer Impact Statement with the agenda for any meeting at which the City Council will discuss or adopt a budget, to include budget amendments. The information required to be included in the statement is dictated by the statute.

Median Taxable Value – Detached Single Family Residence

Tax Year 2024 \$178,760

Tax Year 2025 \$183,751

Change 2.79%

Annual Tax Bill Calculation*

Rate Type	Tax Rate per \$100 Valuation	Estimated Tax Bill
2024 Adopted Rate	0.478000	\$854.47
2025 No-New-Revenue Rate	0.518778	\$953.26
2025 Proposed Rate	0.518778	\$953.26

Calculations*

Rate Type	Calculations
2024 Adopted Rate	$(\$178,760 \div 100) \times 0.478000 = \854.47
2025 No-New-Revenue Rate	$(\$183,751 \div 100) \times 0.518778 = \953.26
2025 Proposed Rate	$(\$183,751 \div 100) \times 0.518778 = \953.26

* Calculation based on Median Taxable Value of detached single-family residence as reported by the Hunt County Central Appraisal District. Individual results may vary due to applicable exemptions.