

# **SPECIAL MEETING WORKSHOP AND RETREAT**

**NOVEMBER 13, 2008**

**9:00 A.M.**

A Special Meeting Workshop and Retreat of the Terrell City Council was held on Thursday, November 13, 2008 at 9:00 a.m. in the City Council Chambers of Terrell City Hall at 201 East Nash Street, Terrell, Texas 75160 with the following members present:

**COUNCILMEMBER #1 HAL RICHARDS**  
**COUNCILMEMBER #2 TOMMY SPENCER**  
**COUNCILMEMBER #3 RICKY JORDAN**  
**COUNCILMEMBER #4 JACK JONES**  
**COUNCILMEMBER #5 DON THURMAN**

**1. Call to order.**

Mayor Hal Richards called the meeting to order.

**2. Invocation.**

Mayor Pro tem Jack Jones gave the opening prayer.

**3.) Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss Section 551.074 – Personnel Matters – Police Chief Search.**

Council adjourned into executive session to discuss Section 551.074 – Personnel Matters – Police Chief Search. This was a discussion item only.

**7.) Discuss Growth Management.**

City Manager Torry Edwards and Terry Morgan representing Terry Morgan and Associates presented to Council for discussion Growth Management, annexation in the surrounding areas, the difference between voluntary and involuntary annexation and current legislative issues.

**8.) Adjourn in Executive Session In Accordance with Section 551 of the Texas Government Code to Discuss the Following:**  
**a.) Section 551.071 – Consultation with Attorney – Growth Management.**  
**b.) Section 551.071 – Consultation with Attorney – Nona Smith v. City of Terrell, Texas.**

Council adjourned into Executive Session.

**9.) Reconvene into Regular Session and Consider Action, if any, on Item Discussed in Executive Session.**

There was no action taken in Executive Session.

**14.) Recess for Lunch – 12:00 p.m.**

Council Recessed for Lunch.

**4.) Discuss Code Enforcement Activity and Programs.**

City Manager Torry Edwards and Terry Capehart, Director of Municipal Development presented to Council for discussion Code Enforcement Activity and Programs. There was no action taken on this item.

**5.) Update Regarding Van der Horst Facility.**

Steve Rogers, City Engineer presented to Council for discussion Update Regarding Van der Horst Facility and the Texas Commission on Environmental Quality and The Environmental Protection Agency efforts to remove the hazardous chemicals at the site. The Environmental Protection Agency will be working at site the second week of January, 2009. There was no action taken on this item.

**17.) Discuss Wastewater System Capacity Planning**

City Manager Torry Edwards and Steve Rogers, City Engineer presented to Council for discussion Wastewater System Capacity Planning. There was no action taken on this item.

**18.) Discuss Water Plant Closure/Decommissioning.**

Steve Rogers, City Engineer and Gennady Boksiner representing Freese and Nichols, Inc. presented to Council for discussion Water Plant Closure/Decommissioning. A site closure plan has been submitted to the Texas Commission on Environmental Quality for approval. The Texas Commission on Environmental Quality has approved the closure plan. There was no action taken on this item.

**6.) Discuss Project 09-01 – 2009 Street Maintenance Program.**

Mike Sims Assistant City Manager and Steve Rogers, City Engineer presented to Council for discussion Project 09-01 – 2009 Street Maintenance Program. There was no action taken on this item.

**10.) Discuss New Sewer Rate Classification.**

Steve Rogers, City Engineer and John Rickman, Chief Operator presented to Council for discussion New Sewer Rate Classification. Current Rates are based on the city's comprehensive study. The new rate will allow for the reasonable recovery of cost for services the city provides those companies that are at a zero discharge of pre-treated waste. There was no action taken on this item.

**11.) Discuss City Council Priorities for the Next 3-5 Years.**

Mayor Hal Richards and Torry Edwards, City Manager presented to Council for discussion, City Council Priorities for the Next 3-5 Years. Council debated the development of a 3 to 5 page document to be used for planning the future and establishing priorities for: Fiscal Responsibility, Public Safety, Community Improvement, Streets and Infrastructure There was no action taken on this item.

**19.) Discuss Bachelor/Kings Drainage (Railroad).**

Steve Rogers, City Engineer and Richard Dormier representing Freeman-Millican, Inc. presented to Council for discussion Bachelor/Kings Drainage (Railroad). There was no action taken on this item.

**12.) Discuss City Property Issues:**

**c.) Discuss Status of TXU Building.**

City Manager Torry Edwards, Assistant City Manager Mike Sims and Steve Rogers, City Engineer presented to Council for discussion Status of TXU Building. Staff discussed the Environmental Site Assessment with council and the chemical contamination around the building. There was no action taken on this item.

**d.) Discuss Update of Service Center Redevelopment.**

Mike Sims, Assistant City Manager presented to Council for discussion Update of Service Center Redevelopment. There was no action taken on this item.

**13.) Discuss Ables Springs 138 KV Transmission Project.**

Council Member Jack Jones presented to council for discussion Able Springs 138 KV Transmission Project. The proposed route for the transmission line is over Porter Farms. The owner of the Porter Farms is requesting council support to have the transmission line moved to an alternate route. There was no action taken on this item.

**15.) Discuss Boards and Commissions.**

City Manager Torry Edwards presented to Council for discussion Boards and Commissions. Council discussed members visiting the various board meetings. There was no action taken on this item.

**16.) Discuss Proposed Smoking Ordinance.**

City Manager Torry Edwards and Councilmember Tommy Spencer presented to Council for discussion Proposed Smoking Ordinance. Council debated public getting input to determine support or opposition for the ordinance possibly using a mailer in the city utility bill. . There was no action taken on this item.

**20.) Discuss Strategies for Infill Redevelopment.**

City Manager Torry Edwards, Assistant City Manager Mike Sims and Terry Capehart, Director of Municipal Development presented to Council for discussion Strategies for Infill Redevelopment. Staff discussed with council setting up a redevelopment corporation. Staff is to bring back a plan by the end of the fiscal year strategies for infill redevelopment. There was no action taken on this item.

**21.) Adjourn.**

There were no other matters discussed or acted on at this meeting. There being no further business the meeting was adjourned.

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HAL RICHARDS, MAYOR

ATTEST:

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JOHN ROUNSAVALL, CITY SECRETARY

## **SPECIAL MEETING WORKSHOP AND RETREAT**

**NOVEMBER 14, 2008**

**9:00 A.M.**

A Special Meeting Workshop and Retreat of the Terrell City Council was held on Friday, November 14, 2008 at 9:00 a.m. in the City Council Chambers of Terrell City Hall at 201 East Nash Street,, Terrell, Texas 75160 with the following members present:

**COUNCILMEMBER #1    HAL RICHARDS**  
**COUNCILMEMBER #2    TOMMY SPENCER**  
**COUNCILMEMBER #3    RICKY JORDAN**  
**COUNCILMEMBER #4    JACK JONES**  
**COUNCILMEMBER #5    DON THURMAN**

**1.     Call to Order.**

Mayor Hal Richards called the meeting to order.

**2.     Invocation.**

Deputy Mayor Pro tem Don Thurman gave the opening prayer.

- 3.)     Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss:**
- a.) Section 551.071 – Consultation with Attorney – Nona Smith v. City of Terrell, Texas.**
  - b.) Section 551.072 – Real Estate Matters – Acquisition of Property.**

Council adjourned into Executive Session.

- 4.)     Reconvene into Regular Session and Consider Action, if any, on Item Discussed in Executive Session.**

Deputy Mayor Pro tem Don Thurman made a motion that the council instruct the City Attorney to obtain additional appraisal on property referred to in Mr. Pool's letter and begin negotiations in that respect but with no obligations. The motion was seconded by Mayor Pro tem Jack Jones. Ayes – all; Nayes – none. Motion carried.

- 5.)     Discuss Ordinance Regarding Municipal Settings Designation.**

David Whitten representing Guida, Slavich and Flores presented to Council for discussion Ordinance Regarding Municipal Settings Designation. There was no action taken on this item.

- 3.) **Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss:**  
b.) **Section 551.072 – Real Estate Matters – Acquisition of Property.**

There was no action taken in Executive Session.

- 6.) **Continue Discussion of Items from Thursday, November 13, 2008, if Necessary.**

This item was passed.

- 7.) **Discuss City of Terrell Application for Status as a Certified Retirement Community.**

Torry Edwards, City Manager presented to Council for discussion the City of Terrell Application for Status as a Certified Retirement Community. There was no action taken on this item.

- 8.) **Discuss Possible Thoroughfare Plan Amendment.**

Mike Sims, Assistant City Manager presented to Council for discussion Possible Thoroughfare Plan Amendment. There was no action taken on this item.

- 9.) **Discuss A Construction Plat for Terrell Market Center/Medical Plaza, Generally Located South of Spur 557, East of F.M. 148 and North of Interstate 20, Being a 89.323 Acre Tract of Land, Lot 1, Block 1, Being a 36.823 Acre Tract of Land Conveyed to Terrell Market Center, Ltd., as Recorded in Volume 3294, Page 549, and Lot 2, Block 1, Being a 52.500 Acre Tract of Land Conveyed to Baylor Health Care System, as Recorded in Volume 3294, Page 554 of the Deed Records of Kaufman County and Being Situated in the J.C. Hale Survey, Abstract No. 202, City of Terrell, Kaufman County, Texas.**

Terry Capehart, Director of Municipal Development presented to Council for discussion A Construction Plat for Terrell Market Center/Medical Plaza, Generally Located South of Spur 557, East of F.M. 148 and North of Interstate 20, Being a 89.323 Acre Tract of Land, Lot 1, Block 1, Being a 36.823 Acre Tract of Land Conveyed to Terrell Market Center, Ltd., as Recorded in Volume 3294, Page 549, and Lot 2, Block 1, Being a 52.500 Acre Tract of Land Conveyed to Baylor Health Care System, as Recorded in Volume 3294, Page 554 of the Deed Records of Kaufman County and Being Situated in the J.C. Hale Survey, Abstract No. 202, City of Terrell, Kaufman County, Texas. There was no action taken on this item.

- 10.) **Discuss A Replat of Part of Block 708 of the Revised Map of Terrell Into Lots 1 and 2 of the SKO Addition, Lot 1 Being a 0.446 Acre Tract of Land and Lot 2 Being a 1.150 Acre Tract of Land, as Conveyed to Stephen Kyle and Lucinda Oakley Recorded in Volume 771, Page 533 and as Conveyed to SKO, Inc. Recorded in Volume 1117, Page 998 of the Deed Records of Kaufman County, City of Terrell, Kaufman County, Texas.**

Terry Capehart, Director of Municipal Development and Steve Rogers, City Engineer presented to Council for discussion A Replat of Part of Block 708 of the Revised Map of Terrell Into Lots 1 and 2 of the SKO Addition, Lot 1 Being a 0.446 Acre Tract of Land and Lot 2 Being a 1.150 Acre Tract of Land, as Conveyed to Stephen Kyle and Lucinda Oakley Recorded in Volume 771, Page 533 and as Conveyed to SKO, Inc. Recorded in Volume 1117, Page 998 of the Deed Records of Kaufman County, City of Terrell, Kaufman County, Texas. There was no action taken on this item.

- 11.) **Discuss Appointments to the Terrell Municipal Airport Board.**
- 12.) **Discuss Appointments to the Building Standards Commission.**
- 13.) **Discuss Appointments to the Planning and Zoning Commission.**
- 14.) **Discuss Appointments to the Zoning Board of Adjustments.**
- 15.) **Discuss Appointments to the Terrell Public Library.**
- 16.) **Discuss Appointments to the Civil Service Commission.**
- 17.) **Discuss Appointments to Terrell Economic Development Corporation.**

City Manager Torry Edwards commented that administration has contacted those individuals whose terms have expired to determine if they are interested in continuing to serve. Staff is updating attendance information. Council debated various board appointments and requested a list of present and former Terrell Citizens University and Terrell Citizens Police Academy.

- 18.) **Adjourn.**

There were no other matters discussed or acted on at this meeting. There being no further business the meeting was adjourned.

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HAL RICHARDS, MAYOR

ATTEST:

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JOHN ROUNSAVALL, CITY SECRETARY