

SPECIAL CITY COUNCIL MEETING AND WORKSHOP

OCTOBER 2, 2008

6:00 P.M.

A meeting of the Terrell City Council was held on Thursday, October 2, 2008 at 6:00 p.m. in the City Council Chambers located at 201 East Nash Street, Terrell, Texas 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.

Councilmember Tommy Spencer gave the opening prayer.

3. Discuss Resolution No. 613 – Creating the Capital Improvements Advisory Committee.

City Manager Torry Edwards and Steve Rogers, City Engineer presented to Council for discussion Resolution No. 613 – Creating the Capital Improvements Advisory Committee. There was no action taken on this item.

4. Discuss Resolution No. 614 – Supporting and Authorizing the Submission of a Home Program Application to the Texas Department of Housing and Community Affairs.

Debbie Zajac, Director of Housing presenting to Council for discussion and consideration Resolution No. 614- Supporting and Authorizing the Submission of a Home Program Application to the Texas Department of Housing and Community Affairs. There was no action taken on this matter.

5. Discuss Kaufman County Leadership Council Legislative Agenda.

Torry Edwards, City Manager presented to Council for discussion Kaufman County Leadership Council Legislative Agenda. There was no action taken on this item.

6. Discuss Setting Date, Time and Location for Fall Retreat/Visioning Process.

Council agreed to set the Date for Fall Retreat on November 13-14, 2008.

7. Discuss Addendum to Contract Agreement with R & R Environmental, Inc.

Steve Rogers, City Engineer presented to Council for discussion Addendum to Contract Agreement with R&R Environmental, Inc. There was no action taken on this item.

8. Discuss Resale of Property Described as:

- a.) Lot 3B, Block 28, Terrell Original – 509 S. Adelaide.
- b.) Lot 12B, Block 4, Stallings 3rd & 4th – 401 Stallings.

John Rounsavall, City Secretary/Finance Director presented to Council for discussion Resale of Property Described as

- a.) Lot 3B, Block 28, Terrell Original – 509 S. Adelaide.
- b.) Lot 12B, Block 4, Stallings 3rd & 4th – 401 Stallings.

There was no action taken on this item.

9. Discuss Ordinance No. 2386 – Approving an Electric Power Contract with Cities Aggregation Power Project (CAPP) for Electric Capacity and Energy.

John Rounsavall, City Secretary/Finance Director presented to Council for discussion Ordinance No. 2386 – Approving an Electric Power Contract with Cities Aggregation Power Project (CAPP) for Electric Capacity and Energy. There was no action taken on this item.

10. Discuss Progress on Target Vitality Program.

Mike Sims, Assistant City Manager presented to Council for discussion Progress on Target Vitality Program. There was no action taken on this item.

11. Discuss Schedule of Tax Increment Financing Reinvestment Zone No. 1 Action Items.

Mike Sims, Assistant City Manager and Justin Allen representing Oak Ridge Investments presented to Council for discussion Schedule of Tax Increment Financing Reinvestment Zone No. 1 Action Items. There was no action taken on this item.

12. Discuss Resolution No. 619 – Approving Amendment No. 1 to the Project Plan and Finance Plan.

Mike Sims, Assistant City Manager presented to Council for discussion Resolution No. 619 – Approving Amendment No. 1 to the Project Plan and Finance Plan. There was no action taken on this item.

13. Discuss Resolution No. 615 – Authorizing Reimbursement of Funds for Tract 3 of the Tax Increment Financing Reinvestment Zone No. 1.

Mike Sims, Assistant City Manager presented to Council for discussion Resolution No. 615 – Authorizing Reimbursement of Funds for Tract 3 of the Tax Increment Financing Reinvestment Zone No. 1. There was no action taken on this item.

14. Discuss Resolution No. 616 – Execution Resolution for Development Agreement with Terrell Market Center, Ltd. and Baylor Health Care System.

Mike Sims, Assistant City Manager presented to Council for discussion Resolution No. 616 – Execution Resolution for Development Agreement with Terrell Market Center, Ltd. and Baylor Health Care System.

15. Discuss Resolution No. 617:

- c.) **Set Aside Agreement Letters for IH-20.**
- d.) **IH-20 Funding Agreement with Terrell Market Center, Ltd.**
- e.) **IH-20 Local Project Advance Funding Agreement [LPAFA].**

Mike Sims, Assistant City Manager presented to Council for discussion Resolution No. 617:

- c.) Set Aside Agreement Letters for IH-20.
- d.) IH-20 Funding Agreement with Terrell Market Center, Ltd.
- e.) IH-20 Local Project Advance Funding Agreement [LPAFA].

There was no action taken on this item.

16. Discuss Resolution No. 618:

- f.) **Set Aside Agreement Letters for FM 148.**
- g.) **FM 148 Funding Agreement with Terrell Market Center, Ltd.**
- h.) **FM 148 Local Project Advance Funding Agreement [LPAFA].**

Mike Sims, Assistant City Manager presented to Council for discussion Resolution No. 618:

- f.) Set Aside Agreement Letters for FM 148.
- g.) FM 148 Funding Agreement with Terrell Market Center, Ltd.
- h.) FM 148 Local Project Advance Funding Agreement [LPAFA].

There was no action taken on this item.

17. Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss Section 551.071 – Consultation with Attorney.

This item was passed.

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

This item was passed.

19. Adjourn.

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

Hal Richards, Mayor

Attest:

John Rounsavall, City Secretary