

SPECIAL CITY COUNCIL MEETING AND WORKSHOP

NOVEMBER 19, 2009

6:00 P.M.

A Special Meeting and Workshop of the Terrell City Council was held on Thursday, November 12 2009 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	SANDRA WILSON – ABSENT (EXCUSED)
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 Don Thurman gave the opening prayer.

3. Consider All Matters Incident and Related to the Issuance and Sale of “City of Terrell, Texas, General Obligation Refunding Bonds, Series 2009”, Including the Adoption of Ordinance No. 2438 - Authorizing the Issuance of Such Bonds and Providing for the Redemption of the Obligations Being Refunded.

Jason Hughes, representing First Southwest Company presented to Council for discussion All Matters Incident and Related to the Issuance and Sale of “City of Terrell, Texas, General Obligation Refunding Bonds, Series 2009”, Including the Adoption of Ordinance No. 2438 - Authorizing the Issuance of Such Bonds and Providing for the Redemption of the Obligations Being Refunded. There was no action taken on this item.

4. Discuss All Matters Incident and Related to the Issuance and Sale of “City of Terrell, Texas, General Obligation Refunding Bonds, Series 2009”, Including the Adoption of Ordinance No. 2439 - Authorizing the Issuance of Such Bonds, Establishing Parameters for the Sale and Issuance of Such Bonds and Delegating Certain Matters to an Authorized Official of the City Relating to the Issuance and Sale of Such Bonds and the Redemption of the Obligations Being Refunded.

Jason Hughes, representing First Southwest Company presented to Council for discussion All Matters Incident and Related to the Issuance and Sale of “City of Terrell, Texas, General Obligation Refunding Bonds, Series 2009”, Including the Adoption of Ordinance No. 2439 - Authorizing the Issuance of Such Bonds, Establishing Parameters for the Sale and Issuance of Such Bonds and Delegating Certain Matters to an Authorized

Official of the City Relating to the Issuance and Sale of Such Bonds and the Redemption of the Obligations Being Refunded. There was no action taken on this item.

5. Consider Helwig Trucking Request.

Dawn Steil representing Terrell Economic Development Corporation presented to Council for discussion Helwig Trucking Request. There was no action taken on this item.

6. Discuss Resolution No. 643 – Authorizing the City of Terrell to Enter Into an Agreement with the State of Texas Department of Transportation Concerning the Closure of US Highway 80, a State Right of Way, to Facilitate the City of Terrell Annual Christmas Parade for the Calendar Years 2009, 2010, 2011, 2012 and 2013.

Jody Lay, Chief of Police presented to Council for discussion Resolution No. 643 – Authorizing the City of Terrell to Enter Into an Agreement with the State of Texas Department of Transportation Concerning the Closure of US Highway 80, a State Right of Way, to Facilitate the City of Terrell Annual Christmas Parade for the Calendar Years 2009, 2010, 2011, 2012 and 2013. There was no action taken on this item.

7. Discuss Interlocal Cooperation Contract Agreement with Collin County.

Jody Lay, Chief of Police presented to Council for discussion Interlocal Cooperation Contact Agreement with Collin County. There was no action taken on this item.

8. Discuss Terrell Police Department Forensics Investigations Unit.

Jody Lay, Chief of Police presented to Council for discussion Terrell Police Department Forensics Investigations Unit. There was no action taken on this item.

9. Discuss Third Amendment to Contract with IESI.

Steve Rogers, City Engineer presented to Council for discussion Third Amendment to Contract with IESI. There was no action taken on this item.

10. Discuss Proposal from Razor and Associates for Engineering Services for Project 09-09, Water Distribution 2010 Improvements.

Steve Rogers, City Engineer presented to Council for discussion Proposal from Razor and Associates for Engineering Services for Project 09-09, Water Distribution 2010 Improvements. There was no action taken on this item.

11. Discuss Bids and Award of Contract for Bid No. 01-25-10 – Police Patrol Vehicle.

John Rounsavall, City Secretary/Finance Director presented to Council for discussion Bids and Award of Contract for Bid No. 01-25-10 – Police Patrol Vehicle. There was no action taken on this item.

- 12. Discuss and Consider Approval of Resolution No. 642 - Approving a Prescribing the Method of Notice to be Given Regarding a Public Hearing to Receive Public Comment Regarding the Adoption of Text Revisions to the Comprehensive Zoning Ordinance, Including the Creation of a New Highway Corridor (HC) District in Accordance with Chapter 211.006(c) of the Texas Local Government Code.**

Terry Capehart, Director of Municipal Development presented to Council for discussion Resolution No. 642 - Approving a Prescribing the Method of Notice to be Given Regarding a Public Hearing to Receive Public Comment Regarding the Adoption of Text Revisions to the Comprehensive Zoning Ordinance, Including the Creation of a New Highway Corridor (HC) District in Accordance with Chapter 211.006(c) of the Texas Local Government Code. There was no action taken on this item.

- 13. Discuss a Request for a Zone Change from Single-Family -6 (SF-6) District to Townhouse – 12 (TH-12) on approximately 1.7 Acres, Described as Lots A, B, C, block 186; Park of Block 187; and Lot B, Block 188 of the Irvine Addition, conveyed to Indi-Tex LLC as Records in Volume 3440, Page 408, Deed of Records of Kaufman County, Texas.**

Terry Capehart, Director of Municipal Development presented to Council for discussion Request for a Zone Change from Single-Family -6 (SF-6) District to Townhouse – 12 (TH-12) on approximately 1.7 Acres, Described as Lots A, B, C, block 186; Park of Block 187; and Lot B, Block 188 of the Irvine Addition, conveyed to Indi-Tex LLC as Records in Volume 3440, Page 408, Deed of Records of Kaufman County, Texas. There was no action taken on this item.

- 14. Discuss a Request for a Zone Change from Agricultural (AG) District to Multi-Family 22 (MF-22) in Order to Develop an Independent Living Facility for Disabled Persons on Property Located Adjacent to 1010 Rosehill Road, Described as an Approximately 2.25 Acre Parcel Situated in the J.C. Hale Survey, Abstract No. 202, Kaufman County, Texas, Being Part of That 8.414 Acre Tract of Land Conveyed to Ray and Wendy Manning as Recorded in Volume 1229, Page 79, Deed of Records of Kaufman County, Texas.**

Terry Capehart, Director of Municipal Development presented to Council for discussion a Request for a Zone Change from Agricultural (AG) District to Multi-Family 22 (MF-22) in Order to Develop an Independent Living Facility for Disabled Persons on Property Located Adjacent to 1010 Rosehill Road, Described as an Approximately 2.25 Acre Parcel Situated in the J.C. Hale Survey, Abstract No. 202, Kaufman County, Texas, Being Part of That 8.414 Acre Tract of Land Conveyed to Ray and Wendy Manning as Recorded in Volume 1229, Page 79, Deed of Records of Kaufman County, Texas. There was no action taken on this item.

15. **Discuss an Amendment to Section 5 of the Comprehensive Plan and Future Land Use Map to Add a New Highway Corridor District in Accordance with the Original Recommendations of the Comprehensive Plan, Ordinance 2118, Adopted on September 3, 2002, page 5-16, "Terrell Should Consider Establishing Regulations Related to Aesthetics Within its High-Traffic Corridors (I.H.-20, U.S. Highway 80, State Highway 34) Through Overlay Districts or Revised Zoning Districts.", City of Terrell, Kaufman County, Texas. (ZC-09-08)**

Terry Capehart, Director of Municipal Development presented to Council for discussion an Amendment to Section 5 of the Comprehensive Plan and Future Land Use Map to Add a New Highway Corridor District in Accordance with the Original Recommendations of the Comprehensive Plan, Ordinance 2118, Adopted on September 3, 2002, page 5-16, "Terrell Should Consider Establishing Regulations Related to Aesthetics Within its High-Traffic Corridors (I.H.-20, U.S. Highway 80, State Highway 34) Through Overlay Districts or Revised Zoning Districts.", City of Terrell, Kaufman County, Texas. (ZC-09-08). There was no action taken on this item.

16. **Discuss Revisions to Section 28 (Reserved) and Section 32 (Use Regulations) and Other Supplementary Sections of the Zoning Ordinance (Ordinance 2371, Adopted May 20, 2009 to Add a New Highway Corridor District and Associated Land Use Regulations in Accordance with the Original Recommendations of the Comprehensive Plan, Ordinance 2118, Adopted on September 3, 2002, Page 5-16, "Terrell Should Consider Establishing Regulations Related to Aesthetics Within Its High-Traffic Corridors (I.H. - 20, U.S. Highway 80, State Highway 34) Through Overlay Districts or Revised Zoning Districts.", the Proposed Revisions will be Applied Citywide and will not Change the Zoning Classification or Zoning District Boundary of Any Real Property, City of Terrell, Kaufman County, Texas.**

Terry Capehart, Director of Municipal Development presented to Council for discussion Revisions to Section 28 (Reserved) and Section 32 (Use Regulations) and Other Supplementary Sections of the Zoning Ordinance (Ordinance 2371, Adopted May 20, 2009 to Add a New Highway Corridor District and Associated Land Use Regulations in Accordance with the Original Recommendations of the Comprehensive Plan, Ordinance 2118, Adopted on September 3, 2002, Page 5-16, "Terrell Should Consider Establishing Regulations Related to Aesthetics Within Its High-Traffic Corridors (I.H. -20, U.S. Highway 80, State Highway 34) Through Overlay Districts or Revised Zoning Districts.", the Proposed Revisions will be Applied Citywide and will not Change the Zoning Classification or Zoning District Boundary of Any Real Property, City of Terrell, Kaufman County, Texas. There was no action taken on this item.

17. **Discuss Ordinance No. 2442 - Regarding the Adoption of Local Amendments to the International Building Code and the International Residential Code to Require Timely Completion of Work Under Valid Building Permits and to Remove Language Conflicts Between the Zoning Ordinance and the International Building Codes.**

Terry Capehart, Director of Municipal Development presented to Council for discussion Ordinance No. 2442 - Regarding the Adoption of Local Amendments to the International Building Code and the International Residential Code to Require Timely Completion of Work Under Valid Building Permits and to Remove Language Conflicts Between the Zoning Ordinance and the International Building Codes. There was no action taken on this item.

18. Discuss Ordinance No. 2437 – Amending Chapter 2: Administration – Section 4: Library Advisory Board.

John Trischetti, Assistant Library Director presented to Council for discussion Ordinance No. 2437 – Amending Chapter 2: Administration – Section 4: Library Advisory Board. There was no action taken on this item.

19. Discuss Recognition and Presentation to Board Members Completing Final Term of Service.

This item pulled to December 1, 2009.

20. Discuss Appointments to the Library Board.

Council discussed board applicants. There was no action taken on this item.

21. Discuss Appointments to Terrell Park Board.

Council discussed board applicants. There was no action taken on this item.

22. Discuss Appointments to Building Standards Commission.

Council discussed board applicants. Staff to research guidelines to recognition of persons who provide extraordinary service on City boards. There was no action taken on this item.

23. Discuss Ordinance No. 2436 – Budget Amendment.

John Rounsavall, City Secretary/Finance Director presented to Council for discussion Ordinance No. 2436 – Budget Amendment. There was no action taken on this item.

24. Discuss Hotel/Motel Tax Funding Application Form.

John Rounsavall, City Secretary/Finance Director presented to Council for discussion Hotel/Motel Tax Funding Application Form. Staff to gather input from recipients. There was no action taken on this item.

25. Discuss Council Meeting Schedule for November and December.

Council reviewed dates for November and December. There was no action taken on this item.

26. 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