

SPECIAL CITY COUNCIL MEETING AND WORKSHOP

August 15, 2013

6:00 P.M.

A Special City Council Meeting and Workshop of the Terrell City Council was held on Thursday, August 15, 2013, 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 CHARLES WHITAKER - ABSENT (EXCUSED)
COUNCILMEMBER #5 D.J. ORY

1. Call to order.

Mayor Hal Richards, called the meeting to order.

2. Invocation.

Mayor Hal Richards, gave the invocation.

3. Discuss Ordinance No. 2577 - Setting Water Rate Increase for Fiscal Year 2013-2014.

John Rounsavall, City Secretary, and Mike Sims, Assistant City Manager, Presented to Council for Discussion Ordinance No. 2577 - Setting Water Rate Increase for Fiscal Year 2013-2014. There was no action taken on this item.

4. Discuss Ordinance No. 2578 -- Approving Fiscal Year 2013-2014 Budget.

John Rounsavall, City Secretary, Presented to Council for Discussion Ordinance No. 2578 -- Approving Fiscal Year 2013-2014 Budget. There was no action taken on this item.

5. Discuss Public Hearings to consider a Tax Rate of 0.6493 per (\$100.00) one hundred dollar assessed valuation.

John Rounsavall, City Secretary, Presented to Council for Discussion Public Hearings to consider a Tax Rate of 0.6493 per (\$100.00) one hundred dollar assessed valuation. John Rounsavall spoke for the record:

Mayor and Council,

Truth in taxation is a concept embodied in the Texas Constitution. The tax code requires local taxing units to make taxpayers aware of tax rate proposals and to afford tax payers the opportunity to roll back or limit tax increases.

When the tax rate proposed by a governing body exceeds the effective rate or the rollback rate, whichever is lower, they must publish a public hearing notice.

For our current fiscal year 2012 - 2013, the tax rate is 0.649300 cents per \$100.00 one hundred dollar valuation. For fiscal year 2013-2014, staff is proposing the same 0.649300. This amount is greater than the 2014 calculated effective rate of 0.648934, by 0.000366 cents, and the calculated roll back rate of 0.638394 by 0.010906 cents

Council may recall from the retreat, staff recommended we change our accounting practice to stop the transfer of funds from the Utility fund into the General Fund for utility debt obligations and pay the amount directly to the Interest and Sinking Fund. In the current fiscal year, the amount budgeted is \$397,753.00. Next year, the amount estimated would have been 599,508.00. This change resulted in a lower amount of debt to be recovered from taxes. This year the amount is \$1,650,000 and next year that amount was reduced to 1,078,386, a reduction of 571,614.00 or 34.64%

In the current fiscal year, the average taxable value of a homestead residence in Terrell is \$78,677.00, that amount in 2013 is \$77,586.00 this is a decrease of \$1,091.00 or a 1.4% decrease in average taxable value of a homestead residence.

Based on the current tax rate the average amount generated per home is \$510.79. Next year based on the proposed same tax rate as the current fiscal year, the average amount generated per home is \$503.77. This is a decrease of \$7.02 or a decrease of 1.4%

Staff recommends council support that the tax rate for fiscal year 2014 be identical to the tax rate for fiscal year 2013.

There was no action taken on this item.

6. Discuss Resolution No. 739; A Resolution Of The City Council Of The City Of Terrell, Texas, Rescinding That Certain Agreement By And Among Herring Terrell, LLC, The City Of Terrell And The Terrell Economic Development Corporation And All Obligations Of The Development Corporation Thereunder And Under Resolution No. 705; Incorporating Recitals; And Declaring An Effective Date.

Mayor Hal Richards, and Mike Sims, Assistant City Manager, Presented to Council for Discussion Resolution No. 739; A Resolution Of The City Council Of The City Of Terrell, Texas, Rescinding That Certain Agreement By And Among Herring Terrell, LLC, The City Of Terrell And The Terrell Economic Development Corporation And All Obligations Of The Development Corporation Thereunder And Under Resolution No. 705; Incorporating Recitals; And Declaring An Effective Date. There was no action taken on this item.

7. Discuss Resolution No. 740; A Resolution Of The City Of Terrell, Texas, Authorizing Reimbursement Of Funds For Design Of Spur 557 Frontage Road Located In Tracts 1 And 2 Of The Tax Increment Financing Reinvestment Zone No. One.

Mike Sims, Assistant City Manager, Presented to Council for Discussion Resolution No. 740; A Resolution Of The City Of Terrell, Texas, Authorizing Reimbursement Of Funds For Design Of Spur 557 Frontage Road Located In Tracts 1 And 2 Of The Tax Increment Financing Reinvestment Zone No. One. There was no action taken on this item.

8. Discuss Resolution No. 741; A Resolution Of The City Of Terrell, Texas, Authorizing A Development Agreement For Design Of Spur 557 Frontage Road With The Terrell Economic Development Corporation And The City Of Terrell On Behalf Of The Tax Increment Financing Reinvestment Zone No. One.

Mike Sims, Assistant City Manager, Resolution No. 741; A Resolution Of The City Of Terrell, Texas, Authorizing A Development Agreement For Design Of Spur 557 Frontage Road With The Terrell Economic Development Corporation And The City Of Terrell On Behalf Of The Tax Increment Financing Reinvestment Zone No. One. There was no action taken on this item.

9. Discuss Ordinance No. 2574; An Ordinance Establishing A Power Center Economic Development Program.

This item was passed by Council.

10. Discuss Ordinance No. 2575; An Ordinance Establishing A Power Center Board of Directors.

This item was passed by Council.

11. Discuss a recommendation by the Planning and Zoning Commission regarding approval of a re-plat being all of a certain 10.565 acre tract of land in the Ransom Sowell Survey described as Lot 1, Block A, Venture Addition; generally located on the southwest corner of Tanger Drive and the Interstate 20 frontage road and west of State Highway 34, City of Terrell, Kaufman County, Texas.

Terry Capehart, Municipal Development Director, Presented to Council for Discussion a recommendation by the Planning and Zoning Commission regarding approval of a re-plat being all of a certain 10.565 acre tract of land in the Ransom Sowell Survey described as Lot 1, Block A, Venture Addition; generally located on the southwest corner of Tanger Drive and the Interstate 20 frontage road and west of State Highway 34, City of Terrell, Kaufman County, Texas. There was no action taken on this item.

12. Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss the following:
 - a.) Section 551.087 - Deliberation Regarding Economic Development Negotiations.

Council adjourned into Executive Session.

13. Reconvene into Regular Session and Consider Action, if any, on Items Discussed in Executive Session.

There was no action taken in Executive Session.

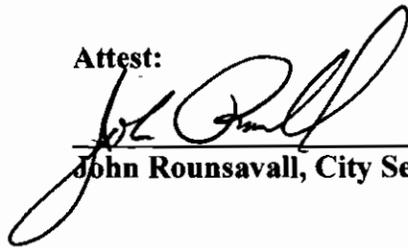
14. Adjourn.

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