

SPECIAL CITY COUNCIL MEETING AND WORKSHOP

December 17, 2013

5:00 P.M.

A Special City Council Meeting and Workshop of the Terrell City Council was held on Tuesday, December 17, 2013, at 5:00 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
COUNCILMEMBER #5	D.J. ORY

1. Call to order.

Mayor Hal Richards, called the meeting to order.

2. Invocation.

Councilmember Charles Whitaker, gave the invocation.

3. Discuss Wastewater Infrastructure Prioritization Project - Phase 1.

Steve Rogers, City Engineer; Brian Coltharp, Melissa Brunger and Scott Cole, Representing Freese & Nichols, Inc., presented to Council for discussion Wastewater Infrastructure Prioritization Project - Phase 1. There was no action taken on this item.

4. Discuss Capital Financial Planning.

Jason Hughes, Representing First Southwest, and Robert Dransfield, Representing Norton Rose Fulbright, presented to Council for discussion Capital Financial Planning. There was no action taken on this item.

5. Discuss Status Report for Police and Fire Radio System Improvements.

Jim Harper, Fire Chief, presented to Council for discussion Status Report for Police and Fire Radio System Improvements. There was no action taken on this item.

6. Discuss a recommendation by the Planning and Zoning Commission regarding a request for a zoning change from Townhouse (TH-12) to Commercial (C) on property located at 608 E. High Street; being Part of Lot 2, Block 434, Terrell Revised Addition; City of Terrell, Kaufman County, Texas.

This item was passed by Council.

7. Discuss a recommendation by the Planning and Zoning Commission regarding a request for a zoning change from Single-Family 7.5 to Townhouse (TH-12) on property located at 708 Gilbert Street and on St. Luke Street between Rose Hill Road and Gilbert Street; being Lots 26 & 27, Block 1, Wallace Addition and Lots 19-25, Block 1, Phagan Addition; 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 a request for a zoning change from Single-Family 7.5 to Townhouse (TH-12) on property located at 708 Gilbert Street and on St. Luke Street between Rose Hill Road and Gilbert Street; being Lots 26 & 27, Block 1, Wallace Addition and Lots 19-25, Block 1, Phagan Addition; City of Terrell, Kaufman County, Texas. There was no action taken on this item.

8. Discuss a recommendation by the Planning and Zoning Commission regarding a request for a zoning change to amend SUP-20 (Ord. No. 2492) on property located at 320, 380 & 381 Iron Horse Drive; being portions of Lots 1 & 2, Block A, Terrell Materials Addition; City of Terrell, Kaufman County, Texas.

This item was passed by Council.

9. Discuss a recommendation by the Planning and Zoning Commission regarding a request for a zoning change from Retail (R) District to Planned Development (PD-8) on property located at 100 FM 148; being all of that certain called 14.42 acre tract of land as recorded in a deed to the Terrell Economic Development Corporation, Volume 3768, Page 325, Deed Records of Kaufman County; City of Terrell, Kaufman County, Texas.

This item was passed by Council.

10. Discuss Spur 557 Ramps and connection to Apache Trail Project.

This item was passed by Council.

11. Discuss Work Authorization #4D supplemental design services for the FM148(S) Project.

This item was passed by Council.

12. Discuss Work Authorization #13 for Right-of-Way and utility coordination services on the IH20 Frontage Road project.

This item was passed by Council.

13. Discuss Resolution No. 755; A Resolution Of The City Council Of The City Of Terrell, Texas Approving Contracts For Funding Through The Texas Department Of Agriculture Texas Capital Fund Program; Authorizing The City Manager To Negotiate And The Mayor To Execute The Texas Capital Fund Contract With The Texas Department Of Agriculture, The Community And Business Agreement Between The City Of Terrell And Buc-ee's Ltd. And The Management Services Contract With Tim F. Glendening & Associates, Inc.; Incorporating Recitals And Providing An Effective Date.

This item was passed by Council.

14. Discuss Resolution No. 754; A Resolution Of The City Council Of The City Of Terrell, Texas, Appointing A Member To Serve As A Director On The Board Of Directors Of Kaufman County Appraisal District; Incorporating Recitals And Declaring An Effective Date.

This item was passed by Council.

15. Discuss appointment to Planning & Zoning Commission.

This item was passed by Council.

16. Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss the following:
 - a.) Section 551.071 - Consultations with Attorney - pending or contemplated litigation.
 - b.) Section 551.072 - Deliberations about Real Property.
 - c.) Section 551.087 - Deliberation Regarding Economic Development Negotiations.

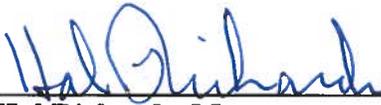
Council adjourned into Executive Session - Section 551.072 - Deliberations about Real Property.

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

Deputy Mayor Pro Tem D. J. Ory, made a motion to accept Terrell Economic Development Corporation recommendation for Sale of Real Property located at 100 FM 148. Mayor Pro Tem Ricky Jordan, seconded the motion. Ayes - Councilmember Charles Whitaker, Mayor Pro Tem Ricky Jordan, Deputy Mayor Pro Tem D. J. Ory, Mayor Hal Richards. Nays - None. Councilmember Tommy Spencer not available for vote. Motion carried.

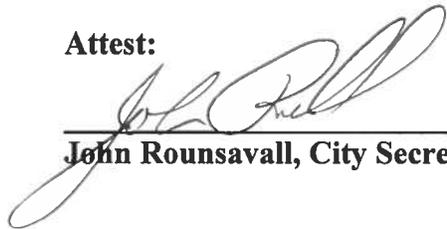
18. Adjourn.

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