

## REGULAR CITY COUNCIL MEETING

June 18, 2013

7:00 P.M.

A Regular City Council Meeting of the Terrell City Council was held on Tuesday, June 18, 2013, at 7:00 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 - ABSENT (EXCUSED)**  
**COUNCILMEMBER #4 CHARLES WHITAKER**  
**COUNCILMEMBER #5 D.J. ORY**

1. Call to order.

Mayor Hal Richards, called meeting to order.

2. Invocation.

Councilmember Tommy Spencer, gave the opening prayer.

3. Discuss and Consider Approval of Meeting Minutes of Special City Council Meeting and Workshop of May 16, 2013, and Regular City Council Meeting of May 21, 2013.

Councilmember Charles Whitaker, made a motion to approve Meeting Minutes of Special City Council Meeting and Workshop of May 16, 2013, and Regular City Council Meeting of May 21, 2013. Councilmember Tommy Spencer, seconded the motion. Ayes - All. Nays - None. Motion carried.

4. Presentation of Citizen Certificates of Appreciation.

Jody Lay, Chief of Police, Presented Citizen Certificates of Appreciation to Wendy Tuten and Charles Harris.

5. Hear Remarks from Visitors.

There were no remarks from visitors.

## PUBLIC HEARING

6. (a.) Conduct a Public Hearing to receive comments regarding approval of a Zone Change from Light Industrial (LI) District to Retail (R) District on property located at 100 FM 148; being all of that certain called 14.42 acre tract of land as conveyed from Precisionaire, Inc. to the Terrell Economic Development Corporation recorded in Volume 3768, Page 325 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, Municipal Development Director, gave opening comments regarding approval of a Zone Change from Light Industrial (LI) District to Retail (R) District on property located at 100 FM 148; being all of that certain called 14.42 acre tract of land as conveyed from Precisionaire, Inc. to the Terrell Economic Development Corporation recorded in Volume 3768, Page 325 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. Mayor Hal Richards opened a Public Hearing to receive comments regarding approval of a Zone Change from Light Industrial (LI) District to Retail (R) District on property located at 100 FM 148; being all of that certain called 14.42 acre tract of land as conveyed from Precisionaire, Inc. to the Terrell Economic Development Corporation recorded in Volume 3768, Page 325 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. No one spoke against the zone change. No one spoke for the zone change. Mayor Hal Richards, closed the Public Hearing.

- (b.) Discuss and consider a recommendation by the Planning and Zoning Commission regarding approval of Ordinance No. 2571 changing the Zoning Classification from Light Industrial (LI) District to Retail (R) District on property located at 100 FM 148; being all of that certain called 14.42 acre tract of land as conveyed from Precisionaire, Inc. to the Terrell Economic Development Corporation recorded in Volume 3768, Page 325 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. (Case No. ZC-13-04)

Deputy Mayor Pro Tem D. J. Ory, made a motion to approve on first reading Ordinance No. 2571 changing the Zoning Classification from Light Industrial (LI) District to Retail (R) District on property located at 100 FM 148; being all of that certain called 14.42 acre tract of land as conveyed from Precisionaire, Inc. to the Terrell Economic Development Corporation recorded in Volume 3768, Page 325 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. (Case No. ZC-13-04). Councilmember Charles Whitaker, seconded the motion. Ayes - All. Nays - None. Motion carried.

### **Ordinance No. 2571**

**AN ORDINANCE OF THE CITY OF TERRELL, TEXAS, CHANGING THE ZONING CLASSIFICATION FROM LIGHT INDUSTRIAL DISTRICT (LI) TO RETAIL DISTRICT (R) ON PROPERTY LOCATED AT 100 F.M. 148, BEING ALL OF THAT CERTAIN 14.464 ACRE TRACT OF LAND BEING SITUATED IN THE J.C. HALE SURVEY, ABSTRACT NO. 202; AND BEING THE SAME LAND CONVEYED TO THE TERRELL ECONOMIC DEVELOPMENT CORPORATION FROM PRECISIONAIRE, INC. RECORDED IN VOLUME 3768, PAGE 325 OF THE DEED RECORDS OF KAUFMAN COUNTY, CITY OF TERRELL, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF**

**CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

7. (a.) Conduct a Public Hearing to receive comments regarding proposed revisions to the Zoning Ordinance No. 2526, Section 32.2 Use Charts, Chart 7, adding a Specific Use Permit (SUP) requirement for Massage Establishment to the Central Business (CBD) District.

Terry Capehart, Municipal Development Director, gave opening comments regarding a Public Hearing to receive comments regarding proposed revisions to the Zoning Ordinance No. 2526, Section 32.2 Use Charts, Chart 7, adding a Specific Use Permit (SUP) requirement for Massage Establishment to the Central Business (CBD) District. Mayor Hal Richards, opened a Public Hearing to receive comments regarding proposed revisions to the Zoning Ordinance No. 2526, Section 32.2 Use Charts, Chart 7, adding a Specific Use Permit (SUP) requirement for Massage Establishment to the Central Business (CBD) District. No one spoke against the revisions. Cherie Rhodes Robinson spoke for the revisions. Mayor Hal Richards, closed the Public Hearing.

- (b.) Discuss and consider a recommendation by the Planning and Zoning Commission regarding approval of Ordinance No. 2572 adopting proposed revisions to the Zoning Ordinance No. 2526, Section 32.2 Use Charts, Chart 7, adding a Specific Use Permit (SUP) requirement for Massage Establishment to the Central Business (CBD) District. The proposed revisions are to be applied generally in the City of Terrell, Kaufman County, Texas. (ZC-13-03)

Council debated Ordinance No. 2572. Councilmember Tommy Spencer, made a motion to approve on first reading Ordinance No. 2572 adopting proposed revisions to the Zoning Ordinance No. 2526, Section 32.2 Use Charts, Chart 7, adding a Specific Use Permit (SUP) requirement for Massage Establishment to the Central Business (CBD) District. The proposed revisions are to be applied generally in the City of Terrell, Kaufman County, Texas. (ZC-13-03). Councilmember Charles Whitaker, Seconded the motion. Ayes - Councilmember Tommy Spencer, Councilmember Charles Whitaker and Mayor Hal Richards. Nays - Deputy Mayor Pro Tem D. J. Ory. Motion carried.

**ORDINANCE NO. 2572**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, AMENDING THE ZONING ORDINANCE, ORDINANCE NO. 2526, OF THE CITY OF TERRELL, TEXAS, AMENDING SECTION 32.2 USE CHARTS, CHART 7 OF THE ZONING ORDINANCE; ADDING A SPECIFIC USE PERMIT (SUP) REQUIREMENT FOR MASSAGE ESTABLISHMENT IN THE CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

8. (a.) Conduct a Public Hearing to receive comments regarding approval of a Specific Use Permit (SUP-27) for a Massage Establishment as defined in the Comprehensive Zoning Ordinance; located at 105 W. Moore Ave; being Lots 8A & 8B, Block 82, Terrell Original Addition, City of Terrell, Kaufman County, Texas.

Terry Capehart, Municipal Development Director, gave opening comments regarding a Public Hearing to receive comments regarding approval of a Specific Use Permit (SUP-27) for a Massage Establishment as defined in the Comprehensive Zoning Ordinance; located at 105 W. Moore Ave; being Lots 8A & 8B, Block 82, Terrell Original Addition, City of Terrell, Kaufman County, Texas. Mayor Hal Richards opened a Public Hearing to receive comments regarding approval of a Specific Use Permit (SUP-27) for a Massage Establishment as defined in the Comprehensive Zoning Ordinance; located at 105 W. Moore Ave; being Lots 8A & 8B, Block 82, Terrell Original Addition, City of Terrell, Kaufman County, Texas. No one spoke for the Specific Use Permit (SUP-27). No one against for the Specific Use Permit (SUP-27). Mayor Hal Richards, closed the Public Hearing.

- (b.) Discuss and consider a recommendation by the Planning and Zoning Commission regarding approval of Ordinance No. 2573 establishing Specific Use Permit (SUP-27) for a Massage Establishment as defined in the Comprehensive Zoning Ordinance; located at 105 W. Moore Ave; being Lots 8A & 8B, Block 82, Terrell Original Addition, City of Terrell, Kaufman County, Texas. (Case No. SUP-27)

Councilmember Tommy Spencer, made a motion to approve on first reading Ordinance No. 2573 establishing Specific Use Permit (SUP-27) for a Massage Establishment as defined in the Comprehensive Zoning Ordinance; located at 105 W. Moore Ave; being Lots 8A & 8B, Block 82, Terrell Original Addition, City of Terrell, Kaufman County, Texas. (Case No. SUP-27). Councilmember Charles Whitaker, Seconded the motion. Ayes - Councilmember Tommy Spencer, Councilmember Charles Whitaker and Mayor Hal Richards. Nays - Deputy Mayor Pro Tem D. J. Ory. Motion carried.

#### **ORDINANCE NO. 2573**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, GRANTING SPECIFIC USE PERMIT No. 27 (SUP-27) FOR MASSAGE ESTABLISHMENT ON PROPERTY LOCATED AT 105 WEST MOORE AVENUE, BEING LOTS 8A & 8B, BLOCK 82, TERRELL ORIGINAL ADDITION; CITY OF TERRELL, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

#### **NEW BUSINESS**

9. Discuss and Consider Financial Audit for Fiscal Year 2011-2012.

Johnason Gregory, Representative of Pattillo, Brown & Hill, Presented to Council for Discussion and Consideration Financial Audit for Fiscal Year 2011-2012. Deputy Mayor Pro Tem D. J. Ory made a motion to approve Financial Audit for Fiscal Year 2011-2012. Councilmember Tommy Spencer, Seconded the motion. Ayes - All. Nays - None. Motion carried.

10. Discuss and Consider Amendments to Interlocal Cooperation Agreement between Kaufman County, Texas and the City of Terrell, Texas.

This item was passed by Council.

11. Discuss and Consider Amendments to Resolution No. 734 Approving Project Agreement between City of Terrell, Texas, and Kaufman County, Texas, for repairs to a section of Colquitt Road from State Highway 205 to Lovers Lane in the City of Terrell, Texas, and Authorizing the City Manager to execute the Project Agreement and any other documents necessary in connection with the Project Agreement.

This item was passed by Council.

12. Discuss and Consider Award of Bid for Colquitt Road Pavement Improvements 2013.

Steve Rogers, City Engineer, Presented to Council for Discussion and Consideration Award of Bid for Colquitt Road Pavement Improvements 2013. Councilmember Charles Whitaker, made a motion to approve Award of Bid for Colquitt Road Pavement Improvements 2013 to lowest bidder Peachtree Construction in an amount to not exceed \$52,711.50. Councilmember Tommy Spencer, seconded the motion. Ayes - All. Nays - None. Motion carried.

13. Discuss and Consider Resolution 733; A Resolution Of The City Of Terrell, Texas, Authorizing The City Manager To Execute An Interlocal Agreement With Texas Department Of Transportation.

Mike Sims, Assistant City Manager, Presented to Council for Discussion and Consideration Resolution 733; A Resolution Of The City Of Terrell, Texas, Authorizing The City Manager To Execute An Interlocal Agreement With Texas Department Of Transportation. Deputy Mayor Pro Tem D. J. Ory, made a motion to approve Resolution 733; A Resolution Of The City Of Terrell, Texas, Authorizing The City Manager To Execute An Interlocal Agreement With Texas Department Of Transportation. Councilmember Charles Whitaker, Seconded the motion. Ayes - All. Nays - None. Motion carried.

### **RESOLUTION NO. 733**

#### **A RESOLUTION OF THE CITY OF TERRELL, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION.**

WHEREAS, on December 6, 2011, the City of Terrell passed Resolution 707, authorizing Pass-Through Agreement with Texas Department of Transportation regarding FM 148 (N), FM 148 (S), Spur 557 ramps, Spur 557 Frontage Road and IH 20; and

WHEREAS, on April 10, 2012, the City of Terrell and the Texas Department of Transportation executed Pass Through Agreement PT2011-005-01; and

WHEREAS, the Texas Department of Transportation requires materials testing services on the Texas Department of Transportation roadway projects.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, THAT:

- 1) The City Manager is hereby authorized to execute the Interlocal Agreement for materials testing with the Texas Department of Transportation.
- 2) This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 18th day of June, 2013.

14. Discuss and Consider Appointments to Library Advisory Board.

Councilmember Charles Whitaker, made a motion to table Appointments to Library Advisory Board. Deputy Mayor Pro Tem D. J. Ory, Seconded the motion. Ayes - All. Nays - None. Motion carried.

15. Discuss and Consider Appointments to Building Standards Commission.

Deputy Mayor Pro Tem D. J. Ory, Presented to Council for Discussion and Consideration Appointments to Building Standards Commission. Deputy Mayor Pro Tem D. J. Ory, made a motion to appoint Chris Simpson to Building Standards Commission. Councilmember Charles Whitaker, Seconded the motion. Ayes - All. Nays - None. Motion carried.

16. Discuss and Consider Appointments to Terrell Planning and Zoning Commission.

Councilmember Charles Whitaker, made a motion to table Appointments to Terrell Planning and Zoning Commission. Councilmember Tommy Spencer, Seconded the motion. Ayes - All. Nays - None. Motion carried.

17. Discuss and Consider Reappointment to Zoning Board of Adjustments.

Councilmember Charles Whitaker, made a motion to table Reappointment to Zoning Board of Adjustments. Councilmember Tommy Spencer, Seconded the motion. Ayes - All. Nays - None. Motion carried.

18. Discuss and Consider City Council Meeting Schedule for July, 2013.

Mayor Hal Richards, made a motion to schedule the July City Council Workshop for July 23, 2013, at 6:00 p.m. and City Council Meeting for July 23, 2013, at 7:00 p.m. Deputy Mayor Pro Tem D. J. Ory, Seconded the motion. Ayes - All. Nays - None. Motion carried.

### CONSENT AGENDA

Deputy Mayor Pro Tem D. J. Ory, made a motion to approve and adopt on CONSENT AGENDA Ordinance No. 2569 and Ordinance No. 2560 on second reading. Councilmember Tommy Spencer, Seconded the motion. Ayes - All. Nays - None. Motion carried.

19. Discuss And Consider Adoption On Second Reading Ordinance No. 2569; An Ordinance Of The City Of Terrell, Texas, Amending The Annual Budget For The Year Beginning October 1, 2012, And Ending September 30, 2013, As Passed And Adopted On September 4, 2012 To Provide For Increases In Certain Accounts; Providing For Severability; And Providing An Effective Date.

**ORDINANCE NO. 2569**

**AN ORDINANCE OF THE CITY OF TERRELL, TEXAS, AMENDING THE ANNUAL BUDGET FOR THE YEAR BEGINNING OCTOBER 1, 2012, AND ENDING SEPTEMBER 30, 2013, AS PASSED AND ADOPTED ON SEPTEMBER 4, 2012 TO PROVIDE FOR INCREASES IN CERTAIN ACCOUNTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:**

**SECTION I.**

The following funds are amended to reflect the following in the budget:

<b><u>GENERAL FUND REVENUES</u></b>	<b>BUDGETED AMOUNT</b>	<b>AMENDED</b>
Refunds and Recoveries		
010-00-3706 Other	\$ 50,000.00	\$ 62,391.00
		\$ 112,391.00

<b><u>GENERAL FUND EXPENSES</u></b>	<b>BUDGETED AMOUNT</b>	<b>AMENDED</b>
<b>Streets</b>		
010-22-4410 Rail Road Signal Maintenance	\$ -0-	\$ 8,330.00
		\$ 8,330.00
<b>Swimming Pool</b>		
010-27-4509 Pool Repairs	\$ -0-	\$ 10,000.00
		\$ 10,000.00

<b><u>TOURISM FUND REVENUES</u></b>	<b>BUDGETED AMOUNT</b>	<b>AMENDED</b>
016-00-3200-00 Will Graham Celebration Refund	\$ -0-	\$ 19,341.00
		\$ 19,341.00

**SECTION II.**

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

### SECTION III.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionally shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the city council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

### SECTION IV.

This Ordinance will take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

Passed and Approved on this the 21st day of May, 2013.

Passed and Adopted on this the 18th day of June, 2013.

20. Discuss And Consider Adoption On Second Reading Ordinance No. 2570; An Ordinance Of The City Council Of The City Of Terrell, Texas, (“City”) Approving And Adopting Rate Schedule “RRM – Rate Review Mechanism” For Atmos Energy Corporation, Mid-Tex Division To Be In Force In The City For A Period Of Time As Specified In The Rate Schedule; Adopting A Savings Clause; Determining That This Ordinance Was Passed In Accordance With The Requirements Of The Texas Open Meetings Act; Declaring An Effective Date; And Requiring Delivery Of This Ordinance To The Company And ACSC Legal Counsel.

### ORDINANCE NO. 2570

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, (“CITY”) APPROVING AND ADOPTING RATE SCHEDULE “RRM – RATE REVIEW MECHANISM” FOR ATMOS ENERGY CORPORATION, MID-TEX DIVISION TO BE IN FORCE IN THE CITY FOR A PERIOD OF TIME AS SPECIFIED IN THE RATE SCHEDULE; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND ACSC LEGAL COUNSEL.**

WHEREAS, the City of Terrell, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “the Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of cities, most of whom retain original jurisdiction over the rates and services of Atmos Mid-Tex; and

WHEREAS, in 2007 ACSC member cities and Atmos Mid-Tex collaboratively developed the Rate Review Mechanism (“RRM”) Tariff that allows for an expedited rate review process controlled by

cities as a substitute for the legislatively-constructed Gas Reliability Infrastructure Program (“GRIP”); and

WHEREAS, the GRIP mechanism does not permit the City to review rate increases, and constitutes piecemeal ratemaking; and

WHEREAS, the RRM process permits City review of requested rate increases and provides for a holistic review of the true cost of service for Atmos Mid-Tex; and

WHEREAS, the initial RRM tariff expired in 2011; and

WHEREAS, ACSC’s representatives have worked with Atmos Mid-Tex to negotiate a renewal of the RRM process that avoids litigation and Railroad Commission filings; and

WHEREAS, the ACSC’s Executive Committee and ACSC’s legal counsel recommend ACSC members approve the negotiated new RRM tariff; and

WHEREAS, the attached Rate Schedule “RRM – Rate Review Mechanism” (“RRM Tariff”) provides for a reasonable expedited rate review process that is a substitute for, and is superior to, the statutory GRIP process; and

WHEREAS, the expedited rate review process as provided by the RRM Tariff avoids piecemeal ratemaking; and

WHEREAS, the RRM tariff reflects the ratemaking standards and methodologies authorized by the Railroad Commission in the most recent Atmos Mid-Tex rate case, G.U.D. No. 10170; and

WHEREAS, the RRM Tariff provides for an annual reduction in Atmos Mid-Tex’s requested rate increase of at least \$3 million; and

WHEREAS, the RRM Tariff provides for a lower customer charge than if Atmos Mid-Tex pursued GRIP filings; and

WHEREAS, the attached RRM Tariff as a whole is in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That the City Council finds that the RRM Tariff, **which is attached hereto and incorporated herein as Attachment A**, is reasonable and in the public interest, and is hereby in force and effect in the City.

Section 3. That to the extent any resolution or ordinance previously adopted by the City Council is inconsistent with this Ordinance, it is hereby repealed.

Section 4. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 5. That if any one or more sections or clauses of this Ordinance is judged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 6. That this Ordinance shall become effective from and after its passage.

Section 7. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Christopher Felan, Vice President of Rates and Regulatory Affairs for Atmos Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1600, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 21st day of May, 2013.

PASSED AND ADOPTED this 18th day of June, 2013.

#### END OF CONSENT AGENDA

21. Discuss City Manager's Reports and Correspondence:  
a.) Citizen Comments.

Torry Edwards, City Manager, Presented to Council Citizen Comments.

22. Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss the following:  
a.) Section 551.072 - Deliberations about Real Property.

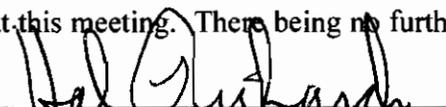
This item was passed by Council.

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

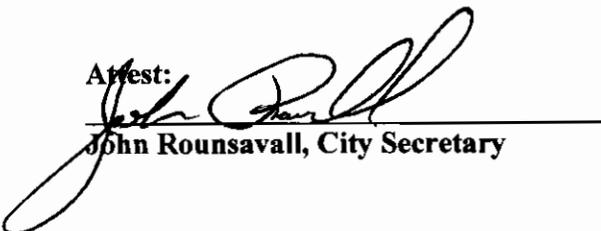
This item was passed by Council.

24. 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