

## **SPECIAL CITY COUNCIL MEETING AND WORKSHOP**

**March 31, 2016**

**6:00 P.M.**

**A Special City Council Meeting was held on Thursday, March 31, 2016, 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 - ABSENT (EXCUSED)  
COUNCILMEMBER #3 SANDRA WILSON  
COUNCILMEMBER #4 CHARLES WHITAKER  
COUNCILMEMBER #5 VACANT**

1. Call to order.

Mayor Hal Richards, called the meeting to order.

2. Invocation.

Mayor Pro Tem Charles Whitaker, gave the opening prayer and led the Pledge of Allegiance.

3. Discuss Ordinance No. \_\_\_\_; An Ordinance Of The City Of Terrell, Kaufman County, Texas Amending Chapter 5, Business Regulations By Repealing Ordinance No. 2517 And Adding Section 17, Credit Access Businesses; Setting Forth Registration Requirements And Credit Extension Guidelines For Credit Access Business; Providing For Severability; Providing For A Penalty; And Providing An Effective Date.

Greg Shumpert, Assistant City Attorney, presented to Council for discussion Ordinance No. \_\_\_\_; An Ordinance Of The City Of Terrell, Kaufman County, Texas Amending Chapter 5, Business Regulations By Repealing Ordinance No. 2517 And Adding Section 17, Credit Access Businesses; Setting Forth Registration Requirements And Credit Extension Guidelines For Credit Access Business; Providing For Severability; Providing For A Penalty; And Providing An Effective Date.

4. Discuss Ordinance No. \_\_\_\_; An Ordinance Of The City Council Of The City Of Terrell, Kaufman, County, Texas, Amending Ordinance No. 2612, Zoning Ordinance Of The City Of Terrell, Texas By Amending Article Iv, Section 32 Use Regulations (Charts) Chart 7, Personal And Service Uses, Nonresidential Zoning Districts, Commercial (C) District, To Add Check Cashing Businesses, Payday Advance/Loan Businesses And Car Title Loan Businesses In The Commercial (C) Zoning District By Specific Use Permit Subject To The Provisions Of Article V, Section 42.8; Amending Article V, Section 42, Special Regulations For Certain Types Of Uses By Adding Section 42.8 Requiring A Minimum Separation Of 1,000 Feet Between A Check Cashing Business, A Payday

Advance/Loan Business, And/Or A Car Title Loan Business From A Residential Zoning District Boundary; Amending Section 44.1 Definitions, By Adding Definitions For The Check Cashing Business, The Payday Advance/Loan Business And The Car Title Loan Business; Providing For Severability And Providing An Effective Date.

Greg Shumpert, Assistant City Attorney, presented to Council for discussion Ordinance No. \_\_\_\_; An Ordinance Of The City Council Of The City Of Terrell, Kaufman, County, Texas, Amending Ordinance No. 2612, Zoning Ordinance Of The City Of Terrell, Texas By Amending Article Iv, Section 32 Use Regulations (Charts) Chart 7, Personal And Service Uses, Nonresidential Zoning Districts, Commercial (C) District, To Add Check Cashing Businesses, Payday Advance/Loan Businesses And Car Title Loan Businesses In The Commercial (C) Zoning District By Specific Use Permit Subject To The Provisions Of Article V, Section 42.8; Amending Article V, Section 42, Special Regulations For Certain Types Of Uses By Adding Section 42.8 Requiring A Minimum Separation Of 1,000 Feet Between A Check Cashing Business, A Payday Advance/Loan Business, And/Or A Car Title Loan Business From A Residential Zoning District Boundary; Amending Section 44.1 Definitions, By Adding Definitions For The Check Cashing Business, The Payday Advance/Loan Business And The Car Title Loan Business; Providing For Severability And Providing An Effective Date.

5. Discuss Rejection of Bid for Construction of Atmos Gas Main to Service the Police Facility.

Mike Mikeska, Assistant City Engineer, presented to Council for discussion Rejection of Bid for Construction of Atmos Gas Main to Service the Police Facility.

6. Discuss Contract for Professional Services to Hayter Engineering, Inc. for Design of Water and Wastewater Main Replacements in the Alley at Baker Street, Between S. Rockwall and S. Medora.

Mike Mikeska, Assistant City Engineer, presented to Council for discussion Contract for Professional Services to Hayter Engineering, Inc. for Design of Water and Wastewater Main Replacements in the Alley at Baker Street, Between S. Rockwall and S. Medora.

7. Discuss Contract for Professional Services to McManus & Johnson Consulting Engineers, LLC for Design of Water and Wastewater Main Replacements Along W. Moore Avenue from 9th Street to Highway 205.

Mike Mikeska, Assistant City Engineer, presented to Council for discussion Contract for Professional Services to McManus & Johnson Consulting Engineers, LLC for Design of Water and Wastewater Main Replacements Along W. Moore Avenue from 9th Street to Highway 205.

8. Discuss Airport Board Appointment.

Mike Mikeska, Assistant City Engineer, presented to Council for discussion Airport Board Appointment.



9. Discuss Terrell Economic Development Corporation Bylaws Revision.

Dawn Steil, Representing Terrell Economic Development Corporation, presented to Council for discussion Terrell Economic Development Corporation Bylaws Revision.

10. Discuss Good Earth Contract for City Entryway Mowing Services.

Council passed this item.

11. 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 551.087 - Deliberation Regarding Economic Development Negotiations.
12. Reconvene into Regular Session and Consider Action, if any, on Items Discussed in Executive Session.

Council passed this item.

13. Adjourn.

There were no other matters discussed or acted on at this meeting.

---

**Hal Richards, Mayor**

**Attest:**

---

**John Rounsavall, City Secretary**