

REGULAR CITY COUNCIL MEETING

May 3, 2016

7:00 P.M.

A Regular City Council Meeting was held on Tuesday, May 3, 2016, 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 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 Lily Bar-Sela led the Pledge of Allegiance.

3. Discuss and Consider Approval of Meeting Minutes of the Special City Council Meeting and Workshop of April 19, 2016 and the Regular City Council Meeting of April 19, 2016.

Councilmember Sandra Wilson made a Motion to Approve with Corrections Meeting Minutes of the Special City Council Meeting and Workshop of April 19, 2016 and the Regular City Council Meeting of April 19, 2016. Mayor Pro Tem Charles Whitaker seconded the motion. Ayes – All. Nays – None. Motion Carried.

2. Invocation.

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

4. Presentation of "National Nursing Week" Proclamation.

Mayor Hal Richards presented a Proclamation Declaring National Nursing Week.

5. Hear Remarks from Visitors.

This time is set aside on the agenda to invite any person to address the Council on issues not subject to a public hearing. Routine administrative matters are best discussed with the appropriate City Staff before bringing them to the Council. Speakers should limit their comments to 3 minutes and are asked to speak into the microphone provided, identifying themselves for the record. The total amount of time set aside for this place on the agenda is 15 minutes. Comments of a personal nature directed at the Council or Staff are inappropriate.

Carolyn Hart, 6138 Mountain View Drive, Crandall, Texas 75714 came before Council to request they compel the Police Department to file fraud and embezzlement charges against a person who has taken over her house.

Troy Drollinger, 706 Griffith Avenue, Terrell, Texas 75160 came before Council regarding 812 Griffith Avenue. He requested Council give him time to become the owner of the property.

NEW BUSINESS

6. Discuss and Consider Resolution No. 819; A Resolution Of The City Council Of The City Of Terrell, Texas, Authorizing Acceptance Of Funding Through The Texas Department Of Agriculture Texas Capital Fund For The FM 148 Bridge Over Spur 557 Project.

Mike Sims, Assistant City Manager, presented to Council for Discuss and Consideration Resolution No. 819; A Resolution Of The City Council Of The City Of Terrell, Texas, Authorizing Acceptance Of Funding Through The Texas Department Of Agriculture Texas Capital Fund For The FM 148 Bridge Over Spur 557 Project. Councilmember Sandra Wilson made a motion to approve Resolution No. 819; A Resolution Of The City Council Of The City Of Terrell, Texas, Authorizing Acceptance Of Funding Through The Texas Department Of Agriculture Texas Capital Fund For The FM 148 Bridge Over Spur 557 Project. Mayor Pro Tem Charles Whitaker seconded the motion. Ayes – All. Nays – None. Motion Carried.

RESOLUTION NO. 819

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, AUTHORIZING ACCEPTANCE OF FUNDING THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE TEXAS CAPITAL FUND FOR THE FM 148 BRIDGE OVER SPUR 557 PROJECT

WHEREAS, a local business enterprise, the Walmart Distribution Center, located in the Metrocrest Business Park is considering a \$8,000,000.00 expansion which may include 17,000 square feet of building improvements, capital investment in equipment, and a potential of seventy-seven (77) new full time employment positions; and

WHEREAS, the City of Terrell (“City”) has adopted an Economic Development Policy and finds that this project is consistent with the goals and policies therein expanding private investment and increasing jobs in the Metrocrest Business Park, promoting the highest and best use of land, setting a positive image for the City and promoting an intact City; and

WHEREAS, on February 22, 2016, the Board of Directors of Terrell Economic Development Corporation recommended to the Terrell City Council approval of an incentive package for the business; and

WHEREAS, on March 3, 2016, the Terrell Tax Abatement Committee recommended approval of tax abatement for the business; and

WHEREAS, in order to select Terrell, Texas, as a final site for the capital investment the business is dependent upon the expectation of the successful completion of improvements at the intersection of FM 148 and Apache Drive; and

WHEREAS, the Texas Department of Agriculture administers the Community Development Block Grant program which offers community and economic development opportunities for the purpose of developing viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of low- to moderate-income; and

WHEREAS, on March 15, 2016, the Terrell City Council passed Resolution No. 816 supporting an application for funding from the Texas Department of Agriculture for FM 148 improvements to help serve the business in the amount of \$700,000.00 for infrastructure construction and \$50,000.00 for administration costs; and

WHEREAS, the business is committing approximately \$8,000,000.00 in the form of building and equipment as match toward this economic development project and the remaining funds necessary for the FM 148 bridge over Spur 557 and Apache Trail intersection improvement are available from the County Bond program; and

WHEREAS, on April 19, 2016, the City received confirmation of the success of its request for funding.

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1. The City Council hereby authorizes the City Manager to negotiate and the Mayor to execute an agreement with the Texas Department of Agriculture to facilitate a Texas Capital Fund Grant totaling \$750,000.00.

SECTION 2. The City Council hereby authorizes the City Manager to negotiate and the Mayor to execute an agreement with the Walmart Distribution Center to facilitate a Texas Capital Fund Grant totaling \$750,000.00.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Terrell, Texas, on the 3rd day of May, 2016.

7. Discuss and Consider Award of Bid to Construct Gas Main Service to the New Police Facility.

Mike Mikeska, Assistant City Engineer, presented to Council for Discussion and Consideration Award of Bid to Construct Gas Main Service to the New Police Facility. Councilmember Sandra Wilson made a motion to approve the lowest bid not to exceed \$136,000 to Construct Gas Main Service to the New Police Facility. Mayor Pro Tem Charles Whitaker seconded the motion. Ayes – All. Nays – None. Motion Carried.

8. Discuss and Consider Terrell Economic Development Corporation (TEDC) Recommendation to Award Bid to Construct Gas Main Service to Crossroads Phase 1A.

Mike Mikeska, Assistant City Engineer, presented to Council for Discussion and Consideration Terrell Economic Development Corporation (TEDC) Recommendation to Award Bid to Construct Gas Main Service to Crossroads Phase 1A. Councilmember Sandra Wilson made a motion to accept Terrell Economic Development Corporation (TEDC) Recommendation to Award Bid to Construct Gas Main Service to Crossroads Phase 1A. Mayor Pro Tem Charles Whitaker seconded the motion. Ayes – All. Nays – None. Motion Carried.

9. Discuss City Manager's Reports and Correspondence:

- Reception to Celebrate and Honor Mayor Hal Richards to be held on May 16, 2016, 4-6 PM at First Baptist Church (ROC) located at 100 West Brin. RSVP by May 1, 2016 to 972-551-6673
- Set Date, Time, and Location for the Budget Retreat.

Torry Edwards, City Manager presented the City Manager's Reports and Correspondence.

10. Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss the following:
 - a. 551.071 – Consultations with Attorney - Pending or Contemplated Litigation.

Council Passed this Item.

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

Council Passed this Item.

12. 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