

SPECIAL CITY COUNCIL MEETING AND WORKSHOP

DECEMBER 2, 2010

4:30 P.M.

A Special City Council Meeting and Workshop of the Terrell City Council was held on Thursday, December 2, 2010 at 4:30 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 SANDRA WILSON
COUNCILMEMBER #3 RICKY JORDAN
COUNCILMEMBER #4 JACK JONES
COUNCILMEMBER #5 DON THURMAN

1. Call to order.

Mayor Hal Richards called the meeting to order.

2. Invocation.

Councilmember Don Thurman gave the opening prayer.

3. Discuss Storm Water Utility.

Torry Edwards, City Manager, Mike Sims, Assistant City Manager and Steve Rogers, City Engineer presented to Council for discussion Storm Water Utility. There was no action taken on this item.

4. Discuss a Request from Randall Noe Auto Group Regarding Alternative Exterior Materials per Section 37.4 of the Zoning Ordinance, in Order to Construct a New Building on Property Located at 98 State Highway 205, Being Norton 3rd Addition, as Recorded in Volume 2065, Page 553 of the Deed Records of Kaufman County, City of Terrell, Texas. (ZC-10-09).

Terry Capehart, Director of Municipal Development presented to Council for discussion a Request from Randall Noe Auto Group Regarding Alternative Exterior Materials per Section 37.4 of the Zoning Ordinance, in Order to Construct a New Building on Property Located at 98 State Highway 205, Being Norton 3rd Addition, as Recorded in Volume 2065, Page 553 of the Deed Records of Kaufman County, City of Terrell, Texas. (ZC-10-09). There was no action taken on this item.

5. **Discuss a Request from Jose Yanez for Approval of Alternative Exterior Materials per Section 37.4 of the Zoning Ordinance, in Order to Construct a New House in Traditional Architecture Style on Property Located at 114 Laroe Street, Being Lot 7, Block 410, Virginia Heights Addition, as recorded in Volume 3200, Page 301 of the Deed Records of Kaufman County, City of Terrell, Texas. (ZC-10-10)**

Terry Capehart, Director of Municipal Development presented to Council for discussion a Request from Jose Yanez for Approval of Alternative Exterior Materials per Section 37.4 of the Zoning Ordinance, in Order to Construct a New House in Traditional Architecture Style on Property Located at 114 Laroe Street, Being Lot 7, Block 410, Virginia Heights Addition, as recorded in Volume 3200, Page 301 of the Deed Records of Kaufman County, City of Terrell, Texas. (ZC-10-10). There was no action taken on this item.

6. **Discuss a Resolution Amending the Policy Governing the Resale, Sale or Disposition of Publicly Owned Land within the City of Terrell.**

Terry Capehart, Director of Municipal Development presented to Council for discussion a Resolution Amending the Policy Governing the Resale, Sale or Disposition of Publicly Owned Land within the City of Terrell. There was no action taken on this item.

7. **Discuss Amendment to Development Agreement with Terrell Market Center/Baylor:**

- A.) Terrell Market Center TIF Application
- B.) Baylor TIF Application
- C.) Project Plan/Finance Plan Amendment
- D.) TIF Resolution No. 3
- E.) Terrell Market Center/Baylor Reimbursement Resolution No. 669.
- F.) Terrell Market Center/Baylor Development Agreement Amendment Execution Resolution No. 670.
- G.) Terrell Market Center/Baylor Development Agreement Amendment

Mike Sims, Assistant City Manager presented to Council for discussion Amendment to Development Agreement with Terrell Market Center/Baylor and associated documents. There was no action taken on this item.

8. **Discuss Amendment to LPAFA for FM148 construction:**

- H.) FM 148 Resolution No. 671.
- I.) FM 148 Funding Agreement Amendment
- J.) FM 148 LPAFA Amendment

Mike Sims, Assistant City Manager presented to Council for discussion Amendment to LPAFA for FM 148 construction and associated documents. There was no action taken on this item.

9. Discuss Amendment to LPAFA for IH20 construction:

- K. IH 20 Resolution No. 672.**
- L. IH 20 Funding Agreement Amendment**
- M. IH 20 LPAFA Amendment**

Mike Sims, Assistant City Manager for discussion Amendment to LPAFA for IH 20 construction and associated documents. There was no action taken on this item.

10. Discuss New LPAFA for Spur 557 from FM148 to IH20 Environmental, Engineering and TXDOT Review:

- N. Spur 557 from FM148 to IH 20 Resolution No. 673.**
- O. Spur 557 from FM148 to IH 20 Funding Agreement**
- P. Spur 557 from FM148 to IH 20 LPAFA**

Mike Sims, Assistant City Manager presented to Council for discussion New LPAFA for Spur 557 from FM 148 to IH 20 Environmental, Engineering and TxDOT review. There was no action taken on this item.

11. Discuss Terrell Economic Development Corporation Project at County Road 305 and Spur 557.

Mike Sims, Assistant City Manager presented to Council for discussion Terrell Economic Development Corporation Project at County Road 305 and Spur 557. 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 Section 551.071 – Consultation with Attorney.

Council adjourned into Executive Session.

13. Reconvene into Regular Session and Consider Action, if any, on Item 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