

# AGENDA

## Regular City Council Meeting

6:00 PM - Tuesday, June 2, 2026

City Council Chambers, 201 E. Nash Street, Terrell, TX



Mayor Rick Carmona

### Council Members

District 2 - Donna Renee Anderson, Mayor Pro-Tem

District 3 - Jorge Vargas

District 4 - Stephanie Holmes-Thomas, Deputy Mayor Pro-Tem

District 5 - Phil Robison

City Manager Mark Mills

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NOTICE IS HEREBY GIVEN that the Terrell City Council will conduct a Regular City Council Meeting at 6:00 p.m. on Tuesday, June 2, 2026, at Terrell City Hall located at 201 East Nash Street. The meeting is open to the public in the Council Chambers.

If you choose not to attend in person and you wish to submit public comments, email [support@cityofterrell.org](mailto:support@cityofterrell.org) and title the email "Public Comment". All public comments submitted by 12:00 pm on Tuesday, June 2, 2026 will be provided to the City Council members and recorded into the minutes for the Tuesday, June 2, 2026 City Council Meeting.

Page

### 1. CALL TO ORDER

1.1. Invocation

1.2. Pledge of Allegiance  
[Pledge of Allegiance](#)

6

1.3. Texas Pledge of Allegiance  
[Pledge to the Texas Flag](#)

7

### 2. MAYOR AND COUNCIL COMMUNITY RECOGNITION AND EVENTS

*Mayor and Council may report on items of community interest such as announcing community meetings and events, employee or community recognitions and other general announcements for Terrell citizens. Elected officials may also delegate such announcements to staff.*

### 3. HEAR REMARKS FROM VISITORS.

*This time is set aside to invite any person to address the Council on any matter of City business not subject to a public hearing. Routine administrative matters are best discussed with the appropriate City Staff before bringing them to the Council. Prior to the meeting, please complete a "Citizen Participation Form" and present it to the City*

*Secretary. Please provide your contact information to facilitate follow up. In accordance with the Texas Open Meetings Act, Section 551.042, the City Council cannot discuss, consider, or take action on matters not listed on the agenda.*

*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. Please note that the City Council members may not respond to any comments or questions but will listen, and as appropriate, staff follow up may occur after the meeting or at a later date.*

#### **4. CONSENT AGENDA**

*No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single motion, unless a council member requests an item be separated for individual discussion and consideration.*

- 4.1. Discuss and Consider the Minutes of the Regular City Council Meeting on May 26, 2026. 8 - 13  
[Regular City Council - May 26 2026 - Minutes - Pdf](#)
- 4.2. Discuss and Consider Ordinance No. 3182 on Second Posting, Vacating and Abandoning a Public Alleyway the Same Being Situated in the W. Rayel Survey, Abstract No. 418 Kaufman County, Texas Being all of a Twenty-Foot Wide Alley Right-of-Way Between Blocks 391/392 and Blocks 43/44 Connecting Virginia Street and San Jacinto Street as Shown and More Fully Described in the Plat and Legal Description Thereof Attached Hereto as Exhibits "A" and "B" and Made a Part Hereof for all Purposes. 14 - 18  
[Agenda Item Report - AIR-26-079 - Pdf](#)
- 4.3. Discuss and Consider Ordinance No. 3183, Vacating and Abandoning a Twenty-Foot Public Alleyway the Same Being Situated Between Lots 2, 3, and 18, Block 11, Warren Addition, City of Terrell, Kaufman County, Texas as Shown in the Plat Thereof Attached Hereto as Exhibit "A" and Made a Part Hereof for all Purposes. 19 - 22  
[Agenda Item Report - AIR-26-080 - Pdf](#)
- 4.4. Discuss and Consider Resolution No. 2322, A Resolution Of The City Council Of The City Of Terrell, Texas Authorizing Participation In The Connect Investment Trust. 23 - 24  
[Resolution No. 2322](#)

#### **5. PUBLIC HEARINGS AND CITY COUNCIL ACTIONS**

*This section is reserved for public comments for officially posted public hearings and the related business items. Prior to the meeting, please complete a "Citizen Participation Form" and present it to the City*

*Secretary. Please provide your contact information to facilitate follow up. In accordance with the Texas Open Meetings Act, Section 551.042, the City Council cannot discuss, consider, or take action on matters not listed on the agenda.*

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- 5.1. Conduct a Public Hearing to Receive Comments to Consider Requested Annexation of Approximately 5.67-Acres of Land Situated in Abstract Number 493, Lawrence, Blocks 41, 42, and 73, Kaufman County, Texas, and Within the Extraterritorial Jurisdiction of the City of Terrell, Texas. 25 - 27

[Agenda Item Report - AIR-26-076 - Pdf](#)

- 5.2. Discuss and Consider Ordinance No. 3179, An Ordinance of the City Council of the City of Terrell, Texas, Annexing Approximately 5.67-Acres of Land Located in the City's Extraterritorial Jurisdiction and Adjacent and Contiguous to the City of Terrell, Texas, as Described and/or Depicted in Exhibit "A", Which is Attached Hereto and Incorporated Herein for all Purpose, and Extending the Boundary Limits of Said City so as to Include the Hereinafter Described Property within the Corporate Limits of the City of Terrell, Texas; Granting to all the Inhabitants of Said Property all the Rights and Privileges of the Citizens of the City of Terrell; Binding said Inhabitants by all of the Acts, Ordinances, Resolutions and Regulations of said City; Providing for Amending and Correcting the Official Boundaries of the City of Terrell, Texas, as Heretofore Adopted; Providing that the City Manager and City Staff to Undertake Certain Actions Relative to Said Annexation; Providing a Severability Clause; and Providing for Said Ordinance to Take Effect and be in Force From and After its Passage. 28 - 97

[Agenda Item Report - AIR-26-077 - Pdf](#)

## **6. BOARDS AND COMMISSIONS**

*This time is set aside for the consideration of matters related to Council meeting schedules, items related to various Boards and Commissions, and appointments/re-appointments requiring Council action or discussion.*

- 6.1. Discuss and Consider Airport Board Reappointment. 98 - 100

[council board responsibilities](#)

[Airport Board](#)

[J. Attaway email](#)

## **7. DISCUSSION ITEMS**

*This time is set aside so that Council may receive information, question staff, and discuss the individual topics of each agenda item. As appropriate, items may return as discussion items again or as business items in the future.*

- 7.1. Discuss the Financial Report for the Period Ending March 31, 2026. 101 - 118  
[Financial Presentation 2026-06](#)  
[Memo Interim Financials 2026-06](#)  
[2026-06 Interim Financial Report](#)

## **8. BUSINESS ITEMS**

*This section is set aside for Council to consider action, if any, on each individual item. Council may or may not request additional staff presentation or information to facilitate the Council deliberation.*

- 8.1. Discuss and Consider Resolution No. 2319 - Authorizing the City Manager to Finalize and Execute the Second Amendment to the Chapter 380 Economic Development Incentives Agreement by and Between the City of Terrell and DI Airfield Interchange Two, LP, Authorizing the City Manager to Approve Non-Substantive Changes; and Providing an Effective Date. 119 - 135  
[Agenda Item Report - AIR-26-083 - Pdf](#)
- 8.2. Discuss and Consider Resolution No. 2320 - Approving a Development Agreement by and Between the City of Terrell, Texas and Astra Investments GP, LLC for the Development Known as Moore Farm Water Control and Improvement District No. 1; Authorizing the City Manager to Execute Said Agreement; and Providing an Effective Date. 136 - 138  
[Agenda Item Report - AIR-26-084 - Pdf](#)
- 8.3. Discuss and Consider Resolution 2321 - Approving the First Amendment to the Arboretum Estates Development Agreement; Authorizing the City Manager to Finalize and Execute Said Amendment on Behalf of the City; and Providing an Effective Date. 139 - 178  
[Agenda Item Report - AIR-26-085 - Pdf](#)

## **9. ADJOURN INTO EXECUTIVE SESSION IN ACCORDANCE WITH SECTION 551 OF THE TEXAS GOVERNMENT CODE TO DISCUSS THE FOLLOWING:**

*All items listed in this section will be deliberated in a closed session in accordance with Section 551 of the Texas Government Code. Members of the public are not permitted to attend a closed session. The City Council will not take any votes or other action in closed session.*

- 9.1. Section 551.087 Deliberations Regarding Economic Development Negotiations.

**10. RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ITEMS DISCUSSED IN EXECUTIVE SESSION.**

*Council will reconvene in open session and may take action on any items listed from the Executive Session section of this agenda.*

**11. ADJOURN.**

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Governing Body of the City of Terrell is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS of the Terrell City Hall, Terrell, Texas, a place convenient and readily accessible to the General Public and on the website at [cityofterrell.org](http://cityofterrell.org), and which has been continuously posted for a period of three (3) business days prior to the date and time said meeting was convened. Posted Wednesday, May 27, 2026 –3:00 p.m.

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Dawn Steil, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 972-551-6600 for further information. Braille is not available.

Council Reserves the Right to Adjourn into Executive Session to Seek Legal Counsel on a Matter Which the Canon of Legal Ethics Demands to Preserve the Attorney-Client Privilege Pursuant to Section 551.071(2) of the Texas Government Code.