

# AGENDA

## Regular City Council Meeting

6:00 PM - Tuesday, October 6, 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, October 6, 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, October 6, 2026 will be provided to the City Council members and recorded into the minutes for the Tuesday, October 6, 2026 City Council Meeting.

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### 1. CALL TO ORDER

- 1.1. Invocation
- 1.2. Pledge of Allegiance 6  
[Pledge of Allegiance](#)
- 1.3. Texas Pledge of Allegiance 7  
[Pledge to the Texas Flag](#)

### 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 Approval of the Minutes from the Regular City Council Meeting on September 15, 2026. 8 - 12  
[Regular City Council - Sep 15 2026 - Minutes - Pdf](#)
- 4.2. Discuss and Consider Ordinance No. 3190 on Second Posting, Amending Appendix 2, Zoning Ordinance and Zoning Map of the City of Terrell and Changing the Zoning Classification from Single Family 7.5 (SF-7.5) to Neighborhood Edge (NE) on Approximately 0.22 Acres of Land Depicted Within the Special Warranty Deed Within Exhibit "A" and Attached Hereto and Made a Part Hereof for all Purposes; Amending the Official Zoning Map; Providing a Penalty; Providing Repealing, Savings, and Severability Clauses; Providing for Publication and an Effective Date. 13 - 20  
[Agenda Item Report - AIR-26-143 - Pdf](#)
- 4.3. Discuss and Consider Planning and Zoning Commission Recommendation for Construction Plat on Approximately 2.297 Acres, Situated Within Midland Heights Addition, Recorded in Cabinet 4, Slide 308 of the Plat Records, in the City of Terrell, Kaufman County, Texas, as KCAD Property ID 31626 (A26-0052-CP). 21 - 34  
[Agenda Item Report - AIR-26-150 - Pdf](#)
- 4.4. Discuss and Consider Resolution No 2348 Declaring Certain City-Owned Real Property as Surplus Property; Authorizing the Sale of the Property Through Public Bid Process; Authorizing the City Manager to Take All Necessary Actions to Advertise and Conduct the Sale; and Providing an Effective Date. 35 - 40  
[Agenda Item Report - AIR-26-149 - Pdf](#)

## 5. 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.*

- 5.1. Discuss and Consider Appointments to the Animal Advisory Board. 41 - 42  
[council board responsibilities](#)  
[Animal Advisory Board](#)
- 5.2. Discuss and Consider Appointment to the Planning and Zoning Commission. 43 - 51  
[council board responsibilities](#)  
[Planning and Zoning](#)  
[V. Badgett app](#)  
[R. Jordan app](#)  
[J. Cooper app](#)
- 5.3. Discuss Appointment to the Zoning Board of Adjustments. 52 - 60  
[council board responsibilities](#)  
[ZBA](#)  
[R. Jordan app](#)  
[V. Badgett app](#)  
[J. Cooper app](#)
- 5.4. Discuss Upcoming Meetings. 61 - 63  
[Oct-Dec 2026 calendars](#)

## 6. 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.*

- 6.1. Receive the Terrell Economic Development Corporation Annual Budget Presentation. 64 - 66  
[Council Budget presentation 26 27](#)

## 7. 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.*

- 7.1. Discuss and Consider Resolution No. 2346 Authorizing the Approval of a Professional Services Agreement between the City of Terrell and Kimley-Horn and Associates, Inc. for Professional Engineering and Design Services Related to the Catherine Street Parklet Project; Authorizing City Manager to Execute the Agreement and Related Documents; Authorizing the Use of TIRZ No. 1 Funds Approved as Part of the FY 2027 City Budget; and Providing an Effective Date. 67 - 88  
[Agenda Item Report - AIR-26-147 - Pdf](#)

- 7.2. Discuss and Consider Resolution No. 2347 Authorizing the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates, Inc. for Engineering and Design Services Related to the Rose Hill Road Improvements; Providing for Funding Through Transportation Impact Fees and a Private Developer Contribution Associated with the Terrell Family Apartments Development Agreement; Authorizing Related Actions; and Providing an Effective Date. 89 - 109  
[Agenda Item Report - AIR-26-148 - Pdf](#)
- 7.3. Discuss and Consider Resolution No. 2350 a Resolution of the City Council of the City of Terrell, Texas, Appointing Council Member Donna Renee Anderson to Serve at the Texas Municipal League Annual Business Meeting on November 12, 2026. 110 - 111  
[Agenda Item Report - AIR-26-152 - Pdf](#)
- 7.4. Discuss and Consider Resolution No. 2351 a Resolution of the City Council of the City of Terrell, Texas, Appointing Council Member Donna Renee Anderson to Serve at the National League of Cities Annual Business Meeting on November 21, 2026. 112 - 114  
[Agenda Item Report - AIR-26-153 - Pdf](#)
- 7.5. Discuss and Consider Approval of Payment for Emergency 18-Inch Water Main Repair on Burch Street. 115 - 126  
[Agenda Item Report - AIR-26-158 - Pdf](#)
- 7.6. Discuss and Consider Recommendation for RFP #26-16: Kings Creek Park Improvements. 127 - 130  
[Agenda Item Report - AIR-26-155 - Pdf](#)
- 7.7. Discuss and Consider Recommendation for RFP #26-17: Kings Creek Park Restroom. 131 - 133  
[Agenda Item Report - AIR-26-157 - Pdf](#)

**8. 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.*

- 8.1. Section 551.071 Consultation With Attorney.  
Section 551.072 Deliberations Regarding Real Property.  
Section 551.074 Personnel Matters.  
Section 551.087 Deliberations Regarding Economic Development Negotiations.

**9. 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.*

## 10. 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 Tuesday, September 29, 2026 –5:00 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.