

**MINUTES OF THE CITY OF CENTER
CITY COUNCIL MEETING
REGULAR MEETING
August 10, 2020**

The Center City Council met in a regular session on Monday, August 10, 2020 at 5:00 p.m. at the Windham Civic Center. Notices were properly posted of the date, place and hour and the news media was notified. The following members were present:

David Chadwick	-	Mayor
Leigh Porterfield	-	Mayor Pro Tem
Joyce Johnson	-	Council Member
Howell Howard	-	Council Member
Jerry Lathan	-	Council Member
Terry Scull	-	Council Member
Randy Collard	-	Council Member
Chad Nehring	-	City Manager
John Price	-	City Attorney

Guests signed the register.

Item I. Mayor David Chadwick opened the meeting and welcomed the visitors.

Item II. Approval of Minutes:

A. Regular Meeting on July 27, 2020.

Council Member Terry Scull made a motion to approve the minutes. Council Member Joyce Johnson seconded the motion. All voted in favor.

Item II. Public Hearings:

A. Ordinance 2020-09 – Allowing Use by Right of Existing Structures in C-1 District.

B. Proposed Budget FY 2021.

There were no public comments made.

Item III. Consider Discussion and Possible Action on the following:

A. Ordinance 2020-09 Adopting FY 2021 Proposed Budget. City Manager, Chad Nehring stated this is the annual ordinance for adoption of the budget for next fiscal year, beginning October 1st and all the financial policies for the City. Council Member Howell Howard made the motion to approve Ordinance 2020-09 Adopting FY 2021 Proposed Budget. Council Member Joyce Johnson seconded the motion. All voted in favor.

B. Ordinance 2020-10 Amending Zoning Ordinance – Allowing Use by Right of Existing Structures in C-1 District. City Manager, Chad Nehring stated there have been several occasions that strict conformance to the zoning ordinance necessitated rezoning requests for the adaptive reuse or reversion of some existing structures. Mr. Nehring stated this amendment, as requested, reviewed and recommended by the Planning & Zoning Commission, allows by right, structures originally constructed as residential to continue and/or revert use while retaining the C-1 district designation as long as they haven't been substantially altered or enlarged for commercial use. Council Member Leigh Porterfield made the motion to approve Ordinance 2020-10 Amending Zoning Ordinance – Allowing Use by Right of Existing Structures in C-1 District. Council Member Joyce Johnson seconded the motion. All voted in favor.

C. Ordinance 2020-11 Adopting Tax Rate & Levy for Fiscal Year 2021. City Manager, Chad Nehring stated this is the annual adoption of the tax rate necessary to generate a tax levy sufficient for budgeted revenues. Mr. Nehring stated due to value decreases of commercial and residential properties from reappraisal or adjustments, the rate to have the same levy is now \$0.619233. Council Member Terry Scull made the motion to approve Ordinance 2020-11 Adopting Tax Rate & Levy for Fiscal Year 2021 for a total tax rate of \$0.619233, which includes a Maintenance & Operation rate of \$0.384509 and Interest & Sinking rate of \$0.234724. Council Member Howell Howard seconded the motion. All voted in favor.

D. Ordinance 2020-12 Establishing Rates & Fees for Fiscal Year 2021. City Manager, Chad Nehring stated this is the annual listing of rates and fees for the entirety of various services provided by the City and its business components. Council Member Randy Collard made the

motion to approve Ordinance 2020-12 Establishing Rates & Fees for Fiscal Year 2021. Council Member Joyce Johnson seconded the motion. All voted in favor.

- E. Resolution 2020-22 Designation of City Holidays.** City Manager, Chad Nehring stated during budget workshops and discussion of employee compensation and benefits, Council expressed a willingness to add Christmas Eve to the holidays observed and this resolution would designate the list of holidays and include Christmas Eve as the eleventh annual holiday. Council Member Howell Howard made the motion to approve Resolution 2020-22 Designation of City Holidays. Council Member Leigh Porterfield seconded the motion. All voted in favor.
- F. Resolution 2020-24 Riggs Street Land Lease.** City Manager, Chad Nehring stated this resolution would authorize the Mayor to execute a long-term ground lease agreement with Cellular One for a portion of the "cable tower site" on Riggs Street owned by the City. Mr. Nehring stated this does not replace the SuddenLink lease but will be a companion agreement to ensure access to the designated portion of this property and does not replace the SuddenLink lease but will be a companion agreement to ensure access to the designated portion of this property. Council Member Terry Scull made the motion to approve Resolution 2020-24 Riggs Street Land Lease. Council Member Howell Howard seconded the motion. All voted in favor.
- G. Approve Shelby County Requests.**
1. Resolution 2020-23 East Texas Poultry Festival Car Show Street Closure.
 2. Doo Dah Parade Temporary Street Closure – September 23, 2020.
 3. The Fajita Lunch on Inside of Square – September 23, 2020.
 4. Fun Run & 5K Chicken Trot Temporary Street Closure – October 3, 2020.

City Manager, Chad Nehring stated the four items for approval are all related to the currently planned events surrounding the Poultry Festival. Mr. Nehring stated all of these events are routine and there should be no issues other than working through slight alterations of routes or locations this year due to the construction on the square. Council Member Howell Howard made the motion to approve the Shelby County Requests. Council Member Terry Scull seconded the motion. All voted in favor.

H. Appointments:

1. Tax Increment Financing Board. This item was postponed to the next meeting.

Item IV. Items of Interest from Council and City Manager, and Citizens – No Action Items.

Chief Jim Albers presented the Council with a check from Portacool for donation to the Police Department.

1. Disaster Declaration Operations and Adjustments.
2. Downtown Construction
3. Hwy 96 Sewer Replacement Project
4. Street Construction (Annual Street EDC Project)
5. Center Soccer Park.
6. Old County Hospital.
7. Sabine River Authority Grant.
8. Vendor Permitting.

City Manager, Chad Nehring updated Council regarding each of these items

Item V. Executive Session.

1. Consultation with City Attorney.

Council entered into Executive Session at 5:27 pm and adjourned at 5:52 pm. No Action was taken

Item V. Adjournment. Mayor David Chadwick adjourned the meeting at 5:52 pm.


David Chadwick, Mayor

Attest:


Barbara Boyd, City Secretary

