MINUTES
CITY OF CEDAR HILL
CITY COUNCIL MEETING
AUGUST 11, 2015

The City Council of the City of Cedar Hill, Texas met in regular session Tuesday, August 11, 2015, 7:05 p.m., T.W. "Turk" Cannady - Cedar Hill Room, 285 Uptown Blvd., Cedar Hill, Texas.

Present: Mayor Rob Franke, Mayor Pro Tem Chris Parvin and Council Members Daniel C. Haydin, Jr., Stephen Mason, Clifford Shaw, Wallace Swayze and Jami McCain.

I. Call the meeting to order.

Mayor Franke called the meeting to order at 7:10 p.m., declaring it an open meeting with a quorum present and that the meeting notice was duly posted.

II. Invocation.

Pastor David Bradley of Cedar Heights Baptist Church provided the invocation.

III. Pledge of Allegiance.

Mayor Pro Tem Parvin led the Pledges of Allegiance to both the United States and Texas Flags.

IV. Budget and Tax Matters:

1. Consider approving certified tax rolls as submitted by the Dallas and Ellis County Chief Appraisers.

Mayor Pro Tem Parvin made a motion to approve the certified tax rolls, as submitted by the Dallas and Ellis County Chief Appraisers. Council Member Swayze seconded the motion and the motion was unanimously approved.

2. Discussion of tax rate and consider a record vote to place a proposal to adopt a tax rate of $0.69876 per $100 of taxable value on the City Council agenda of September 8, 2015.

Council Member Mason moved to set public hearings on a regular City Council meeting on August 25, 2015 at 7 p.m. and a special called City Council meeting on September 1, 2015 at 6 p.m. to consider a tax rate of $0.69876 cents per $100 valuation for the Fiscal Year 2015-2016, which represents a 4.2% increase over the effective tax rate. The motion was seconded by Council Member Haydin.

In accordance with State Law and Cedar Hill's City Charter, Mayor Franke announced a record vote would be taken by a show of hands, followed by roll call vote. The following vote was recorded.

a) The show of hands was unanimous, 7-0.

b) The roll call vote was as follows:

NAME	AYE	NAY
Council Member Haydin	X	
Council Member Mason	X	
Council Member McCain	X	
Council Member Shaw	X	
Council Member Swayze	X	
Mayor Pro Tem Parvin	X	
Mayor Franke	X	

The motion was unanimously approved.

Council Member Mason moved to set a public hearing date of September 1, 2015 at a special session of City Council at 6 p.m. for the proposed budget and to set a date of September 8, 2015 at 7 p.m. for final approval and adoption of the budget and tax rate and all corresponding matters for Fiscal Year 2015-2016. The motion was seconded by Council Member Haydin and was unanimously approved.

V. Public Hearings:

1. Conduct a public hearing regarding the advisability of establishing Cedar Hill Public Improvement District (PID) No. 3 in the Winding Hollow subdivision.

Mayor Franke announced this item and opened the public hearing for those wishing to speak in favor of establishing Cedar Hill Public Improvement District (PID) No. 3 in the Winding Hollow subdivision.

The following citizens spoke:

1. Marlow Stevenson, 1059 Streamside Dr.
2. Toby Gentry, 1088 Pondview Dr.
3. Demetria Ivory, 1073 Winding Creek Dr.
4. Alex Hawkins, 1084 Pondview Dr.
5. Reginald Brooks, 1057 Winding Creek Dr.
6. Roger Taylor, 1045 Cove Hollow Dr.
7. Margie Collins, 1058 Pondview Dr.
8. Donna Griffin, 520 Chancellor Dr.
9. Fred Alexander, 1031 Pondview Dr.
10. Rod Reed, 1510 Cumberland Dr.

Mr. Reed, who lives in the High Pointe Public Improvement District, stated he had concerns over the economic viability of this PID, given the relatively small size of the Winding Hollow Subdivision. He stated his comments and concerns are based on his experience as a member of the High Pointe Board of Directors.

Seeing no one else wishing to speak in favor, Mayor Franke closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition of establishing Cedar Hill Public Improvement District (PID) No. 3 in the Winding Hollow subdivision.

The following citizens spoke:

1. Gloria Baker, 1067 Streamside Dr.
2. William Gillespie, 1084 Cove Hollow Dr.
3. Mryna Mann, 529 Chancellor Dr.
4. Bobbie Carr, 1071 Streamside Dr.
5. Laura Gordon, 1019 Cove Hollow Dr.
6. Elaine Taylor, 1000 Magnolia Ln.
7. Marilyn Mills, 525 Chancellor Dr.

Seeing no one else wishing to speak in opposition, Mayor Franke closed the public hearing and opened the floor for City Council discussion.

In response to some of the comments made during the public hearing, Mayor Franke attempted to clarify and generally explain the operations of a public improvement district, including the method of assessment and stressing that the monies collected through the special assessment cannot be used to improve private property. State Law specifically states how the assessment can be used, such as the maintenance of common areas.

City Manager Porter explained for the benefit of the citizens present, the next steps are in this process.

The City Council thanked the citizens for taking the time to attend and speak regarding this request. All of the comments, whether for or against, are vital to the consideration of this or any request.

Given the large amount of public comment, the City Council requested that city staff set up a meeting or workshop to provide citizens more information.

Neighborhood Services and Code Manager Graves stated that she would organize the meeting and communicate those details to all of the residents in the Winding Hollow Subdivision via flyers or a mail-out, but also asked for interested parties to contact her or Leah Walker for more information.

2. Conduct a public hearing and consider the FY 2015-16 budget adopted by the Cedar Hill Crime Control Prevention District Board.

Mayor Franke introduced this item and opened the public hearing.

No one spoke for or against this request.

Mayor Franke closed the public hearing.

No action was taken.

VI. Citizens Forum.

No one spoke.

VIII. Consent Agenda:

Mayor Franke introduced the Consent Agenda and stated the Consent Agenda includes routine items that may be acted upon with a single vote. Any City Council member may remove items from the Consent Agenda for separate discussion and consideration. He asked if any item should be pulled for separate consideration. There were none.

At the applicant's request, **Item 3 was removed from the Consent Agenda.*

Item 1 was to consider approving the minutes of the July 28, 2015 regular City Council meeting and the July 30, 2015 Special City Council meeting

Item 2 was to consider a request for matching grant reimbursement for Bent Creek Property Owners' Association (POA).

***Item 3** was to consider approving, in accordance with the Planning and Zoning Commission's recommendation, the Site Plan for two non-residential buildings within the "LR" Local Retail zoning district on Lot 2, Block D, Pleasant Run Farm Addition, located at 917 N. Joe Wilson Road; *requested by Norman Patton on behalf of New EM Kay, LLC.*

Item 4 was to consider approving, in accordance with the Planning and Zoning Commission's recommendation, the Preliminary Plat and Plans for the Primax Addition, showing three (3) non-residential lots on 7.063 acres out of Abstract 304, generally located at the southeast corner of S. Clark Road and W. Belt Line Road; *requested by D. Chris Neill on behalf of Primax Properties.*

Council Member McCain made a motion to approve Consent Agenda Items 1, 2 and 4, as presented. Council Member Haydin seconded the motion and it was approved by a unanimous vote. Mayor Pro Tem Parvin abstained on the vote for Item 1 only.

IX. Regular Agenda:

1. Consider awarding the bid and authorize the Mayor to execute a contract with Tiseo Paving Co. for the construction of the Mansfield Road Improvements Project.

Mayor Pro Tem Parvin made a motion to award the bid and authorized the Mayor to execute a contract with Tiseo Paving Co.

Council Member Haydin seconded the motion and it was unanimously approved (6-0*) by all those present. **Council Member Shaw stepped out of the room and was not present to vote on this item.*

2. Closed session called pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange or lease of value of real property when the deliberation in an open meeting would have a detrimental effect on negotiations with a third party.

    - Project Link

The City Council entered into closed session at 8:17 p.m.

3. Reconvene in open session and consider any action to be taken as a result of the executive session.

The City Council reconvened into open session at 8:39 p.m. and declared no action was taken as a result of the closed session

X. Updates and announcements from the City Council Members.

There were none.

XI. Adjourn.

Mayor Franke entertained a motion to adjourn. Upon a motion by Mayor Pro Tem Parvin, seconded by Council Member McCain, the meeting adjourned at 8:41 p.m.

Approved: _____
Rob Franke, Mayor

Attest: Belinda Berg
Belinda Berg, *City Secretary*