

**MINUTES OF THE SPECIAL CALLED JOINT WORK SESSION  
CITY OF RIVER OAKS  
CITY COUNCIL & ECONOMIC DEVELOPMENT CORPORATION  
OCTOBER 27, 2018**

**COUNCIL MEMBERS PRESENT:**

MAYOR HERMAN EARWOOD  
MAYOR PRO TEM HOLLAND  
COUNCIL MEMBER JOE ASHTON  
COUNCIL MEMBER DAN CHISHOLM  
COUNCIL MEMBER JOANN BUTLER

**STAFF PRESENT:**

CITY SECRETARY MARVIN GREGORY  
ASST CITY SECRETARY PAULA LUCK  
POLICE CHIEF CHRIS SPIELDENNER  
EMERGENCY MGT JAMES MYRICK  
BUILDING INSPECTOR STEVE SANDERS  
PW DIRECTOR GORDON SMITH

**ECONOMIC DEVELOPMENT MEMBERS PRESENT:**

MEMBER DARREN HOUK  
MEMBER GREG HENDRICKSON  
MEMBER LINDA MORGAN

**ABSENT:**

BRUCE SCOTT (COUNCIL MEMBER)  
BUCK BYBEE (EDC MEMBER)

**1. CALL TO ORDER**

With a quorum present, Mayor Earwood called the Special Meeting of the River Oaks Joint Work Session to order at 8:02 a.m. on Saturday, October 27, 2018 at the River Oaks Library, 4900 River Oaks Blvd., River Oaks, Texas 76114. With a quorum present, EDC President Dan Chisholm called the Special Meeting of the Economic Development Corporation to order at 8:04 a.m. on Saturday, October 27, 2018.

**2. INVOCATION**

Mayor Pro Tem Holland delivered the Invocation.

**3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG**

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

**4. WORK SESSION: FUTURE MUNICIPAL PLANNING PERTAINING TO CONSULTANT PETTY AND ASSOCIATES ON CREATING A TAX INCREMENT REINVESTMENT ZONE (TIRZ), CITY CHARTER, EMPLOYEE PERSONNEL POLICY, LAND USE & DEVELOPMENT, SUBDIVISION ORDINANCE, ZONING ORDINANCE PROPOSED AMENDMENTS AND MAY ALSO INVOLVE OTHER AREAS OF MUNICIPAL OPERATIONS INCLUDING BUT IS NOT LIMITED TO ANIMAL CONTROL, BUDGETING, COMMUNITY CENTER OPERATIONS, EMERGENCY MANAGEMENT, FIRE DEPARTMENT, PARKS, POLICE DEPARTMENT, PUBLIC WORKS INFRASTRUCTURE IMPROVEMENTS AND WATER QUALITY.**

Mary Petty with Petty and Associates introduced herself and Paul Paine, EDC Consultant introduced himself.

Mary Petty presented a slide show on creating a TIRZ and a TIF which is under Chapter 311 of the Tax Code and only municipalities can create these. Taxes on the increased increment in the

value of property in the zone (over and above the base) are the captured value or "tax increment" used to fund the improvements in the zone. Funding is accomplished by pledging tax revenues that will be realized from increases in property value due in large part from improvements in the district. The term is 20-30 years but the City Council can extend beyond that or can shorten it. The proposed boundaries, project and finance and the next steps that were also talked about.

At 9:15 am, Mayor Earwood excused himself.

At 9:30 am, Mayor Pro Tem Holland called for a recess.

At 9:40 am, Mayor Earwood returned and went back into session.

CS Gregory briefly talked about the 2013 Comprehensive Plan. Paul Paine mentioned there needs to be a time line for adopting an updated Comprehensive Plan, in which by the end of December there will be either an update or an actual time line.

CS Gregory also went over the sign ordinance and the changes in the zoning text amendments.

At 10:51 am, Mayor Earwood excused himself.

At 11:08 am, Mayor Earwood returned.

CS Gregory briefly touched on the Subdivision Ordinance, personnel policy, and the Charter amendments.

EDC President Chisholm mentioned that in regards to re-painting the street lights, Oncor said they can only paint them silver and it will be \$100 per pole which would cost the City approximately \$5,500.

PWD Smith gave an update on the Water & Sewer Construction Projects.

5. ACTION, IF ANY, FROM WORK SESSION.

**NONE**

**EXECUTIVE SESSION:**

6. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSIONS(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE COUNCIL MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. Section 551.071 Pending or contemplated litigation or to seek advice from attorney:
- b. Section 551.072 Discussion regarding possible sale, lease or acquisition of real estate:
- c. Section 551.074 Personnel matters – To deliberate the appointment, employment, evaluation, reassignment of duties, discipline or dismissal of a Public Officer or Employee or to hear a complaint or charge against an Officer or Employee.

d. Section 551.076 Deliberation regarding security devices.

NONE

**RECONVENE:**

7. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

NONE

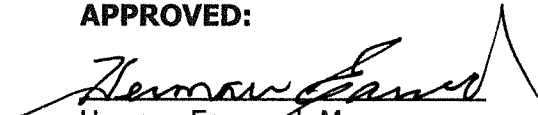
**ADJOURN:**

8. ADJOURN


**At 12:20 p.m. Mayor Pro Tem Holland moved, seconded by CM Ashton, to adjourn the meeting. All voted "Aye".**

**CITY COUNCIL:**

**APPROVED:**

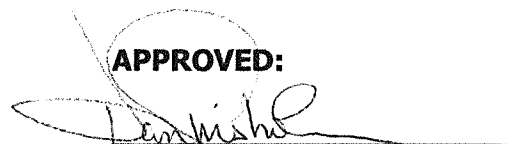
  
Herman Earwood, Mayor

**ATTEST:**


  
Marvin Gregory, City Secretary

**ECONOMIC DEVELOPMENT CORPORATION:**

**APPROVED:**

  
Dan Chisholm, President

**ATTEST:**

  
Marvin Gregory, City Secretary