



617 Tenaha Street • P.O. Box 1744
Center, Texas 75935-1744

(936) 598-2941 • Fax (936) 598-2615
www.centertexas.org

AGENDA

The Center City Council will meet in Regular Session on Monday, May 13, 2019 at 5:00 p.m. in Council Room at Center City Hall. The following items are on the agenda for appropriate action:

- I. Welcome Guests and Visitors.**
- II. Approval of Minutes:**
 - A. Regular Meeting on April 22, 2019.
 - B. Workshop Meeting on April 26, 2019.
- III. Discuss Consider and Action on the Following:**
 - A. Resolution 2019-07 – Directing City Manager to Prepare Service Plans for Areas within the City’s ETJ.
 - B. Request for Consideration of Developer Rebate Agreement for Willow Creek Addition Subdivision.
 - C. Budget Adjustment.
 - D. Acceptance of Donations for Soccer Complex Construction Activities.
- IV. Items of Interest from Council and City Manager and Citizens – No Action Items.**
- V. Executive Session**

Consider entering executive session for legal consultation with the City Attorney and discussion of pending litigation, personnel matters and land acquisition with possible action related thereto upon reconvening in open session in accordance with Government Code Section 551.071, 551.072 and 551.074
- VI. Adjournment.**

MEMORANDUM

TO: Mayor and City Council

FR: Chad D. Nehring, City Manager

Date: May 10, 2019

RE: Agenda Comments for Regular Meeting of May 13, 2019

REGULAR MEETING AGENDA:

III.A. Resolution 2019-07 – Directing City Manager to Prepare Service Plans for Areas within the City’s ETJ

This action is a directive for information and required Service Plan study to be prepared by staff for the entire ETJ of the City. This does not initiate any proceedings, initiate any annexation nor indicate that any will be begun. In 2011, Council adopted a 30-year annexation plan, for areas within the City’s ETJ and defining both anticipated development as well as establishing criteria for provision of municipal services. The legislature just passed HB 347 which specifically states “the governing body of a municipality has adopted a resolution to direct the municipality’s city manager to prepare a service plan for the area on or before the effective date of this Act.” While this general service plan has been developed and approved by Council in 2011, it was not done by a resolution including this new, mandatory language. Adoption of this resolution will ensure that the adopted plan can be completed at future times when the Council initiates proceedings under the existing law of Chapter 43 of the Local Govt Code rather than any future changes or amendments of state law. If not adopted, any future legislative changes would be applicable for any actions of the Council.

III.B. Request for Consideration of Developer Rebate Agreement for Willow Creek Addition Subdivision

The request presented for consideration by Council is by a potential buyer/builder for a new developer agreement under Ord 2009-17 establishing a revised eligibility start date/period allowing for rebates of the original infrastructure (streets & utilities) of this subdivision on a per lot development basis.

History - The Willow Creek Addt was originally platted and construction accepted by the City Council in 2007, prior to any policy or practice for the rebate of infrastructure costs to the developer created by Ordinance 2009-17 in which the original developer has a 7-year period to receive partial rebate of infrastructure costs based on home completion/values. This development was vacant from completion and the original developer had substantial legal problems resulting in

lender foreclosure. New ownership bought all lots requested replat and initiation of the rebate agreement in 2010 which was approved by Council. During that seven-year agreement period, four total houses were completed justifying rebates by two builders and the remaining lots are currently under the ownership of a third entity. As the original agreement period has expired, the owner or potential owners are not able to request rebates under Council policy (Ord 2009-17) unless beginning on a differing date established by Council.

“Section 2.F. The refund shall be available for seven 7 years from the date the development is eligible. The eligibility begins on the date the City accepts the public improvements provided in the development or as established by the City Council.”

If Council approves, staff will present a developer agreement with the stipulated terms either at a future Council meeting or by authorization to execute given at this meeting.

III.C. Budget Adjustment

Staff has presented two items to ensure sufficient authorization to execute/procure items that have budgeted funds available within the fund/activity but were not specifically itemized within original budget.

First, within the General Fund is an estimate of \$10,000 for recoating of the City Hall roof which has already had bids solicited to be reallocated from capital-special projects (budgeted at \$70,000) to City Hall-building maintenance.

Second, within the Capital Project Fund/Downtown Project Activity is \$14,000 for the engineering traffic study required by TXDoT to ensure appropriate/altered traffic control on the four intersections of the square. This action is allocating budgeted funds to specific items not adding additional expense appropriations in either fund.

Both items are prepared to be completed initiated upon Council authorization. Staff can answer any questions about these items

III.D. Acceptance of Donations for Soccer Complex Construction Activities

The Youth Soccer League has solicited contributions for additional equipment and construction (concession stand) beyond the capital budget currently allocated from the Park Donation Fund by Council. Two contributions from the Rotary and Lion's Club are included. Since the funds are only gifted for specific activities, the Council policy adopted in 2005, indicates Council dedication of the specific use of these funds which does obligate the City to completing the install of these additional items. Information from the league and the City's rec coordinator is included and recommending acceptance of these offers of assistance.

**MINUTES OF THE CITY OF CENTER
CITY COUNCIL MEETING
REGULAR MEETING
April 22, 2019**

The Center City Council met in a regular session on Monday, April 22, 2019 at 5:00 p.m. in the Council Chambers at Center City Hall. The meeting was open to the public. 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	Absent
Jerry Lathan	-	Council Member	
Terry Scull	-	Council Member	
Randy Collard	-	Council Member	
Chad Nehring	-	City Manager	
Barbara Boyd	-	City Secretary	Absent
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 of the Regular Meeting on April 8, 2019.

Council Member Leigh Porterfield made a motion to approve the minutes. Council Member Jerry Johnson seconded the motion. All voted in favor.

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

- A. Resolution 2019-06 Authorizing Publication of Notice of Intent to Issue Certificates of Obligation and Matters Related to Approval.** Doug Whitt of SAMCO Capital Markets presented the Council with the issuance of a debt instrument in the amount of \$6,500,000 for the financing of various City projects, but predominately focusing on funds necessary for the Downtown Streetscape Renovation project. City manager, Chad Nehring stated other projects include purchase of a replacement Fire Department Pumper unit and Hwy 96 N sewer main enlargement necessitated by expansion/relocation of school campuses and Hwy 96 corridor growth. Council Member Terry Scull made a motion to approve Resolution 2019-06 Authorizing Publication of Notice of Intent to Issue Certificates of Obligation and Matters Related to Approval. Council Member Joyce Johnson seconded the motion. All voted in favor.
- B. Authorize Solicitation of Construction Bids for Downtown Streetscape Renovation Project.** City Manager Chad Nehring stated the design team is making final modifications to plans and specifications to allow this project to be advertised to receive construction bids submitted. Mr. Nehring stated based upon the current

projection of activities, bids could be considered for awarded in June to begin construction in late July or early August. Council Member Leigh Porterfield made a motion to Authorize Solicitation of Construction Bids for Downtown Streetscape Renovation Project. Council Member Jerry Lathan seconded the motion. All voted in favor.

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

1. Budget Workshop – April 26th.
2. Investment Report – Second Quarter FY 19.

Item VI. Executive Session.

Consider entering executive session for legal consultation with the City Attorney and discussion of pending litigation, personnel matters and land acquisition with possible action related thereto upon reconvening in open session in accordance with Local Government Code Section 551.071, 551.072 and 551.074.3.

Item VII. Adjournment. Mayor David Chadwick adjourned the meeting.

David Chadwick, Mayor

Attest:

-- --

Barbara Boyd, City Secretary

**MINUTES OF THE CITY OF CENTER
CITY COUNCIL MEETING
WORKSHOP MEETING
April 26, 2019**

The Center City Council met in a workshop session on Friday, April 26, 2018 at 12:00 p.m. in the Council Room at City Hall. The meeting was open to the public. 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	
Jerry Lathan	-	Council Member	
Joyce Johnson	-	Council Member	
Howell Howard	-	Council Member	Absent
Randy Collard	-	Council Member	
Terry Scull	-	Council Member	
Chad Nehring	-	City Manager	
Barbara Boyd	-	City Secretary	
John Price	-	City Attorney	Absent

Item I. Mayor, David Chadwick opened the meeting.

Discussion and Update of Strategic Plan for FY 2020 Budget. City Manager, Chad Nehring and Assistant City Manager, Jim Gibson went over the Strategic Plan and the Budget Philosophy.

Item II. Adjournment.

Mayor, David Chadwick adjourned the meeting at 1:15 pm.

David Chadwick, Mayor

Attest:

Barbara Boyd, City Secretary

RESOLUTION NO. 2019-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTER DIRECTING THE CITY MANAGER TO PREPARE THE NECESSARY SERVICE PLANS FOR AREAS IN THE CITY OF CENTER EXTRATERRITORIAL JURISDICTION ("ETJ") TO BE CONSIDERED FOR ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF CENTER.

WHEREAS, the Center City Council has the authority to annex property into the corporate limits of the City of Center in accordance with applicable state law and the Center City Charter; and

WHEREAS, House Bill 347, currently pending in the Regular Session of the 86th Texas Legislature, if enacted into law, will have a significant impact on future annexation by the City of Center; and

WHEREAS, House Bill 347 contains a transition provision allowing Texas municipalities to preserve the right to conduct annexation proceedings in accordance with the applicable law as it existed on January 1, 2019 if the governing body of a municipality has adopted a resolution to direct the municipality's city manager to prepare a service plan for the area on or before the effective date of House Bill 347; and

WHEREAS, the City Council of the City of Center desires to preserve the right to conduct annexation proceedings in accordance with the applicable law as it existed on January 1, 2019 and to direct the City Manager of the City of Center to prepare the necessary service plans as required by applicable state law for certain areas under consideration for annexation;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CENTER, TEXAS:

Section I. The facts, findings and recitations contained in the preamble of the Resolution are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

Section II. In accordance with House Bill 347, the Center City Council hereby directs the City Manager to prepare the necessary service plans as required by applicable state law for the areas in the City's ETJ under consideration for annexation, said areas being further described in Exhibit "A" attached hereto and incorporated herein for all purposes pertinent.

Section III. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED THIS 13th DAY OF May 2019.

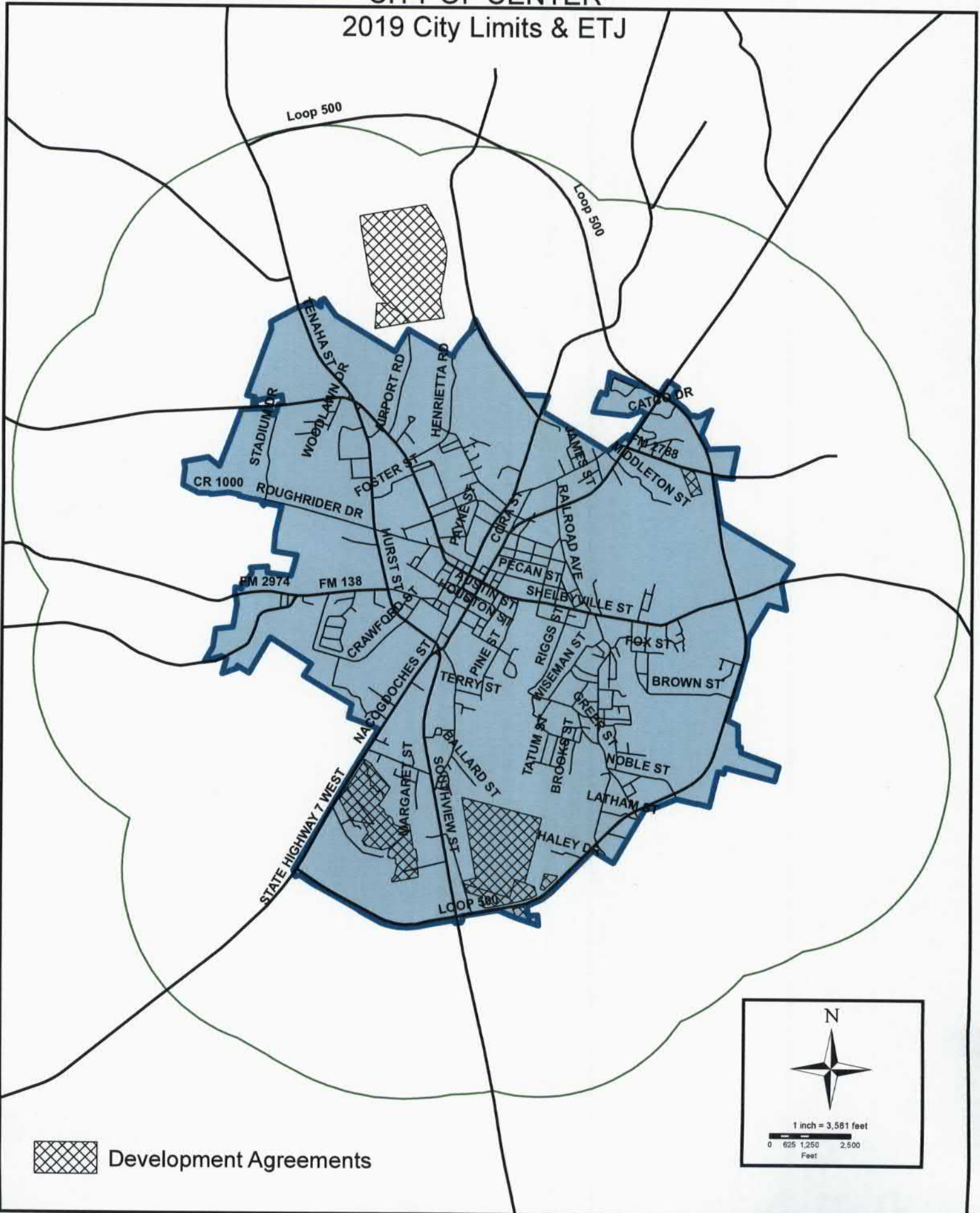
David Chadwick, Mayor

ATTEST:

Barbara Boyd, City Secretary

CITY OF CENTER

2019 City Limits & ETJ



May 6, 2019

Dear Council Members,

Huk Properties, LLC is interested in purchasing the Willow Creek Subdivision, and currently have it under contract. As part of our due diligence, one item discovered of key importance was the rebate program between Willow Creek Subdivision and the City. It is our understanding the initial agreement that covered this rebate program has expired. Our ask is that this program be reinstated. The rebates would be critical to the economic feasibility of this project.

Willow Creek is currently a stagnant Subdivision with no building activity. Our plan would be to get the subdivision to a more attractive state for building. There are currently 14 'unbuilt' lots plus an undeveloped and un-platted acre that we would be purchasing. There are some lots that are unsuitable for building and most of the others are just too small (averaging approximately 6000 sf). So, there is work to be done in order to get Willow Creek to a developable state. We will reconfigure the existing lots, and additional acre, which will result in larger lots (averaging about .25 acres/lot) for a new total of about 10 lots. The final number of lots will be determined during survey and platting but we expect the number to be between 9 and 12 lots

Our initial plans would be to start construction on 4 homes within the first 90 days of purchasing the subdivision.

We look forward to working with the City as we continue to invest in the local residential real estate market.

Thanks for your consideration.

Huk Properties, LLC

Deuce Wulf

A handwritten signature in black ink, appearing to read "Deuce Wulf", written over a horizontal line.

Chad Nehring

From: Chad Nehring <cnehring@centertexas.org>
Sent: Wednesday, March 27, 2019 5:11 PM
To: 'Deuce Wulf'
Subject: Willow Creek
Attachments: Ordinance 2009-17 Housing incentive.pdf

Deuce,

Here's what we have in the City records of action on Willow Creek Court Subdivision.

Subdivision accepted and Plat approved in July 2007 from Pineywoods HOME Team
Incentive policy created in 2009

Revised/amended Willow Creek plat in 2010 – adjusted setbacks/easements – Part of same request was granting of
incentive for 7 years

3 houses paid under incentive from 2011-2013

June 2013 – Randolph requested assumption of incentives – no new written agreement was made – one house paid
under this extension in 2014

Current owner has not requested assumption of extension.

The original agreement with JNJ Development, the seven year availability in Section 2.F would have expired in
2017. Since the new owner never approached about assumption of the prior agreement and that it would have lapsed, I
do not believe that short of Council approval of a new agreement, any reimbursements would be processed. There is a
clause that has been requested and that is the last sentence of Section 2F stating "or as established by the City
Council." We had a developer request this incentive be restarted for a new seven years on lots that had been built
about 12-14 years prior. Council denied that request for restarting the date of eligibility to the new acquisition date.

Chad D. Nehring
City Manager
City of Center, Texas
936-598-4525 office
936-598-2615 fax

ORDINANCE 2009-17

AN ORDINANCE CREATING AND ADOPTING RESIDENTIAL DEVELOPMENT INCENTIVES OF THE CITY OF CENTER

WHEREAS, the City Council has determined that economic incentives and credits are needed in order to spur residential development in the City to in turn provide economic development in the City.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Center that the Residential Development Incentives Policy be amended so that henceforth same shall read as follows:

RESIDENTIAL DEVELOPMENT INCENTIVES

1. Partial Refund of Investment

Any request for refund of residential development expenses shall be reviewed by the City of Center and the proposed project must conform to the general guidelines specified below:

- A. Any request must involve a residential subdivision of no less than ten (10) lots.
- B. The residential refund incentives shall be provided by contract to the developer of the subdivision. The original developer(s) may assign the contract or refunds or parts thereof to other individual(s) or lending institutions.
- C. The project shall make a substantial contribution to residential development efforts in the City by enhancing either additional improvements or furthering redevelopment and preservation activities within residential zoned areas.
- D. Residential development refunds are only available for single-family residential developments within zoning districts SF-1, SF-2 or Planned Development.
- E. The development shall comply with all current environmental, drainage, zoning and subdivision standards of the City of Center. A subdivision plat must be approved by the City and recorded in the plat records of Shelby County for the lots included in the refund request.
- F. No construction shall have begun within the development until the application for refunds is submitted and the development plans are approved.

Applications for residential development incentives shall include a written narrative detailing how the project fulfills the criteria established above. Architectural drawings, plats, zoning maps, elevations, and/or renderings may be required to show how such standards will be met. These drawings, elevations, documents, and/or renderings should be accurate in color and include landscaping plans.

2. Objective Criteria for Determining Residential Development Refunds and Amount of Incentives.

The following criteria will be used to determine if it is in the best interests of the City of Center to provide residential development refund incentives to a particular development. The amount of the refund will be determined by a formula established herein.

- A. The refund shall be paid upon the issuance of a final certificate of occupancy for a qualifying residential unit on each lot or at such a time as the City Council may approve. Any refund shall be paid, if qualified, upon determination of the fair market appraised value by the Shelby County Appraisal District and placement of the residential land and structure on the tax roll of the City of Center. Under current tax law, residential values are established January 1 of each year. Final payment shall be made within thirty (30) days after fair market value of such lot and improvements have been determined by the Shelby County Appraisal District and the appropriate documentation has been submitted by the developer(s).
- B. It shall be the developer(s) responsibility to submit a written request and documentation in accordance with City requirements for the residential development refund.
- C. An additional refund is available in the amount specified for each qualifying lot if the developer exceeds the City's minimum standards for public improvements (i.e., streets, utilities and parks) in a way or to an extent which is beneficial to the City or encourages further residential development as determined by the City Council.
- D. Refund value upon qualifying lot shall be as follows:

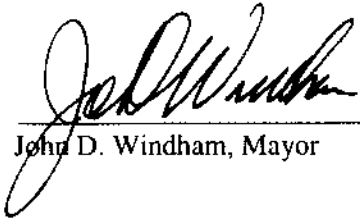
Final Appraised Value	Refund	Additional Refund
\$75,000 or less	\$2,000	\$ 250
\$75,001 to \$125,000	\$3,000	\$ 500
\$125,001 to \$170,000	\$4,000	\$ 750
\$170,001 and up	\$5,000	\$1,000

- E. Council may approve and include in the agreement any costs, or portion thereof, for the extension of utilities to the subdivision property and/or any tap or meter setting fees.
- F. The refund shall be available for seven (7) years from the date the development is eligible. The eligibility begins on the date the City accepts the public improvements provided in the development or as established by the City Council.
- G. A development may be constructed in phases and each phase qualifies for the seven (7) year time frame provided each phase meets the minimum number of lots required for eligibility. The initial phase must contain no less than ten (10) platted lots. Subsequent phases, which must be shown on the preliminary plat with the initial phase, must contain no less than fifteen (15) platted lots.

X. VALIDITY

If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provision of this Ordinance.

PASSED AND APPROVED THIS 26th DAY OF OCTOBER, 2009.



John D. Windham, Mayor

ATTEST:



Barbara Boyd, City Secretary



Ordinance 2011 - 7

**AN ORDINANCE AMENDING AND ADOPTING ADDITIONAL RESIDENTIAL DEVELOPMENT INCENTIVES OF
THE CITY OF CENTER**

WHEREAS, the City Council is cognizant that community development is also developing the economic base of the City of Center, and

WHEREAS, data was collected from area builders which reflected that the City needs to expand the portfolio of housing incentives that the City offers to attract more buyers to Center, and to try to increase the supply of housing, and

WHEREAS, the City Council recognizes that the lack of housing opportunities is a critical concern for the future sustainable economic growth of the City of Center, and

WHEREAS, the City Council desires to expand the incentive opportunities currently available for developers to build houses in Center

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Center that the Residential Development Incentives Policy be amended so that henceforth same shall be in addition to Ordinance 2009-17.

RESIDENTIAL DEVELOPMENT INCENTIVES

1. GUIDELINES

Any request for the incentives listed below must be reviewed by the City of Center and the proposed project must conform to the following guidelines:

- A. Any request must involve a residential subdivision of no less than 10 lots.
- B. Any incentives shall be provided by contract to the developer of the subdivision. The original developer(s) may assign the contract or refunds or parts thereof to other individual(s) or lending institutions.
- C. The project shall make a substantial contribution to residential development efforts in the City by enhancing either additional developments or furthering redevelopment and preservation activities within residential zoned areas.
- D. Residential development refunds are only available for single family residential developments within zoning districts SF-1, SF-2 or Planned Development.
- E. The development shall comply with all current environmental, drainage, zoning, and subdivision standards of the City of Center. A subdivision plat must be approved by the City and recorded in the plat records of Shelby County for the lots included in the refund request.
- F. No construction shall have begun within the development until the application for refunds is submitted and the development plans are approved.

The application for residential development incentives shall include a written narrative detailing how the project fulfills the criteria established above. Architectural drawings, plats, zoning maps, elevations, and/or renderings may be required to show how such standards will be met. These drawings, elevations, documents, and/or renderings should be accurate in color and include landscaping plans.

2. REBATE OF PERMIT AND INSPECTION FEES

Any request for a refund of permit and inspection fees shall be reviewed by the City of Center and the proposed project must conform to the guidelines described in section 1 above.

The developer is still required to pay the initial permit and inspection fee prior to start of construction. Once construction is complete and a Certificate of Occupancy is issued by the City, the applicant will submit a request for funds to the City for a rebate in the amount of the permit. The City will then issue a rebate check as soon as possible.

3. WAIVER OF WATER METER AND SEWER TAP FEES

Any request for a waiver of water meter and sewer tap fees shall be reviewed by the City of Center and the proposed project must conform to the guidelines described in section 1 above.

The City will review the request and if approved will schedule that a work order be issued to perform the necessary work.

The only tap fees that will be waived will be to residential units. The tap fees will not be waived for out-buildings requiring a separate meter or for irrigation systems.

4. SEVERABILITY

If any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid, unconstitutional, or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provision of this Ordinance.

5. MISCELLANEOUS

The meetings at which this ordinance and the rules and regulations herein considered, adopted and approved were open to the public and posted in a manner consistent with the Texas Open Meetings Act.

This ordinance shall be in full force and effect upon its passage and publication in accordance with the Charter of the City of Center and the laws of the State of Texas.

PASSED AND APPROVED THIS 25TH DAY OF APRIL 2011.


David Chadwick, Mayor

ATTEST


Barbara Boyd, City Secretary





BUDGET ADJUSTMENT FORM

Budgetary authority is given to the City Manager to transfer funds from one account to another. This is allowable between prime accounts (e.g. Maintenance, Sundry, Contractual, etc.)

For Department Use

Department City Hall

Department head signature _____

	Account	Amount
Transfer from	<u>01-601 - 62087 Transfer for</u> <u>Capital Projects</u>	<u>(10,000.00)</u>
	_____	_____
Transfer to	<u>01-602-60605 Building Maintenance</u>	<u>10,000</u>
	_____	_____
	_____	_____
	_____	_____

Explanation To repair City Hall roof

FOR OFFICE USE ONLY

Finance Approval _____

Entered _____

City Manager Approval _____



BUDGET ADJUSTMENT FORM

Budgetary authority is given to the City Manager to transfer funds from one account to another. This is allowable between prime accounts (e.g. Maintenance, Sundry, Contractual, etc.)

For Department Use

Department Capital Improvement Fund

Department head signature _____

	Account	Amount
Transfer from	_____	_____
	_____	_____
Transfer to	<u>42-605-66016 Engineering Additional Services</u>	<u>12,400</u>
	_____	_____
	_____	_____
	_____	_____

Explanation To fund Downtown Square Traffic Study

FOR OFFICE USE ONLY

Finance Approval _____

Entered _____

City Manager Approval _____

**SCOPE FOR TRAFFIC SIGNAL
WARRANT STUDY
FOR
Downtown Square-4 Signalized Intersections Center, TX
Yvonne Newman Engineering, Inc.
c/o Everett Griffith Jr. & Associates**

Task 1 Data Collection

- Twenty four hour traffic counts will be conducted on each approach of the 4 signals on the downtown square in Center.
- Turning movement counts will be conducted during the time periods of 7:00-9:00 11:00-1:00 and 4:00-6:00.
- Pedestrian traffic will also be counted.

Task 2 Perform Traffic Signal Warrant Study

A traffic warrant study will be performed to determine if traffic signals are warranted.

Task 3 Capacity Analysis

- Capacity/Level of Service Analysis will be performed for the existing signalized intersections and again during 90 day flashing operation of signals.
- YNE will observe operation of signals if/when put in flashing operation to determine any other problems associated with this type of traffic control.

Task 4 Report

YNE will prepare a Traffic Signal Warrant Report documenting the procedures used for the study, the results of the analysis and any recommendations if necessary.

Meetings

Meetings will not be provided as a part of the basic scope of services, but may be requested by the client as an additional service.

Fee

The fee for the basic services outlined in tasks 1-4 will be \$12,340.00

Schedule

YNE plans to begin counts the week of May 6 and plans to submit report by May 23..

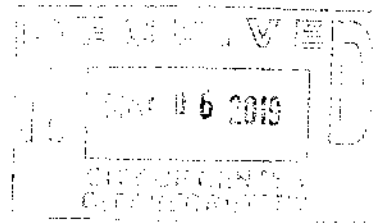
LIONS CLUB



P. O. Box 387
Center, Texas 75935

May 3, 2019

City of Center
PO Box 1744
Center, TX 75935



Attn: Jason Mitchell, Chad Nehring, Jim Gibson
RE: Shelby County Youth Soccer Complex donation

Dear Sirs:

The Center Noon Lions Club wishes to donate \$20,100 to the City for the purpose of partially funding improvements to the SCYS Soccer Complex as follows:

Nov. 2019:	\$5,100
Nov. 2020:	5,000
Nov. 2021:	5,000
Nov. 2022:	5,000

These of course will be subject to our annual fundraising efforts and Club approval each year.

Thanks for your assistance in organizing this effort and processing these funds for the benefit of the youth of Shelby County and the SCYS organization. We appreciate all you do to benefit the citizens of this area, especially our young people.

Sincerely,
CENTER NOON LIONS CLUB


Jim Sawyer, Treasurer



April 2019 Shelby County Youth Soccer

**PO Box 1045
Center, TX 75935**

Shelby County Youth Soccer is a relatively new Association that the City of Center has put together for the youth of Shelby County, including boys and girls ages 3 to 15. Please note that the league welcomes players from ALL over Shelby County. SCYS is the fastest growing youth sport in Center.

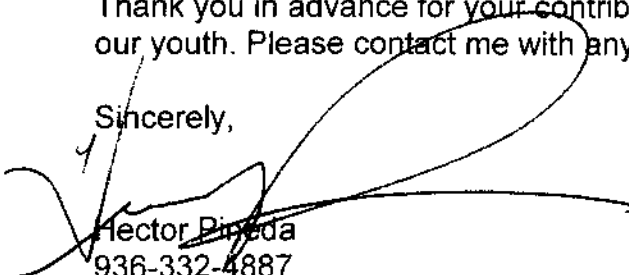
The City of Center is building a Soccer Complex that will be ready this fall. The City has provided a location, fields, lights, parking and bathrooms to continue our league strictly for soccer. It is located at the Community Park on Ballard St in Center. This will be our 6th season with SCYS and we are proud to say that we are growing rapidly. Not only are we growing, but we have become part of North Texas Soccer Association that allows our children to show their talent across the United States and play against bigger/competitive teams.

I would like to request your financial support this year as we get ready for bigger opportunities. We would like The Lions Club to consider donating \$20,000 towards the cost of our concession/storage stand. We have talked with the city, and The Lions Club would be allowed to pay this in installments of \$5000. We hope that you will consider this opportunity to help our local youth in the community. Our goal is to provide a place where our kids, grandchildren, nieces/nephews etc. will improve their talent, and to be able to host tournaments, including our High school soccer team. SCYS has also asked The Rotary Club to make the same donation towards new soccer goals.

If you would like to sponsor Shelby County Youth Soccer, please contact me at the number below. If you would like, I would be happy to come speak one day at lunch about the soccer program.

Thank you in advance for your contribution to the physical, emotional, and social development of our youth. Please contact me with any questions.

Sincerely,



Hector Pineda
936-332-4887

Rotary



Center Rotary Club
PO Box 136
Center, TX 75935

May 8, 2019

City of Center
PO Box 1744
Center, TX 75935

Subject: Club Donation for Soccer Complex

The Rotary Club of Center, Texas, voted on April 30 to donate \$20,000 to the City of Center to assist with the purchase of equipment for the new Ballard Street Soccer Complex. Specifically, the Club authorized the donation to purchase soccer goals and nets and field benches. The Club agreed to pay out the donation with the following schedule:

2019: An initial payment of \$10,000

2020: A \$5,000 payment

2021: A \$5,000 payment

If there are any questions please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Hollie Adams".

Hollie Adams
Center Rotary Club President 2018-2019

ITEMS OF INTEREST

1. May Sales Tax Analysis.
2. Financial Dashboard March & April.
3. 2019 State & Regional Tournament Schedule.
4. DETCOG Awards Luncheon.
5. Park Events Schedule.

**City of Center
Sales Tax Analysis
Historical Total Sales Tax Receipts by Month**

MAY 2019

Month	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Monthly Percentage	FY 2019	Percent Change
October	335,201	245,967	244,899	228,115	231,497	238,942	248,034	8%	254,722	2.70%
November	338,279	302,511	259,984	276,664	294,255	293,524	285,077	9%	311,900	9.41%
December	265,303	206,335	232,741	226,007	236,836	229,978	235,009	7%	251,078	6.84%
January	302,637	246,183	241,181	231,378	231,546	246,897	245,441	8%	249,205	1.53%
February	365,493	331,108	349,611	336,519	314,037	332,583	326,532	11%	356,361	9.13%
March	263,274	206,065	201,810	208,247	212,208	207,108	223,858	7%	241,773	8.00%
April	264,284	249,697	210,844	210,221	227,687	222,669	231,114	7%	237,467	2.75%
May	312,786	293,299	285,819	279,420	326,257	291,837	332,039	10%	327,605	-1.34%
June	247,419	216,356	222,767	230,377	224,919	226,133	236,845	7%		-100.00%
July	248,010	224,280	231,096	224,098	236,589	242,449	263,496	8%		-100.00%
August	311,966	272,497	266,114	299,026	292,434	294,075	317,658	9%		-100.00%
September	243,919	228,343	231,038	237,446	241,060	229,515	254,085	8%		-100.00%
	3,498,572	3,022,640	2,977,904	2,987,519	3,069,326	3,055,709	3,199,187		2,230,111	

Monthly Allocation

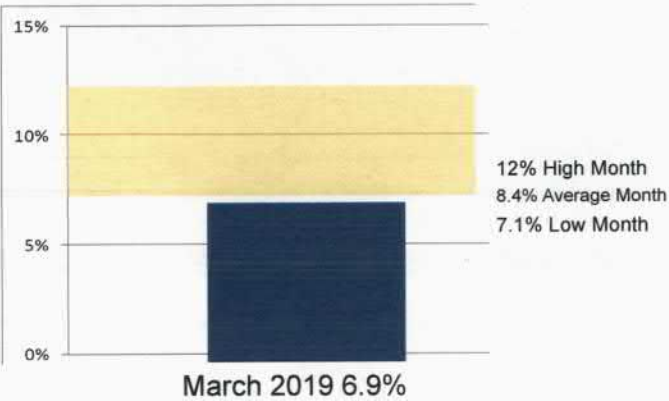
327,605.38

City of Center	1%	163,802.69
4B Economic Development Corporation	0.50%	81,901.35
4A Economic Development Corporation	0.25%	40,950.67
Sales Tax for Property Tax Relief	0.25%	40,950.67
		327,605.38

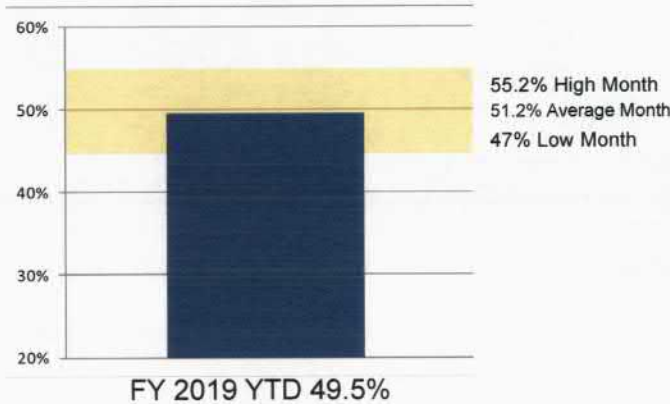


FINANCIAL DASHBOARD MARCH 2019

General Fund March Monthly Expenses

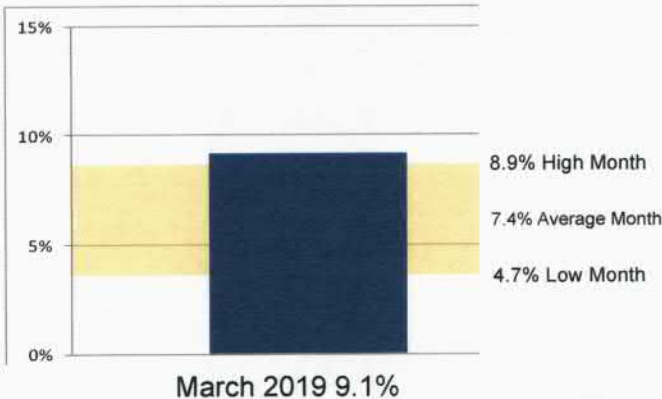


Year to Date Expenses

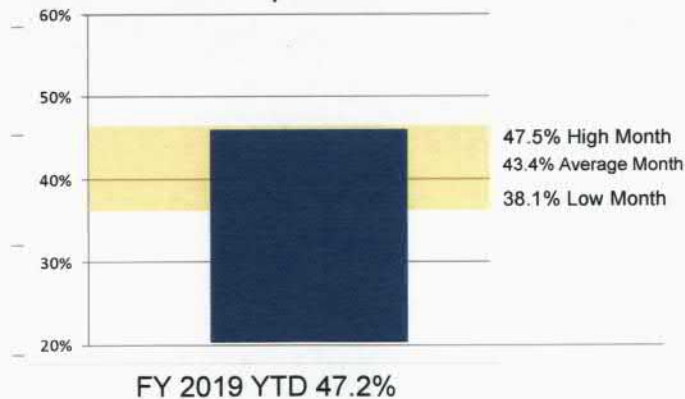


General Fund	FY 2019 Adopted Budget	March 2019	YTD
Non-Departmental	370,650	31,312	253,902
City Hall	790,550	47,870	388,647
Police	2,051,500	146,742	994,333
Fire	496,400	34,312	246,624
Streets	353,050	24,515	162,165
Airport	92,100	5,321	46,574
Cemetery	22,500	1,190	8,330
Parks	181,500	11,927	67,434
Inspections	52,450	3,251	21,517
Animal Control	24,200	691	9,250
Municipal Court	107,400	7,890	51,133
Civic Center	224,700	13,023	112,920
Community Facilities	85,700	6,910	41,636
Total	4,852,700	334,955	2,404,466
REVENUES	4,852,700	369,116	2,903,336
DIFFERENCE	0	34,161	498,871

Utility Fund March Monthly Expenses



Year to Date Expenses

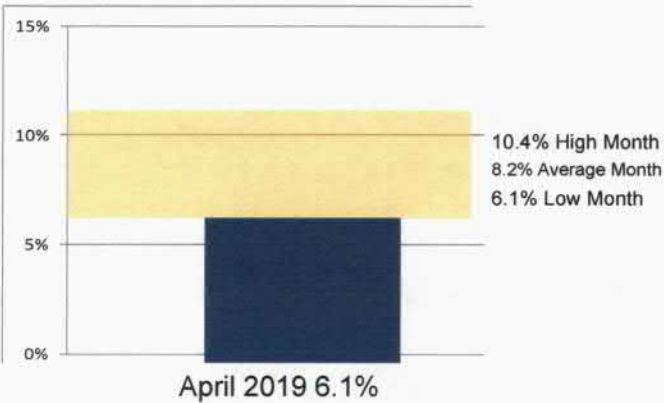


Utility Fund	FY 2019 Adopted Budget	March 2019	YTD
Non-Departmental	966,300	119,956	497,516
Water Production	1,369,750	90,077	547,223
Water Distribution	420,150	42,418	229,107
Sewer Collection	316,200	39,536	122,047
Sewer Treatment	521,000	40,591	297,010
Public Works	295,000	22,277	141,249
TOTAL	3,888,400	354,856	1,834,152
REVENUES	3,888,400	438,478	1,943,877
DIFFERENCE	0	83,623	109,725

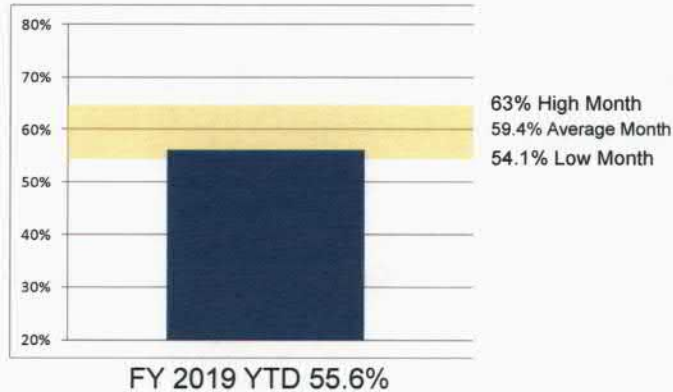


FINANCIAL DASHBOARD APRIL 2019

General Fund April Monthly Expenses

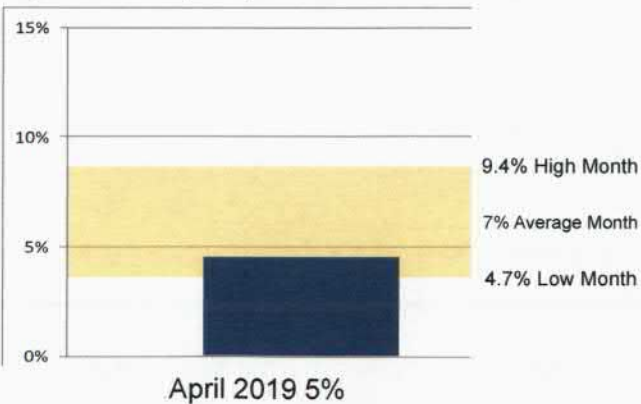


Year to Date Expenses

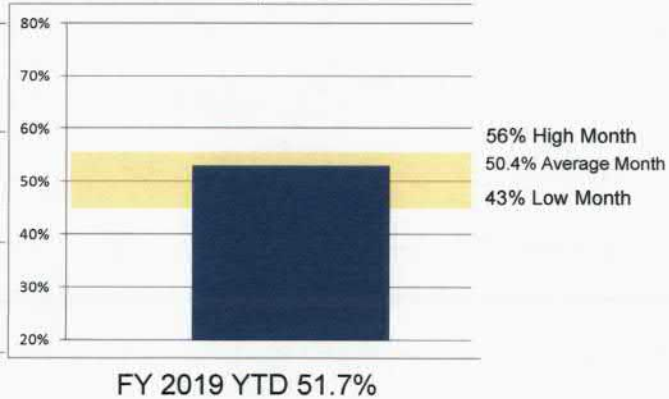


General Fund	FY 2019 Adopted Budget	April 2019	YTD
Non-Departmental	370,850	5,264	259,166
City Hall	790,550	60,693	449,340
Police	2,051,500	139,268	1,133,601
Fire	496,400	24,964	271,588
Streets	353,050	16,212	178,377
Airport	92,100	6,634	53,208
Cemetery	22,500	2,380	10,710
Parks	181,500	10,943	78,377
Inspections	52,450	2,626	24,144
Animal Control	24,200	1,427	10,677
Municipal Court	107,400	7,778	58,911
Civic Center	224,700	11,011	123,931
Community Facilities	85,700	5,409	47,046
Total	4,852,700	294,610	2,699,075
REVENUES	4,852,700	278,095	3,181,431
DIFFERENCE	0	(16,515)	482,356

Utility Fund April Monthly Expenses



Year to Date Expenses



Utility Fund	FY 2019 Adopted Budget	April 2019	YTD
Non-Departmental	966,300	7,761	505,277
Water Production	1,369,750	67,362	614,586
Water Distribution	420,150	29,855	258,962
Sewer Collection	316,200	14,950	136,997
Sewer Treatment	521,000	32,421	329,431
Public Works	295,000	23,022	164,271
TOTAL	3,888,400	175,372	2,009,524
REVENUES	3,888,400	138,727	2,082,604
DIFFERENCE	0	(36,645)	73,080

2019 State and Regional Tournaments

- June 29 – July 4 Tier II Dixie Boys State Tournament (13-14)
- June 29 – July 1 T-ball South Regional Division I and Division II (5-6)
- June 29 – July 1 Coach Pitch South Regional Division I and Division II (7-8)
- July 5 – July 8 AAA South Regional Division I and Division II (9-10)
- July 5 – July 8 Ozone South Regional Division I and Division II (11-12)
- July 13 – July 18 Dixie Boys Jr. State Tournament (13)
- July 13 – July 18 Dixie Boys Tier I State Tournament (13-14)

- May 18 – May 19 Local Tournament (all ages)
- June 8 – June 9 Possible Allstar Ready tournament (all ages)

From: Chad Nehring <cnehring@centertexas.org>
Sent: Tuesday, April 30, 2019 4:40 PM
To: 'Barbara Boyd'
Cc: David Chadwick
Subject: FW: DETCOG Annual Meeting & Awards Luncheon

Council packet please
Chad

From: Lonnie Hunt <lhunt@detcog.org>
Sent: Tuesday, April 30, 2019 4:36 PM
To: Lonnie Hunt <lhunt@detcog.org>
Subject: DETCOG Annual Meeting & Awards Luncheon


Dear DETCOG Members,

Our Annual Meeting & Awards Luncheon is coming up May 23rd at the Lufkin Civic Center. We've had a great year and this is going to be a great event -- sure hope you can make it! All the details are included on the invitation below. If you have any questions, contact Cynthia Trowbridge or myself.

Note about our guest speaker:

Dr. Ruth J. Simmons is a native of Deep East Texas (Grapeland TX). There is not enough room in this email to list all her honors and achievements. She was the first African American and one of the first females to serve as President of an Ivy League University. She retired as President of Brown University a few years ago and returned to Texas. Then she was persuaded to come out of retirement to serve as President of Prairie View A&M University. We are very fortunate to have her speak this year.

Please join us for the
Deep East Texas Council of Governments & Economic Development District's
Annual Membership & Awards Luncheon
Thursday May 23rd, 2019 at 12:00 Noon
Preser Garrison Convention Center • 601 North 2nd Street, Lufkin, Texas



Guest Speaker:
Ruth J. Simmons
President, Prairie View A&M University

Annual Award Presentations Include the
Ralph W. Steen East Texan of the Year Award

Individual Tickets: \$20 | Reserved Table for Eight: \$100
RSVP: (409) 391-5254 or CTrowbridge@detcog.org

PARK EVENTS

Date	Time	Park	Event Description	Organization
05.11.2019	10am-5pm	Portacool Park	Basketball Tournament	My Brother's Keeper
06.15.2019	10am-4pm	Portacool Park	Family Day Event	Pilgrim's Pride