

**AGENDA**  
**CITY OF WHARTON**  
**Regular City Council Meeting, City Hall**  
**7:00 p.m., Monday, February 13, 2006**

1. **Call to Order.**
2. **Roll Call and Excused Absences.**
3. **Public Comments.**
4. **Wharton Moment.**
5. **Review & Consider:** Reading of the minutes from the regular meetings held January 9, 2006 and January 23, 2006.
6. **Review & Consider:** **Ordinance:** An ordinance calling for a City Officers Election, providing for the date, time, and place of the election, the appointment of elections officers and clerks, early voting, Notice of the Election, drawing for ballot positions, filing applications, and making election returns.
7. **Review & Consider:** Recommendation from the Planning Commission to consider approving the following:
  - A. Final Replat of the Muegge Family Testamentary Trust of Ahldag, Block 13B, Barclay, Lot 8A, 9, 10, 11, 12, 13, 14 and Burr, Block A, Lot 1, 2, 3, 4.
  - B. Preliminary replat request by Navasota Energy, LLC for a portion of the former Cane Belt Railroad and Lots 5 thru 24, and a portion of Dyann Drive and Rebecca Street of Plantation Acres, Section No. 2.
8. **Review & Consider:** Request for property tax abatement by Pocket Full of Learning, Inc., 205 Alabama Road, Wharton, Texas:
  - A. **Resolution:** A resolution administratively approving an application for tax abatement heretofore previously filed by Pocket Full of Learning, Inc. in the form of a letter dated the 30<sup>th</sup> day of January 2006, and subsequently filed by a completed application form on the 30<sup>th</sup> day of January 2006.
  - B. **Public Hearing:** A public hearing regarding the designation of a reinvestment zone.
  - C. **Ordinance:** An ordinance designating certain property as herein legally described, including certain lots and blocks as therein contained, a reinvestment zone and providing

that said reinvestment zone shall hereinafter be referred to as City of Wharton reinvestment zone No. 06-01 said property being generally known as that property on 205 North Alabama Road, Wharton, Texas, and making other findings and conclusions as required by law.

**D. Ordinance:** An ordinance approving and authorizing the Mayor of the City of Wharton to sign and execute for and on behalf of the City of Wharton a Tax Abatement Agreement with Pocket Full of Learning, Inc. in a form as attached hereto and marked Exhibit “A” and making certain findings of fact in accordance with the requirements of law.

**9. Review & Consider:**

Chamber of Commerce & Agriculture request for the City of Wharton to assist the Wharton County Farmers’ Market with the following:

- A. Closing of either or both Fulton Street and Houston Street from 8:00 a.m. to 1:00 p.m. every Saturday during the months of May, June and July.
- B. To provide dumpsters and containers for solid waste disposal.
- C. To provide public restroom facilities and signage.

**10. Review & Consider:**

Wharton Regional Airport:

- A. Wharton Regional Airport – Airport Development Plan:
  - 1. Presentation – O’Malley Engineers, LP.
  - 2. **Resolution:** A resolution of the Wharton City Council approving the Wharton Regional Airport – Airport Development Plan.
- B. Non-Primary Entitlement Grant Funds:
  - 1. **Resolution:** A resolution of the Wharton City Council establishing fixed base operator minimum standards for the Wharton Regional Airport.
  - 2. **Resolution:** A resolution of the Wharton City Council establishing fixed base operators’ lease agreement for the Wharton Regional Airport.
  - 3. **Resolution:** A resolution of the Wharton City Council establishing T-Hangar lease agreement for the Wharton Regional Airport.
- C. **Resolution:** A resolution of the Wharton City Council approving the Amendment No. 1 to the Texas Department of Transportation Aviation Division Airport Project Participation Agreement for the City of Wharton Airport Terminal Building Project – TxDOT CSJ No.

06TBWHRTN and authorizing the Mayor of the City of Wharton to execute the agreement.

11. **Review & Consider:** **Resolution:** A resolution adopting the City of Wharton Investment Policy.
12. **Review & Consider:** **Resolution:** A resolution amending the contract of the Wharton Fire Department in Wharton, Texas, with the Texas Statewide Emergency Services retirement fund and authorizing the Mayor of the City of Wharton to execute all documents related to the contract.
13. **Review & Consider:** **Resolution:** A resolution of the Wharton City Council authorizing early turnover and additional penalty on Delinquent Personal Property Taxes under Tex. Tax Code Section 33.11.
14. **Review & Consider:** Texas Department of Transportation Programs:
  - A. 2005 Program Call for candidate projects for the Statewide Transportation Enhancement Program (STEP).
  - B. 2008 – 2009 Federal Hazard Elimination (HES) Program.
15. **Review & Consider:** David Hall Boat Ramp Facility.
16. **Review & Consider:** Notification to Bagley Pecan Warehouse regarding beautification efforts.
17. **Review & Consider:** City of Wharton Civic Center Skylight:
  - A. Bid Tabulation.
  - B. **Resolution:** A resolution of the Wharton City Council awarding the bid for the City of Wharton Civic Center Skylight.
18. **Review & Consider:** City of Wharton Santa Fe Trail Construction Project:
  - A. Bid Tabulation.
  - B. **Resolution:** A resolution of the Wharton City Council awarding the bid for the City of Wharton Santa Fe Trail Construction Project.
  - C. Authorization for City forces to begin certain construction elements of the project.
19. **Review & Consider:** **Resolution:** A resolution of the Wharton City Council approving a lease purchase agreement with Houston

Community Bank for the meter replacement project and authorizing the Mayor of the City of Wharton to execute all documents related to the agreement.

**20. Review & Consider:**

**Resolution:** A resolution of the Wharton City Council rescinding the City of Wharton Resolution No. 1999-64 creating the Legislative Committee and adoption of a replacement resolution establishing the requirements of the City of Wharton Legislative Committee.

**21. Review & Consider:**

**Resolution:** A resolution approving an interlocal agreement between the City of Wharton and Wharton County for in-kind excavation assistance for the Santa Fe Drainage Outfall Channel Project and authorizing the Mayor of the City of Wharton to execute the agreement.

**22. Review & Consider:**

Southern Pacific Railroad Depot Restoration Project- A & A Constructors, Inc., Pay Request No. 7.

**23. Executive Session:**

City Council may adjourn into an Executive Session in accordance with Section 551.072 of the Government Code, Revised Civil Statutes of Texas. Final action, decision or vote, if any with regard to any matter considered in Executive Session shall be made in Open Meeting:

A. **Discussion:** Acquisition of real estate from Wilbert Kainer & Kathryn Kainer for the Santa Fe Drainage Outfall Channel Project.

B. **Discussion:** Acquisition of real estate from Mr. Frank J. Felcman for the Santa Fe Drainage Outfall Channel Project.

C. **Discussion:** Acquisition of real estate from Josef's Farms, Inc. for the Santa Fe Drainage Outfall Channel Project.

**24. Return to Open Session:**

Action on items discussed in Executive Session:

A. **Review & Consider: Resolution:** A resolution of the Wharton City Council approving the acquisition of real estate from Mr. Wilbert Kainer & Kathryn Kainer for the Santa Fe Drainage Outfall Channel Project and authorizing the Mayor of the City of Wharton to execute all documents and agreements required for said acquisition.

B. **Review & Consider: Resolution:** A resolution of the Wharton City Council approving the acquisition of a real

estate easement from Mr. Frank J. Felcman for the Santa Fe Drainage Outfall Channel Project and authorizing the Mayor of the City of Wharton to execute all documents and agreements required for said acquisition.

**C. Review & Consider:** Acquisition of real estate from Josef's Farms, Inc. for the Santa Fe Drainage Outfall Channel Project.

**25. Review & Consider:**

City Council Committees, Boards and Commission's Reports:

- A. Wharton Economic Development Corporation Social Gathering held January 23, 2006.
- B. Wharton Economic Development Corporation meeting held January 24, 2006.
- C. Planning Commission meeting held February 6, 2006.
- D. City Council Finance Committee meeting held February 7, 2006.
- E. City Council Public Works Committee meeting held February 7, 2006.
- F. Wharton Regional Airport Board meeting held February 7, 2006.
- G. Beautification Commission meeting held February 8, 2006.

**26. Adjournment.**