

AGENDA
CITY OF WHARTON
Regular City Council Meeting, City Hall
7:00 p.m., Monday, July 24, 2006

1. **Call to Order – Opening Devotion – Pledge of Allegiance.**
2. **Roll Call and Excused Absences.**
3. **Public Comments.**
4. **Wharton Moment.**
5. **Review & Consider:** City of Wharton financial report for the month of June 2006.
6. **Review & Consider:** **Resolution:** A resolution of the Wharton City Council approving the Section 8 Housing Assistance Payments Program, Local Operator Contract between the Texas Department of Housing and Community Affairs and the City of Wharton and authorizing the Mayor of the City of Wharton to execute the agreement.
7. **Executive Session:** City Council may adjourn into an Executive Session in accordance with Sections 551.074 and 551.087 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:** Economic Development Incentives for Buc-ee's, LTD.
 - B. **Discussion:** City Manager Performance Evaluation.
8. **Return to Open Meeting:** Action on items discussed in Executive Session:
 - A. **Review & Consider:** Economic Development Incentives for Buc-ee's, Ltd.
 - B. **Review & Consider:** City Manager Performance Evaluation.
9. **Review & Consider:** Request by Ms. Rosemary Rust for the creation of a Reinvestment Zone and/or Neighborhood Empowerment Zone.

- A. Public Hearing:** A public hearing regarding the designation of a reinvestment zone.
- B. 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. 06-02 said property being generally known as a certain 35.76 acre tract of land situated in the A.J. Timber League, Abstract No. 34, Wharton County, Texas, and making other findings and conclusions as required by law.
- C. Public Hearing:** A public hearing regarding the designation of a Neighborhood Empowerment Zone.
- D. Ordinance:** An ordinance designating certain property as herein legally described, including certain lots and blocks as therein contained, a neighborhood empowerment zone and providing that said zone shall hereinafter be referred to as City of Wharton neighborhood empowerment zone No. 06-01 said property being generally known as a certain 35.76 acre tract of land situated in the A.J. Timber League, Abstract No. 34, Wharton County, Texas, and making other findings and conclusions as required by law.

10. Review & Consider:

Buc-ee's, Ltd. request for the following:

- A. 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 Sales Tax Rebate Agreement with Buc-ee's, Ltd. in a form as attached hereto and marked Exhibit "A" and making certain findings of fact in accordance with the requirements of law.
- B. Infrastructure Improvements**
 - 1. Utilities Improvements (water, sewer and gas).
 - 2. Elevation of the property above the flood plain with material supplied by the Rust Estate.
- C. Construction of southbound U.S. Highway 59 access road at the intersection of FM 102.**
- D. Seek State/Federal funding for the proposed project.**

11. Review & Consider:

Wharton Economic Development Corporation Fiscal Year 2006 – 2007 Budget.

- 12. Review & Consider:** Appointments to the City of Wharton City Council Boards, Commissions, and Committees:
- A. Beautification Commission.
 - B. Planning Commission.
- 13. Review & Consider:** City Manager Request for Travel Reimbursements.
- 14. Review & Consider:** Update on the City of Wharton On-going Projects.
- 15. Review & Consider:** City Council Committees, Boards and Commission's Reports:
- A. Wharton Regional Airport Board meeting held July 11, 2006.
 - B. Beautification Committee meeting held July 12, 2006.
 - C. Mayor's Committee on People with Disabilities meeting held July 20, 2006.
 - D. City Council Finance Committee meeting held July 20, 2006.
- 16. City Manager's Reports:**
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| A. City Secretary/Personnel. | H. Legal Department. |
| B. Code Enforcement. | I. Municipal Court. |
| C. Community Services Department/
Civic Center. | J. Police Department. |
| D. E.M.S. Department. | K. Public Works Department. |
| E. Engineer/Planning Department. | L. Water/Sewer Department. |
| F. Facilities Maintenance Department. | M. Weedy Lots/Sign Ordinance. |
| G. Fire Department Incidents/Inspections. | N. Wharton Municipal Pool. |
| | O. Wharton Regional Airport. |
- 17. Adjournment.**