



City Manager's Notes

**Week Ending
July 18, 2025**

Mayor and Council.

The City Manager's Notes for the week ending July 18, 2025 are provided below. This report contains public information and can be freely shared.

Modified Pool Hours

Last week, I provided information regarding the modification of pool hours to provide greater availability to our working population and their families. Effective Tuesday, July 15, the pool hours have been expanded. Staff updated the hours on the City's website and conducted a soft rollout of the change on Tuesday and Wednesday. On Thursday, staff posted the announcement of the change on the City's Facebook page. The expanded hours are reflected below.

Day	Previous Pool Hours	Expanded Pool Hours
Monday	Closed to Public – Private Events and Pool Maintenance Only	
Tuesday	1:00 p.m. to 5:00 p.m.	1:00 p.m. to 7:00 p.m.
Wednesday	1:00 p.m. to 5:00 p.m.	1:00 p.m. to 7:00 p.m.
Thursday	1:00 p.m. to 5:00 p.m.	1:00 p.m. to 7:00 p.m.
Friday	1:00 p.m. to 5:00 p.m.	1:00 p.m. to 7:00 p.m.
Saturday	12:00 p.m. to 4:00 p.m.	12:00 p.m. to 4:00 p.m.
Sunday	Pool Party Reservations Only	

Dominium / Matlock Flats Site Visit Opportunities

During our weekly status call with Dominium, they extended an invitation to City Council for a site visit to their Matlock Flats property during the week of July 28. The following times are available if any members of Council would like to visit the property. Please reach out to Denish if you would like take advantage of the offer.

- 7/28: Between 3pm and 4pm
- 7/29: Between 9am and 12pm
- 7/31: Between 9am and 11am

Proposed Budget Status

A copy of the proposed budget was filed with the City Secretary and posted to the City's website on Friday, July 18. By filing the document with the City Secretary, we satisfy the State requirement to file the budget with the City Secretary at least 30 days prior to the Council voting on tax rate. Staff will have an item on the August 5 City Council agenda for Council to set the date of the tax rate public hearing and the date on which the tax rate will be voted. Staff is currently planning for this to occur at the Tuesday, August 19 Council meeting. We are taking a similar approach this year as to last. Due to staff turnover and other factors, staff will continue to refine the proposed budget and will provide additional information, clarification, and detail prior to the scheduled budget workshop on Friday, August 1. In addition, a final proposed budget and staff recommendations cannot be presented to Council until such time as the Certified Tax Roll is received, analyzed by staff, and the Truth-in-Taxation calculations are complete.



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2025 Certified Tax Values Received

The Kaufman Central Appraisal District (KCAD) provides the certified property values to the City of Terrell on or before July 25 each year. I am pleased to announce that KCAD has provided this information on the afternoon of Friday, July 17. This will allow staff to proceed with completing the relevant calculations and provide budgetary recommendations to Council at the August 1 Budget Workshop. It will take some additional time to analyze and work through the information, but know the information will be provided as soon as the analysis is complete. A brief overview of the information has been provided below.

	2024	2025	\$ Change	% Change
Market Value	\$ 3,520,727,992	\$ 3,651,757,402	\$ 131,029,410	3.72%
Net Taxable Value	\$ 2,621,446,181	\$ 2,777,178,502	\$ 155,732,321	5.94%

Category	2024	2025	\$ Change	% Change
Single Family Residence	\$ 980,731,326	\$ 1,000,607,160	\$ 19,875,834	2.03%
Multifamily Residence	\$ 135,939,579	\$ 150,738,259	\$ 14,798,680	10.89%
Vacant Lots and Land Tracts	\$ 96,391,065	\$ 103,562,967	\$ 7,171,902	7.44%
Qualified Open Space Land	\$ 890,475	\$ 1,067,242	\$ 176,767	19.85%
Improvements on Qualified Open Space Land	\$ 772,926	\$ 729,840	\$ (43,086)	-5.57%
Rural Land, Non Qualified Open Space Land	\$ 58,575,085	\$ 62,580,321	\$ 4,005,236	6.84%
Commercial Real Property	\$ 516,668,605	\$ 555,919,367	\$ 39,250,762	7.60%
Industrial and Manufacturing Real Property	\$ 247,112,287	\$ 272,209,195	\$ 25,096,908	10.16%
Gas Distribution System	\$ 13,690,099	\$ 16,060,263	\$ 2,370,164	17.31%
Electric Company	\$ 29,349,600	\$ 28,799,100	\$ (550,500)	-1.88%
Telephone Company	\$ 1,701,108	\$ 1,501,917	\$ (199,191)	-11.71%
Railroad	\$ 4,296,499	\$ 4,606,038	\$ 309,539	7.20%
Pipeline Company	\$ 393,051	\$ 398,767	\$ 5,716	1.45%
Commercial Personal Property	\$ 149,881,036	\$ 171,462,312	\$ 21,581,276	14.40%
Industrial and Manufacturing Personal Property	\$ 345,247,636	\$ 354,814,294	\$ 9,566,658	2.77%
Tangible Other Personal	\$ 8,366,399	\$ 8,461,616	\$ 95,217	1.14%
Residential Inventory	\$ 6,502,361	\$ 21,029,642	\$ 14,527,281	223.42%
Special Inventory Tax	\$ 24,957,044	\$ 22,630,202	\$ (2,326,842)	-9.32%
Totally Exempt Property	\$ -	\$ -	\$ -	0.00%

Total	\$ 2,621,466,181	\$ 2,777,178,502	\$ 155,712,321	5.94%
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	2024	2025	\$ Change	% Change
Single Family Average Taxable Value	\$ 185,470	\$ 198,447	\$ 12,977	7.00%



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August City Council Meetings / Housing Finance Corporation

Currently, there are two scheduled City Council meetings on August 5 and August 19. Previously staff had requested that you keep Tuesday, August 26 available for additional budget actions. Staff is still assessing the schedule and timing of Council's action. We request that you continue to keep this date available.

Please be aware that the August 5 City Council agenda is very heavy. While staff has moved as much off the agenda as possible there still a significant number of Public Hearings and action items that could not be accommodated at another meeting. This is likely to be a long evening. There will also be an Executive Session that evening, though we will keep it to the minimum possible.

Dominium has reach out regarding the Terrell Housing Finance Corporation (THFC). They have an August 15 deadline which they are try meet. On August 15, the State will have its "August Collapse" of previously unused bonds for housing. They need the THFC to have taken certain actions so that they can submit their application for these funds.

- Bond inducement for proposed Dominium project
- Adopt bylaws
- Elect governing officers
- Appoint consultants
- Authorize bank account
- Adopt seal
- Plan for an hour for organizational meeting

City Secretary Dawn Steil will be reaching out to you to assess availability and willingness for a potential Tuesday, August 12 meeting.

In Closing

If staff can provide additional information or clarification, please let me know. Thank you all for your continued service and dedication to the City of Terrell.

Respectfully,

Mark C. Mills
Interim City Manager