



City Council Extends Property Tax Reimbursement Program for Landowners in Proposed Annexation Areas

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TERRELL – On April 4, 2023, the Terrell City Council again accepted public comments on proposed annexations and met in Executive Session to review legal options with its attorney team. The annexations discussed during public hearings on March 20 date back to areas grandfathered for annexation under 2019's HB347. Council is considering moving forward on 10 percent of the area originally grandfathered in 2019.

"I am proud that our Council will consider Annexation Ordinances on April 11 that extend the Agricultural Non-Annexation Agreements to 30 years and extend the No-Contest Annexation Agreements to 10 years of City M&O property tax reimbursement, starting with six years of full reimbursement and gradually decreasing in years seven to 10. We will also extend the deadline for this paperwork from April 7 to April 14 at 5 p.m.," said Terrell Mayor Rick Carmona.

In each of the last six years, Kaufman County has been one of the fastest growing counties in the nation. In 2022, the U.S. Census Bureau ranked the County as the fastest growing. Just last week, the Census Bureau reaffirmed this by ranking Kaufman County as the second fastest growing county in the United States and the fastest growing county in Texas. With Texas now surpassing 30 million residents, this growth is projected to continue for decades to come.

Following the April 4 Council meeting, Mayor Carmona stated, "People are moving to the County in record numbers. The 7,300 acres proposed for annexation currently includes 85 homes. Left unmanaged, that same acreage will have thousands of homes in the future. As Mayor, it's my duty to make sure we have effective crime prevention in Terrell not just today, but also for future generations. If thousands move to the area one mile from our boundary and aren't included in Terrell's law enforcement jurisdiction, we will have failed in this basic public safety task. We know it's no fault of the current residents that they are in the path of this unprecedented growth, and we are working to reach positive outcomes in this challenging situation."

Mayor Carmona continued, "Listening to the public in this state law-prescribed process has helped us bring about fair and positive changes. I believe residents and the Council share many of the same goals. We love Terrell. We love our heritage and the City we are today. We all want the Terrell we leave our grandkids to still be a wonderful place. The short-term tax revenue coming to the City from these few homes and businesses is money the City can manage to do without. I believe the City's efforts to manage new growth in these land areas will lead to a better long-term result."

The City Council meetings on April 11 and April 18 will begin at 6 p.m. in the Terrell High School Auditorium. Attendees who wish to share comments are asked to arrive early and register to speak. Copies of the updated Agricultural Non-Annexation Agreement and the No Contest Agreements are available on the City's website, at the Terrell Public Library, and at the City Attorney's office. Limited copies of the agreements will also be available at the City Council meeting on April 11. The 5 p.m., April 14 deadline is a hard deadline because the City must include all documents in the second reading of the annexation ordinances on April 18. Agreements will be accepted early. Any landowner who signed a previous version of the agreement is welcome to update their agreement and, if they are unable to do so, the language in the Ordinance will require the City to honor these updated terms.

Landowners impacted by annexation are encouraged to contact City Attorney Greg Shumpert at 972-474-3800 or email him at greg@shumpertlaw.com.

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