

Will Brule, Council District #1  
Mitchell Jordan, Council District #2  
Vickey L. Chivers, Council District #3  
Joe Baxter, Council District #4  
Doug Smith, Council District #5  
Ann Connor, Council District #6



Mike Hornes, City Manager  
Teresa Herrera, City Secretary  
Ronald D. Stutes, City Attorney

Steve Presley, Mayor

**NOTICE OF MEETING  
CITY COUNCIL AGENDA**

**Thursday, October 26, 2017**

**Work Session @ 11:15 a.m., City Council Chambers  
Special Meeting @ 11:45 a.m., City Council Chambers  
504 N. Queen Street  
Palestine, Texas**

**The City Council may meet in Closed Session regarding any item on this agenda if necessary, as permitted by Subchapter D of Chapter 551 of the Texas Government Code.**

**WORK SESSION**

- 1) Discuss regulations pertaining to game rooms and amusement redemption machines. Development Services Director Jeffrey Lyons
- 2) Discuss bid document placing the Palestine Civic Center for sale. City Manager Mike Hornes

**SPECIAL MEETING**

- A. **Call to Order.**
- B. **Consider approving bid document placing the Palestine Civic Center for sale. City Manager Mike Hornes**
- C. **Consider a resolution authorizing the Submission of a Texas Community Development Block Grant Program application with the Texas Department of Agriculture to close out the City's Revolving Loan Fund and to change its revolving loan fund activity's use from Economic Development to Community Development. City Manager Mike Hornes**
- D. **ADJOURN**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outdoor bulletin board at the main entrance to City Hall, 504 N. Queen Street, Palestine, Texas, on the following date and time:

Monday, October 23, 2017 at 10:30 am 

Teresa Herrera, City Secretary

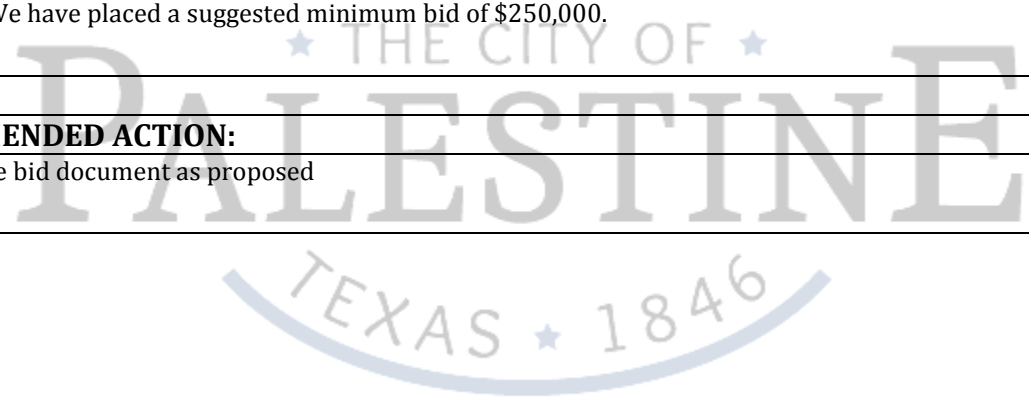
**In compliance with the Americans with Disabilities Act, the City of Palestine will provide for reasonable accommodations for persons attending City Council meetings. Requests for accommodations or interpretive services must be made 48 hours prior to the meetings. Please contact the City Secretary's office for further information at 903-731-8414.**

**City Council  
City of Palestine, Texas  
Agenda Action Form**

<b>AGENDA DATE:</b>	10/26/17	<b>AGENDA ITEM</b>	
<b>AGENDA SUBJECT:</b>	Consider accepting bid documents placing the Palestine Civic Center for sale		
<b>PREPARED BY:</b>	Michael Hornes	<b>Date Submitted:</b>	10/23/17
<b>EXHIBITS:</b>	1. Bid Document		
<b>BUDGETARY IMPACT</b>			
N/A			
<b>CITY MANAGER APPROVAL:</b>			

<b>SUMMARY:</b>
City Council asked staff to create a bid document for the sale of the Civic Center. The document is attached as exhibit 1. We have placed a suggested minimum bid of \$250,000.

<b>RECOMMENDED ACTION:</b>
Approve the bid document as proposed





To choose the winning bidder for 1819 W. Spring Street (Palestine Civic Center), the City of Palestine City Council will consider the following items: the buyer's ability to bring business to Palestine, the buyer's ability to bring tax revenue into Palestine, the buyer's ability to increase employment in Palestine and the buyer's ability to remodel and maintain upkeep of the buildings. Other items may be discussed before an award will be made, if needed.

Notice is published in Palestine Herald-Press in October. 28th & 31<sup>st</sup> issues. Bids will be accepted until Jan. 22, 2018. Bids will close on Jan. 22, 2018 at 3:00 p.m. Bids will be opened at the Palestine City Hall on Jan. 22nd at 5:30 p.m. Council will meet on February 12th, 2018 to award a contract to the winning bidder.

**PUBLIC NOTICE**  
**REQUEST FOR SEALED BIDS TO PURCHASE REAL PROPERTY**

The City of Palestine is accepting sealed bids for the purchase of city-owned real property described below. The receipt of responses does not require the City to accept any bid, enter a contract or to complete a sale or exchange. Should any bid be accepted, payment shall be made by cashier's check or money order payable to the City of Palestine within three days of the award notice. Provisions of any sale shall include: "as is" with no warranties; and buyer to pay all fees, and commissions and costs associated with closing the sale. If approved, sale and conveyance will be through special warranty deed.

1. ACAD Account #: R0046564

Address: 1819 W. Spring Street (Palestine Civic Center).

Legal Description: A0723 Shipley, John Survey. Block 1243 Tract 7 (improved area only including building and parking lot).

Minimum Bid: \$250,000

Other stipulations: City will retain the option to purchase back the property if no action is taken within 2 years to repair/demolish

**City Council  
City of Palestine, Texas  
Agenda Action Form**

<b>AGENDA DATE:</b>	10/26/17	<b>AGENDA ITEM</b>	
<b>AGENDA SUBJECT:</b>	Consider a resolution authorizing the Submission of a Texas Community Development Block Grant Program application with the Texas Department of Agriculture to close out the City's Revolving Loan Fund and to change its revolving loan fund activity's use from Economic Development to Community Development.		
<b>PREPARED BY:</b>	Michael Hornes	<b>Date Submitted:</b>	10/6/17
<b>EXHIBITS:</b>			
<b>BUDGETARY IMPACT</b>			
N/A			
<b>CITY MANAGER APPROVAL:</b>			

<b>SUMMARY:</b>
<p>In an effort to remove, through demolition, the Old Memorial Hospital, funding is available through the Texas Department of Agriculture (TDA). The initial funding was set up as a Revolving Loan Fund(RLF) to incentivize new business development. While the RLF is no longer a viable option, TDA has confirmed that we have the ability to use the available funds to remove "urban blight."</p> <p>Consider a resolution authorizing the Submission of a Texas Community Development Block Grant Program application with the Texas Department of Agriculture to close out the City's Revolving Loan Fund and to change its revolving loan fund activity's use from Economic Development to Community Development.</p> <p>Public Hearing was held on Monday, October 23, 2017.</p>

<b>RECOMMENDED ACTION:</b>
Staff recommends approval of the resolution

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF PALESTINE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) PROGRAM APPLICATION WITH THE TEXAS DEPARTMENT OF AGRICULTURE TO CLOSE OUT THE CITY'S REVOLVING LOAN FUND (RLF) AND TO CHANGE ITS REVOLVING LOAN FUND ACTIVITY'S USE FROM ECONOMIC DEVELOPMENT TO COMMUNITY DEVELOPMENT.

WHEREAS, the City of Palestine would like to closeout its Revolving Loan Fund (RLF);

WHEREAS, it is necessary and in the best interests of City of Palestine to use the City's Revolving Loan Fund economic development funding for the clearance and demolition of the abandoned Memorial Hospital;

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

1. That a Texas Community Development Block Grant Program application to closeout the City of Palestine's Revolving Loan Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture;
2. That the application will provide a change in the use of the City's Revolving Loan Fund assets (\$402,506.30 or current balance) from economic development to the clearance and demolition of the abandoned Memorial Hospital;
3. That the City Council of Palestine has reviewed and hereby authorizes submission of an application for the elimination of slum and blight conditions: demolition and clearing of property including asbestos removal, of Memorial Hospital located on S. Sycamore and Angelina Street, Palestine, Texas;
4. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

**PASSED, APPROVED, and ADOPTED** by the City Council of the City of Palestine, Texas, at a regular meeting held on this the 23<sup>rd</sup> day of October, 2017.

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STEVE PRESLEY  
MAYOR

ATTEST:

APPROVED AS TO FORM:

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TERESA HERRERA  
CITY SECRETARY

RONALD D. STUTES  
CITY ATTORNEY