

## NOTICE OF PUBLIC BUDGET HEARING

Notice is hereby given that the City Council of the City of Combine will conduct a Public Budget Hearing to consider the proposed Fiscal Year 2020-2021 Budget on **Monday, August 24, 2020 at 6:30 p.m. at City Hall**. You have a right to attend the Public Hearing and make comments. A copy of the proposed budget is available for viewing on the city website [www.combine.tx.com](http://www.combine.tx.com) and is on file at City Hall located at 123 Davis Road, Combine, Texas.

### AGENDA

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Combine City Hall, Combine Express Store and the city website at [www.combine.tx.com](http://www.combine.tx.com) within the required time frame.

Tim Ratcliff..... Mayor	Jessica Coker.....Council Member
Patrick Stepp..... Mayor Pro Tem	Cecil Hutson.....Council Member
Brenda Loyd.....Council Member	Tonya Ratcliff..... Council Member

1. CALL TO ORDER
2. ROLL CALL
3. CITIZEN COMMENTS: *Citizens can make comments on the proposed FY 2020-2021 Budget.*
4. ADJOURN

### CERTIFICATION

*I certify that this Notice of Public Budget Hearing was posted on Friday, August 21, 2020 by 5:30 p.m. in accordance with Section 551.042 of the Texas Government Code.*



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Robin Price, City Secretary/Treasurer

## NOTICE OF PUBLIC TAX HEARING

Notice is hereby given that the City Council of the City of Combine will conduct a Public Tax Hearing on **Monday, August 24, 2020 at 6:40 p.m. at City Hall**. You have a right to attend the Public Hearing and make comments. There is no new proposed tax rate increase for fiscal year 2020-2021. The city tax rate will remain at \$0.35.

### AGENDA

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Combine City Hall, Combine Express Store and City website. [www.combine.tx.com](http://www.combine.tx.com) within the required time frame.

Tim Ratcliff..... Mayor  
Patrick Stepp..... Mayor Pro Tem  
Brenda Loyd.....Council Member

Jessica Coker.....Council Member  
Cecil Hutson.....Council Member  
Tonya Ratcliff..... Council Member

1. CALL TO ORDER
2. ROLL CALL
3. CITIZEN COMMENTS: *Citizens can comment on the FY 2020-2021 Tax Rate of \$0.35.*
4. DISCUSSION AND ACTION: *The Council will discuss and take action to adopt the \$0.35 tax rate for FY 2020-2021.*
5. ADJOURN

### CERTIFICATION

*I certify that this Notice of Public Budget Hearing was posted on Friday, August 21, 2020 by 5:30 p.m.in accordance with Section 551.042 of the Texas Government Code.*



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Robin Price, City Secretary/Treasurer

## NOTICE OF PLANNING & ZONING PUBLIC HEARING

August 24, 2020 – 6:50 pm  
Combine City Hall - 123 Davis Rd, Combine, TX 75159

Del MacLaren.....Chairperson  
Cathy Delapaz.....Member

Christi Smith.....Vice Chairperson  
Joe Johnson.....Member

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### AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENTS: *Citizens can make comments regarding Ordinance 2020-002.*
4. PUBLIC HEARING: *Planning & Zoning will conduct a Public hearing on Ordinance No. 2002-002 amending Ordinance No. 2019-005, known as the Zoning and Land Development Ordinance of the City of Combine, Texas, in order to make comprehensive text amendments to Articles 1 through 5 in Exhibit A, to regulate the following, including but not limited to, the regulation of land uses; zoning districts; nonconforming lots, structures, and uses; specific use permits; accessory structures; and their corresponding definitions; subdivision and building code regulations; establishment of the Planning and Zoning Commission and Board of Adjustment; and removal of sections in conflict with state law such as material requirements.*
5. RECOMMENDATION: *Planning & Zoning will consider, discuss and take any necessary action on a recommendation to the City Council on Ordinance No. 2002-002 amending Ordinance No. 2019-005, known as the Zoning and Land Development Ordinance of the City of Combine, Texas, in order to make comprehensive text amendments to Articles 1 through 5 in Exhibit A, to regulate the following, including but not limited to, the regulation of land uses; zoning districts; nonconforming lots, structures, and uses; specific use permits; accessory structures; and their corresponding definitions; subdivision and building code regulations; establishment of the Planning and Zoning Commission and Board of Adjustment; and removal of sections in conflict with state law such as material requirements.*
6. ADJOURN

### CERTIFICATION

*I certify that this Notice of a Public Hearing was posted on Friday August 21, 2020 by 5:30 p.m. in accordance with Section 551.042 of the Texas Government Code.*



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Robin Price, City Secretary/Treasurer

# NOTICE OF PUBLIC HEARING AND REGULAR MEETING

August 24, 2020 – 7:00 pm  
Combine City Hall - 123 Davis Rd, Combine, TX 75159

Tim Ratcliff..... Mayor  
Patrick Stepp..... Mayor Pro Tem  
Brenda Loyd.....Council Member

Cecil Hutson.....Council Member  
Tonya Ratcliff..... Council Member  
Jessica Coker.....Council Member

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Combine City Hall, Combine Express Store and City website. [www.combine.tx.com](http://www.combine.tx.com) within the required time frame.*

## AGENDA

1. CALL TO ORDER
  2. ROLL CALL
  3. INVOCATION & PLEDGE OF ALLEGIANCE
  4. CITIZEN COMMENTS ON NON-AGENDA ITEMS: *Citizens must sign the non-agenda form furnished by the city prior to the meeting in order to speak. Citizens may speak three (3) minutes each on matters, other than personnel, concerning the City on a first-come, first-serve basis. City of Combine action in response to, or as a result of, such statements may not be undertaken until such matters are placed on a City Council agenda published in accordance with Texas Open Meetings Act, and acted upon accordingly at such meeting.*
  5. PUBLIC HEARING: *The Council will conduct a Public Hearing on Ordinance No. 2002-002 amending Ordinance No. 2019-005, known as the Zoning and Land Development Ordinance of the City of Combine, Texas, in order to make comprehensive text amendments to Articles 1 through 5 in Exhibit A, to regulate the following, including but not limited to, the regulation of land uses; zoning districts; nonconforming lots, structures, and uses; specific use permits; accessory structures; and their corresponding definitions; subdivision and building code regulations; establishment of the Planning and Zoning Commission and Board of Adjustment; and removal of sections in conflict with state law such as material requirements.*
  6. DISCUSSION AND ACTION: *The Council will discuss and take action on Ordinance No. 2002-002 amending Ordinance No. 2019-005, known as the Zoning and Land Development Ordinance of the City of Combine, Texas, in order to make comprehensive text amendments to Articles 1 through 5 in Exhibit A, to regulate the following, including but not limited to, the regulation of land uses; zoning districts; nonconforming lots, structures, and uses; specific use permits; accessory structures; and their corresponding definitions; subdivision and building code regulations; establishment of the Planning and Zoning Commission and Board of Adjustment; and removal of sections in conflict with state law such as material requirements.*
  7. REVIEW OF MONTHLY REPORTS: *The Council will review and ask any questions they may have on the regular monthly reports from the Police Department, Fire Department, Public Works, and Planning & Zoning.*
  8. REVIEW AND APPROVE TREASURER'S REPORT: *The Council will review and approve the July 2020 report.*
  9. REVIEW AND APPROVE MINUTES: *The Council will review and approve the minutes from the July 27, 2020 Planning & Zoning Public Hearing.*
- REVIEW AND APPROVE MINUTES: *The Council will review and approve the minutes from the July 27, 2020 Public Hearing and Regular City Council Meeting.*
- REVIEW AND APPROVE MINUTES: *The Council will review and approve the minutes from the August 12, 2020 Budget Workshop.*

10. DISCUSSION AND ACTION: *The Council will take action to verify and approve the 2020 Summary of the Certified Tax Roll to be signed by the Mayor and 3 council members and returned to the Kaufman County Tax Assessor.*
11. DISCUSSION AND ACTION: *The Council will discuss and take action on approving and passing Ordinance 2020-003 approval of the 2020-2021 tax rate and levy.*
12. DISCUSSION AND ACTION: *The Council will discuss and take action on approving the FY 2020-2021 Budget.*
13. DISCUSSION AND ACTION: *The Council will discuss and take action on Kaufman County's updated property tax collection contract.*
14. DISCUSSION AND ACTION: *The Council will consider all matters incident and related to the issuance of the "City of Combine, Texas Limited Tax Note, Series 2020," including the adoption of an ordinance authorizing the issuance of such tax note.*
15. ADJOURN

#### CERTIFICATION

*I certify that this Notice of Meeting was posted on Friday, August 21, 2020 by 5:30 p.m. in accordance with Section 551.042 of the Texas Government Code.*



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Robin Price, City Secretary/Treasurer

*NOTE: The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information). The City of Combine is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary at 972-476-1532 for information.*