

STATE OF TEXAS  
COUNTY OF FALLS  
CITY OF MARLIN

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On this the 22ND day of March, 2022, the City Council of the City of Marlin, Texas convened in a SPECIAL CALLED MEETING at 6:00pm, the same being open to the public and having been posted as prescribed in Local Government Code, Section 551.041 with the following members present to wit:

**ELECTED OFFICIALS**

Mayor Carolyn Lofton  
Timothy Lopez  
Mayor Pro-Tem Neddie Moore  
John Armstrong  
Sonia Ponce  
Monica Washington  
Debra Levels-McDavid

**STAFF**

Cedric Davis, City Manager  
Maryann Waddle, City Secretary  
James Parker, City Attorney

1. Call to Order by Mayor Lofton @ 6:00pm.
2. Roll Call by Maryann Waddle
3. Certify Posting in accordance with State Law by Maryann Waddle.
4. Pledge by Mayor Lofton and Invocation by Councilmember Armstrong
5. Citizen's input  
None
6. Workshop with Public Facilities Investment Corporation for a discussion of financing the construction of street and multi-housing projects in the City.

**PFIC presented the council with information on Street and Housing Projects.**

**Multi-Housing Project**

- Need study will be done (by a third party)
- 100-150 units( determined the study)
- The city can manage or
- hire a management company to manage,
- \$160,000 A UNIT, a total of \$20 million for the project
- 7-9 acers in needed
- The financing can be stretched for 30 years, average payment would be \$1,179,034 a year and an interest rate of 3.58%

Next step would be contracting for design, financing, and management.  
Interest rates depend on inflation. The land is free and clear, when the lease is paid. there would be no payments due until construction is finished  
It would take 5months on designing, 20-24 months for construction.

**Street project**

- A road study would be done
- Will work with yearly city expenditures on road repairs
- Project will include engineering, construction, and financing
- Will update PMS and use GIS to create a support for PMS
- The project can cost from 10 million -30 million
- Payments would be for 30 million , at 30 years payback , \$1,765,200 a year.

A "how to maintain" would be provided to city staff. A phase one planning was provided.

The City Attorney has some concerns. He will need to look at the contract, it will need to be reviewed for wording on terms. If there is any dealing with a state entity there are certain requirements. City Manager stated that the company will send over the contract, the city attorney will review, and the council will reconvene. Attorney Parker said council can take action and make it conditional on legal review. IF there are legal issues then it can be brought back to council if there are questions.

7. Discussion and or take action to authorize the Mayor or City Manager to sign contract documents with Public Facilities Investments related to construction of street and multi-housing projects pending a final review and approval of all proposed projects and agreements by the City Attorney.

Councilmember Armstrong motioned to approve the discussion and or take action to authorize the Mayor or City Manager to sign contract documents with Public Facilities Investments related to construction of street and multi-housing projects pending a final review and approval of all proposed projects and agreements by the City Attorney.

Councilmember Washington seconded the motion .

Councilmember Armstrong amended his motion to include that this agreement is conditional on legal approval .

Councilmember Washington seconded the motion and the motion carried as follows:

Ayes: Councilmember Armstrong, Mayor Pro-Tem Moore, Councilmember Lopez, Councilmember Ponce, Councilmember Washington, Councilmember Levels-McDavid, Mayor Lofton,

Nays: none

Absent: none

#### 8.Adjourn.

Councilmember Moore made motion to adjourn, all in favor said "Aye" meeting ended at 7:23pm

PASSED AND APPROVED ON THIS THE 10TH DAY OF MAY, 2022.



  
Carolyn Lofton, Mayor

  
Maryann Waddle, City Secretary