

STATE OF TEXAS
COUNTY OF FALLS
CITY OF MARLIN

On this the 21st day of May, 2019, the City Council of the City of Marlin, Texas convened in a SPECIAL CALLED MEETING at 5:30pm, 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
Mayor Pro-Tem Scottie Henderson
Rhonda Milton
Neddie Lang-Moore
Terence McDavid
Max Martinez
Doug Porter

STAFF

Cedric Davis, City Manager
Sandra Herring, City Secretary

1. Call to Order by Mayor Lofton at 5:30pm.
2. Roll Call by Sandra Herring, City Secretary.
3. Certify posting by Sandra Herring, City Secretary.
4. Pledge by Scottie Henderson and Invocation by Pastor Gordon.

Mayor Lofton indicated that this meeting was to show the public that moving forward that the new administration wanted to be more transparent and keep the public abreast on what going on with the City.

5. Discuss and or Take Action: Receive update of the FY 19 City Budget. (Finance Dir.) Finance Director Vikki Grimes went over the financial reports with Council reviewing the General Fund revenues and expenditures, Water Fund revenues and expenditures and Hotel Motel Occupancy Fund revenues and expenditures. She indicated that General Fund was slightly over budget while Water Fund was slightly under budget. Ms. Grimes also shared with Council that she was not able to transfer funding from one department to another. Those transfer would take Council action. City is under staffed. Council looking to have a contingency fund similar to the Water Rehab Fund that the City no longer has. Need rainy day fund. It was suggested to start back with some tourism events to increase sales tax that would make a great impact. Council looking to have a Budget Roundtable discussion scheduled very soon.
6. Discuss and or Take Action: Acquire a firm for a Forensic Audit of all City Funds and the FY 19 City Budget. (City Mngr.)
After hearing concerns from Council, this was added to acquire a firm to access where the City is financially. The City currently has a firm auditing right now at a cost of around \$23K. This is the first time we have used this new firm. Other firm became complacent. The new firm seems to be looking in detail but won't know until we get the audit. They will be presenting audit on June 4th. This is a regular audit. There is no contract. Finance indicates there is no contract. Council accepted the new auditors based on price. Finance indicates that he is going to go by GASB guidelines. If there is going to be an exchange of money there should be a contract

detailing what is expected. Finance indicates there is an agreement. Council wanting to see and access the agreement to review the terms. Mayor expecting to see contracts on all work going forward.

Mayor Pro-Tem Henderson indicated a possible motion until we see the agreement then we can decide if we need to back and see what we needing to do. Let's give them a chance to see what we're working with and if that doesn't reach where were needing it to go and satisfy the Council then we can bring it right back, giving us 2 to 3 weeks to decide what we're needing to do. They are auditing FY 2017/2018. FY 2015/2016 was by Anderson, Marx and Bohls.

Mayor Pro-Tem made the motion to wait and see what the new firm has on June 4th then move forward from there if it's not satisfying to the Council.

Councilmember McDavid seconded this motion and the motion carried as follows:

AYES: Councilmember Milton, Councilmember Moore, Mayor Pro-Tem Henderson, Councilmember McDavid, Councilmember Martinez, Councilmember Porter, Mayor Lofton.

NYES: None

7. Discussion and or Take Action: Review of All Independent Contracts/Contractor. (City Sec.)

A list of contracts and agreements was presented to the Council. Council asked if the City had a towing contract and the City does not. Police towing believed to be on a rotation. Attorney not by contract. Needing to visit the FCYF contract. Contract expirations to be compiled and reviewed at a later meeting. Contracts and agreements that have been in place for an extended period of time need to be opened up to fair process and opportunity for others to bid.

Mayor Pro-Tem Henderson made motion to direct the City Manager to notify the tow services that the City is open for bid.

Councilmember McDavid seconded this motion and the motion carried as follows:

AYES: Councilmember Milton, Councilmember Moore, Mayor Pro-Tem Henderson, Councilmember McDavid, Councilmember Martinez, Councilmember Porter, Mayor Lofton.

NYES: None

Additional discussion ensued with Council on the need to review the terms of some of the agreements and contracts, some may fall short on the conditions and specifics that were supposed to be done in a certain amount of time. There are issues with the lawn services. Council would like to see a workshop on contracts. Some discussion of a possible Saturday meeting.

Councilmember Moore made motion for the City Manager to set a date for a workshop meeting on contracts to access them for the betterment of the City.

Councilmember McDavid seconded this motion and the motion carried as follows:

AYES: Councilmember Milton, Councilmember Moore, Mayor Pro-Tem Henderson, Councilmember McDavid, Councilmember Martinez, Councilmember Porter, Mayor Lofton.

NYES: None

8. Discussion and or Take Action: Review the current Economic Development Action Plan. (City Sec. or City Atty.)

City Attorney will not be present but sent a memo. City Manager read memo.

From the City Attorney: Agenda Item 8

- 1. Adopt Chapter 380 Local Government Code Ordinance: allows City to provide incentives for business location and expansion (Copy provided last meeting);**
- 2. Adopt Tax Abatement Ordinance and resolution and Approve Tax Abatement Guidelines. (The city may have previously had but guidelines expire after 2 years if not readopted) I intend to provide you with a set of Tax Abatement Guidelines for you to review at the next meeting, along with steps that are followed in adopting them;**
- 3. Continue with Urban Redevelopment Plan—it is getting unkept properties back on the tax rolls, and hopefully is leading to clean-ups and eventually to development. We need to resist the urge to make this political. If someone has the money to buy and develop properties, let's get them moved.**
- 4. Contact TSTC about possible trade classes (welding being a goal to get because of demand for welders and welders' assistants)**
- 5. Contact MCC/Baylor about teaching interview skills and resume writing.**
- 6. Work with existing businesses to evaluate strengths and weaknesses of Marlin as a place to locate a business.**
- 7. Work with the Chamber to identify potential target business prospects. Also, work with Greater Waco Chamber of Commerce to better market Marlin and possibly be a recommendation for businesses that do not have the capital investment or job numbers to qualify for Waco-MC incentives-but could be a boom for Marlin.**

With the tourism project being the focus, Councilmember Porter indicated that he and Councilmember Henderson have been working on this for a while. The building was acquired while Mrs. Nelson was Mayor. The bids for remodel came in at \$174K for that small building. So with that, the City crews did the majority of the demo which lead to other issues in the building. There were wiring problems, areas where the roof had come down, the support structure needed repair. Some wall supports were rotten. So we wanted to repair all that, insulate it, seal from the outside in and then build a support wall. Included is an update with what is needed to finish that building. Tourism in Texas is a \$6Bil industry and we want a piece of that. We came up with a plan several years ago. We have a lot to sell here. What our plan was to get this building and put a marketing person in there. Someone who knows how to market a town. We want to market this town. It will first increase our sales tax and help the local businesses. Waco found their nitch and their story and we need to do the same. State representatives have offered to help if we can ever get it off the ground. City of Waco offered to advertise for us but we weren't ready because it involves marketing. What we want to do, besides our hot water, are some other projects that are big in history or entertainment. The cemetery association recently spent \$50K on the cemetery that is very historic. A former funeral director is writing about all the people he knew. A marketing person can sell that. People will come from all over and look at tomb stones. We have had two busloads of people come to town at different times looking for paranormal activity. They stayed up all night walking around with little boxes but they stayed and spent money. We can market that. We need a story and we need to sell that story. Councilmember Henderson included that the City has been working on this building for a while now and it was supposed to be finished in January.

9. Discussion and or Take Action: Receive Update on Tourism, Hotel & Motel Tax Action Plan. (City Sec.)

Mayor Lofton expressed concerns that the Council approved \$40K for the renovation and were the items that still need to be done not included in that? Councilmember Porter indicated that this is not a new expense. It is all Hotel Motel Tax. Councilmember Moore questioned the need for the additional building when we have the Chamber building. The City owns the Chamber building. Councilmember Porter said the City choose that building because of its location on Live Oak and on the corner. We have the whole side we can put a sign and also put signage in the front. The Mayor questioned the price of the proposed sign and it is Hotel Motel funds that are projected to be used. City Manager Cedric Davis says that the building is in the right location, on the corner and the park across the street. There was additional discuss on signage, location and mural and should market the City. Councilmember Martinez is interested in moving this project forward. The position has been advertised with little interest but will post on TML. Mayor Lofton wants the contractors to finish the work, not city crews. There were no contracts for the work completed. Old Mayor was general contractor. The Old Mayor left a notebook on the project to view for details. Mayor Lofton indicates that if the City is going to pay a contract than the City needs to have a contract. We wrote checks with no contract. City Manager to see if he can locate a contract and other finishing details for next meeting. City Manager to contact the vendors. Mayor Pro-Tem Henderson made motion to authorize the City Manager to look into the renovation of the tourism building and expenses incurred.

Councilmember McDavid seconded this motion and the motion carried as follows:

AYES: Councilmember Milton, Councilmember Moore, Mayor Pro-Tem Henderson, Councilmember McDavid, Councilmember Martinez, Councilmember Porter, Mayor Lofton.

NYES: None


10. Discussion and or Take Action: City Lake Spillway Condition and Repair Plan (Pub. Works Dir.)


11. Adjourn.

Councilmember McDavid made motion to adjourn. All in favor said "I".

PASSED AND APPROVED ON THIS THE 10TH DAY OF September, 2019.




Carolyn Lofton, Mayor


Maryann Waddle, City Secretary