

Council Chambers, City Hall
401 South Alamo
Marshall, TX 75670
903-935-4421



Members
Amy Ware, District 4 - Mayor
Marvin Bonner, District 1
Leo Morris, District 2
Jennifer Truelove, District 3
Reba Godfrey, District 5
Amanda Abraham, District 6
Micah Fenton, District 7

PLEASE SILENCE ALL DEVICES
REGULAR CITY COUNCIL MEETING
August 24, 2023
6:00 PM

1. Call to Order and Roll Call

2. Invocation and Pledges

3. Presentations & Proclamations

- A. Recognition of Volunteers and Supporters of the Marshall Pet Adoption Center.
Presentation of certificates of appreciation. (Police)

4. Citizen Comments

Texas Government Code, Sec. 551.007 requires that a governmental body must allow each member of the public who desires to address the body regarding an item on the agenda the opportunity to do so before or during the body's consideration of the item. The "Citizens Comments" portion of the meeting meets the requirements of this law and is the public's opportunity to speak on any item on the agenda. Those who wish to speak are requested to fill out a public comment form and will have three (3) minutes to speak unless additional time has been requested.

5. Items to be Withdrawn From Consent Agenda

6. Consent Agenda

The items on the Consent Agenda require little or no deliberation by the Council. Approval of the Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations, a copy of which is filed with the minutes of the meeting. A Councilmember may remove items from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

- A. Consider approval of the minutes from the August 10, 2023 Regular Council meeting.
(City Secretary)
- B. Change Order No. 1: Additional sediment removal at Raw Water Facility. (Public Works)

7. Consideration of Items Withdrawn From the Consent Agenda

8. Public Hearing & Ordinance

- A. **SUP-23-02** - Conduct a public hearing and make a recommendation to the City Council regarding a Special Use Permit request for apartments. Being a 1.491 acre tract of land, being all of Block 15 Original Townsite. Located at 200 South Columbus Street. Parcel # R000020756. (Community Development)

9. Resolution

- A. Consider approval of a resolution scheduling two public hearings on the fiscal year 2024 budget. (Finance)
- B. Consider approval of a resolution scheduling two public hearings on the proposed tax rate of \$0.565201 per \$100 of valuation and tax increase. (Finance)

10. City Manager Reports and Requests for City Council Consideration

- A. Discussion and action to include authorizing the City Manager to execute a Letter of Intent with Performance Services, Inc. to provide the City with an Investment Grade Audit work in accordance with Texas Local Government Code 302 procured through TIPS contract number # 170103. (Finance)
- B. Yearly Report for Marshall Pet Adoption Center. (Police)
- C. Citizen's Police Academy. (Police)

11. Adjournment

Posted: N. Smith
8/21/2023
5:00 PM

This meeting will be conducted in accordance with the Americans with Disabilities Act. Requests for sign interpretive services will be available with at least 72-hour notice prior to the meeting. To make arrangements for these services, please call the City Secretary's Office at 903-935-4446.



TO: City Council
DATE: August 24, 2023
ITEM #: 3.A
SUBJECT: Recognition of Volunteers and Supporters of the Marshall Pet Adoption Center. Presentation of certificates of appreciation. (Police)

Recommendation for Action: N/A

Executive Summary: Recognition of volunteers and supporters of the Marshall Pet Adoption Center.

Presentation of certificates of appreciation.

Budget Cost: N/A

Staff Contact: Cliff Carruth, Chief of Police

Attachments: None



TO: City Council
DATE: August 24, 2023
ITEM #: 6.A
SUBJECT: Consider approval of the minutes from the August 10, 2023 Regular Council meeting. (City Secretary)

Recommendation for Action: Consider approval of the minutes from the August 10, 2023 Regular Council meeting.

Executive Summary: Minutes from the Regular meeting held on August 10, 2023.

Budget Cost: N/A

Staff Contact: Nikki Smith, City Secretary

Attachments: 1. 8-10-23 minutes

Council Chambers, City Hall
401 South Alamo
Marshall, TX 75670
903-935-4421



Members
Amy Ware, District 4 - Mayor
Marvin Bonner, District 1
Leo Morris, District 2
Jennifer Truelove, District 3
Reba Godfrey, District 5
Amanda Abraham, District 6
Micah Fenton, District 7

MINUTES
PLEASE SILENCE ALL DEVICES
REGULAR CITY COUNCIL MEETING
August 10, 2023
6:00 PM

1. Call to Order and Roll Call

Mayor Amy Ware called the Regular meeting to order in the Council Chambers, City Hall at 06:00 PM.

PRESENT:

Mayor and Council Members:

Councilmember Marvin Bonner
Councilmember Amanda Abraham
Councilmember Reba Godfrey
Mayor Amy Ware
Councilmember Leo Morris
Councilmember Jennifer Truelove
Councilmember Micah Fenton

ADMINISTRATIVE STAFF PRESENT:

Terrell Smith, City Manager	Dawn Jones, Finance Director
Cliff Carruth, Police Chief	Scott Rectenwald, City Attorney
Eric Powell, Public Works Director	
Anna Lane, Community Services Director	
Randy Pritchard, Support Services Director	
Nikki Smith, City Secretary/Payroll Accountant	

2. Invocation and Pledges

Mayor Ware

3. Presentations & Proclamations

- A. Recognition of the Keep Marshall Beautiful July and August 2023 Beautification Award winners. (Community Services)
Anna Lane, Community Services Director, recognized the July and August 2023 Beautification Award winners. July 2023 winners: residential - Carin (New Town Neighborhood), commercial - Willow Salon + Color Bar (1407 Houston St.). August

2023 winners: residential - LaSonia Smith (1000 Summit St.), commercial - Pietro's Pizza (101 W. Austin St.).

4. Citizen Comments

Texas Government Code, Sec. 551.007 requires that a governmental body must allow each member of the public who desires to address the body regarding an item on the agenda the opportunity to do so before or during the body's consideration of the item. The "Citizens Comments" portion of the meeting meets the requirements of this law and is the public's opportunity to speak on any item on the agenda. Those who wish to speak are requested to fill out a public comment form and will have three (3) minutes to speak unless additional time has been requested.

There were no citizen comments.

5. Items to be Withdrawn From Consent Agenda

There were no items withdrawn from the Consent Agenda.

6. Consent Agenda

The items on the Consent Agenda require little or no deliberation by the Council. Approval of the Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations, a copy of which is filed with the minutes of the meeting. A Councilmember may remove items from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

Councilmember Bonner made a motion to approve the Consent Agenda.

Councilmember Truelove seconded the motion, which passed by a vote of 7:0.

- A. Consider approval of the minutes from the July 13, 2023 Regular Council meeting. (City Secretary)
- B. Consider approval of the purchase of a John Deere cab utility tractor with attachments for the Wastewater Treatment Plant. (Public Works)
- C. Consider approval of a purchase order in excess of \$50,000 for a bypass pump rental from Red River Pump Specialists. (Public Works)
- D. Consider approval to enter into a professional services agreement with Hayes Engineering - T&P Stormwater Project. (Public Works)
- E. Consider approval of a resolution to accept a grant from the National Fitness Council for Fitness Court in City Park. (Support Services)
- F. Consider approval of a resolution authorizing an annexation, service, and development agreement between the City of Marshall, Texas and the Marshall Economic Development Corporation. (Marshall EDC)

7. Consideration of Items Withdrawn From the Consent Agenda

There were no items withdrawn from the Consent Agenda.

8. Public Hearing

- A. Conduct a public hearing and consider approval of a petition to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit: All that certain lot, tract or parcel of land being the residue of Lot 3 of the Gateway Park Subdivision. (Marshall EDC)

Rush Harris, Marshall EDC Director, provided information regarding the annexation procedure and the property being considered for inclusion in the city limits.

Mayor Ware opened the public hearing.

No one came forward to speak.

Mayor Ware closed the public hearing.

- B. Conduct a public hearing and consider approval of a petition to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following described territory, to-wit: Tract 1: all or portions of each tract identified by the Harrison Central Appraisal District of Harrison County, TX as Property IDs R000051930, R000051930, R000051929, and R009920668, a part of the SAMUEL MURPHY SURVEY A-15, Tract 2: a portion of a tract identified by the Harrison Central Appraisal District of Harrison County, TX as Property ID R000050234, a part of the SAMUEL MURPHY SURVEY A-15,

Tract 3: 27 acres, more or less, out of the SAMUEL MURPHY SURVEY, A-15, being further described as Tax Account No. ROOOOI 1757, Tract 4: any and all portions of the Marshall Industrial Park Unit I and Unit 2 owned by the Marshall Economic Development Corporation. (Marshall EDC)

Rush Harris stated inclusion of this property would allow all property owned by MEDCO in the Industrial Park to be included inside the city limits.

Mayor Ware opened the public hearing.

No one came forward to speak.

Mayor Ware closed the public hearing.

9. Ordinance

- A. Consider approval of an ordinance amending Chapter 14, Garbage, Trash, and Weeds of the Code of Ordinances, revising the schedule of refuse rates, providing for monthly charges, and establishing an effective date of January 1, 2024. (Public Works)

Eric Powell, Public Works Director, asked for approval of a 3% rate increase effective January 1, 2024 as allowed by the Consumer Price Index (CPI) annual adjustment provided for in the Solid Waste Contract with Republic Services.

Councilmember Truelove made a motion to approve an ordinance amending Chapter 14, Garbage, Trash, and Weeds of the Code of Ordinances, revising the schedule of refuse rates, providing for monthly charges, and establishing an

effective date of January 1, 2024. Councilmember Fenton seconded the motion, which passed by a vote of 7:0.

- B. Consider approval of an ordinance annexing the hereinafter described territory to the City of Marshall, Harrison County, Texas, and extending the boundary limits of said City so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said City; and adopting a service plan or agreement.

Councilmember Godfrey made a motion to approve an ordinance annexing the hereinafter described territory to the City of Marshall, Harrison County, Texas, and extending the boundary limits of said City so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said City; and adopting a service plan or agreement. Councilmember Abraham seconded the motion, which passed by a vote of 7:0.

- C. Consider approval of an ordinance annexing the hereinafter described territory to the City of Marshall, Harrison County, Texas, and extending the boundary limits of said City so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said City; and adopting a service plan or agreement.

Councilmember Godfrey made a motion to approve an ordinance annexing the hereinafter described territory to the City of Marshall, Harrison County, Texas, and extending the boundary limits of said City so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said City; and adopting a service plan or agreement. Councilmember Truelove seconded the motion, which passed by a vote of 7:0.

10. City Manager Reports and Requests for City Council Consideration

- A. Discussion regarding fiscal year 2024 budget. (Finance)
This item was withdrawn.

11. Adjournment

Councilmember Godfrey made a motion for adjournment. Councilmember Truelove seconded the motion, which passed by a vote of 7:0.

APPROVED:

Mayor of the City Council
of the City of Marshall, TX

ATTEST:

City Secretary



TO: City Council
DATE: August 24, 2023
ITEM #: 6.B
SUBJECT: Change Order No. 1: Additional sediment removal
at Raw Water Facility. (Public Works)

Recommendation for Action: Consider approval of Change Order No. 1 for additional removal of silt and sediment at the Raw Water Facility.

Executive Summary:

Budget Cost: During the initial cleaning of the Raw Water Facility wetwell, the contractor was able to complete a more thorough inspection of the 60" intake pipe that runs 470 lf from Caddo Bayou to the wetwell. It was determined to be approximately 40% full of silt, sediment and fresh water shells and their recommendation was to clean and scope the intake pipe while they were already mobilized. I asked them to provide a quote for those services which is attached to this memo. The total cost to clean the 60" intake pipe and inspect is \$77,750. We will be using account number 70-0419-20-41-CFRG (ARPA funds) to cover this additional expenditure.

Budget Quote: \$77,750
Account #: 70-0419-20-41-CFRG

Staff Contact: Cory Owen, Assistant Director of Treatment Services

Attachments: 1. Intake Cleaning- 2023 Pipeline Change order_V1



Service Quote

Account Name	City of Marshall	Date	8/15/2023
Contact Name	Eric Powell	Prepared By	Ryan Enos
Email	powell.eric@marshalltexas.net	Email	renos@usunderwaterservices.com
Quote Number	00011951	Quote Name	Intake Cleaning- 2023 [Pipeline Change order]
		Expiration Date	9/14/2023

Product	Line Item Description	Sales Price	Quantity	UOM	Total Price
Daily Labor Rate	60" Pipeline Cleaning- Up to 10 hours	\$4,650.00	7.00	day	\$32,550.00
Dive Gear	Shallow air package, hydraulic cleaning package, inspection package, penetration package, 185 air compressor, jack hammer, trash pumps	\$2,400.00	7.00	day	\$16,800.00
Penetration Pay [1-300]	Est. (20) 470' pen. dives	\$2.50	6,000.00	foot	\$15,000.00
Penetration Pay [301-500]	Est. (20) 470' pen. dives	\$3.00	3,400.00	foot	\$10,200.00
Hourly Overtime Rate	Will bill \$500/hour if onsite over 10 hours	\$500.00	1.00	hour	\$0.00
Mobilization/Demobilization		\$1,600.00	2.00	trip	\$3,200.00

Estimated Total Project Cost

Total Price \$77,750.00

Total Price is a time and materials estimate based off our best, good faith evaluation of the effort required to complete the scope of work given the information available at the time of the quote. We reserve the right to adjust prices due to changes in the work scope, errors or omission of information.

Description T&M pricing for divers to penetrate the 60" intake pipeline 470' feet and remove sediment (approx 50% coverage). Project duration will depend on sediment depth/mineral buildup. USU will bill for actual # of days onsite.

Standard Terms & Conditions

CLARIFICATIONS

CONTRACTOR proposal is contingent upon availability of personnel and equipment. CONTRACTOR proposal is based upon successful negotiation of a mobilization schedule defining the window for mobilization. Once COMPANY approval is received, CONTRACTOR will mobilize based upon COMPANY request/CONTRACTOR availability. If project is canceled during or after crew mobilization, the daily labor rate and mobilization rate will be charged, if applicable.

This quote reflects our best estimate for the number of days onsite. The listed client will be billed only for each day on site, and CONTRACTOR will bill the client a minimum of 10 hours per day.

All additional materials (other than permanent installation materials) provided at COMPANY request for work beyond the scope of CONTRACTOR proposal will be charged at cost plus 20%.

Third party equipment and services, other than services listed herein, will be quoted on a "per request" basis.

CONTRACTOR superintendent will consult with the client representative on the final decision regarding safe working conditions.

COMPANY will be asked to inspect and accept all work at the time of demobilization. Failure to inspect CONTRACTORS work shall imply acceptance of all work. If any inspection requires the work to be dismantled and no defects are found, the COMPANY shall bear the actual expense of dismantling, repairing, and replacing the dismantled portion of the work. If a defect is discovered, the CONTRACTOR shall bear the expense of dismantling, repairing, and replacing the work and restoring it to its proper condition.

CONTRACTOR warrants its own workmanship only and will not be held liable for materials, equipment or services provided by third parties.

All such third parties will be subject to prior approval by the COMPANY.

CONTRACTOR quoted rates for personnel and equipment will be effective from the date of arrival onsite through the date of demobilization.

Equipment rates are based on a 24-hour day. Any part of a calendar day will be billed as a full day.

CONTRACTOR proposal excludes the responsibility for poor water visibility, which causes undesirable video capabilities.

CONTRACTOR requires a minimum of 24" X 24" hatch to enter confined spaces.

CONTRACTOR proposal is not inclusive of down time due to weather.

Payment terms are Net 30; Credit card payment is accepted with an additional 4% processing fee.

Unless otherwise specified, pricing does not include site specific training. If a pre-project orientation/training is required to access the site,

COMPANY must notify CONTRACTOR prior to quote acceptance. Additional charges may apply for site specific orientation/training.

Projects will be subject to monthly progress billing (if applicable).

OVERTIME POLICY

The daily time tickets signed by the client representative in the field will serve as the primary instrument for payroll calculation/billing information.

Overtime is charged for onsite work over 10 hours per day; Any part of an hour will be billed as full hour.
Personnel time starts and stops when they report to the client's designated work site.
All work and mobilization conducted on nationally recognized holidays will be billed at 2X on labor only.
STANDARD OF CARE. USU will perform its Services using the care and skill ordinarily exercised by professionals performing similar services under similar conditions in the same or similar locality as Project.
INSURANCE. USU shall procure and maintain insurance as follows: Worker's compensation and employer's liability as required by applicable law; comprehensive general liability (\$1,000,000 per occurrence / \$2,000,000 aggregate); professional liability (\$1,000,000 per occurrence / \$2,000,000 aggregate); and automobile liability (\$1,000,000 - combined single limit).
LIMITATION OF CONSEQUENTIAL DAMAGES & LIABILITY. USU shall not be liable to Client for, and Client waives entitlement to and recovery of, consequential damages against USU however caused. USU's total liability to Client for any and all liability arising out of related to this Agreement and/or the services performed by USU, whether in contract, tort, indemnity, or any other cause of action or theory of liability, shall not exceed the available proceeds of USU's insurance. The foregoing limitations shall survive expiration and/or termination of the Agreement.

I CERTIFY THAT I HAVE READ AND AGREE TO THE ABOVE TERMS AND CONDITIONS OF THIS SERVICE QUOTE

Quote Acceptance Information

Signature _____ Title _____
Printed Name _____ Date _____
Purchase Order # _____ *Please provide copy of purchase order, if applicable.*



TO: City Council
DATE: August 24, 2023
ITEM #: 8.A
SUBJECT: **SUP-23-02** - Conduct a public hearing and make a recommendation to the City Council regarding a Special Use Permit request for apartments. Being a 1.491 acre tract of land, being all of Block 15 Original Townsite. Located at 200 South Columbus Street. Parcel # R000020756. (Community Development)

Recommendation for Action: recommendation of approval of a Special Use Permit request for apartments. Being a 1.491 acre tract of land, being all of Block 15 Original Townsite. Located at 200 South Columbus Street. Parcel # R000020756.

Executive Summary:

Applicant	Caryn Winter 10401 Covered Bridge Road Prospect Kentucky 40059
Property Owner	Robert Paredes P.O. Box 270874 Flower Mound Texas 75027
Surrounding Property	12 Notices Sent within 200 ft of the Site
Notices	1 Response back
Existing Zoning	C-3 (General Business)

Vote 3:2

Budget Cost: n/a

Staff Contact: Garnett Johnson-Director of Community Development

Attachments:

1. Agenda Sheet-SUP-23-02
2. SUP-23-02 AERIAL
3. Site Pictures SUP-23-02 blue buckle
4. SUP 23-02_Site Plan Blue Buckle
5. SUP 23-02 BB 1st Floor Plan
6. SUP-23-02 BB 2nd Floor Plan



Agenda Information Sheet

June 12, 2023

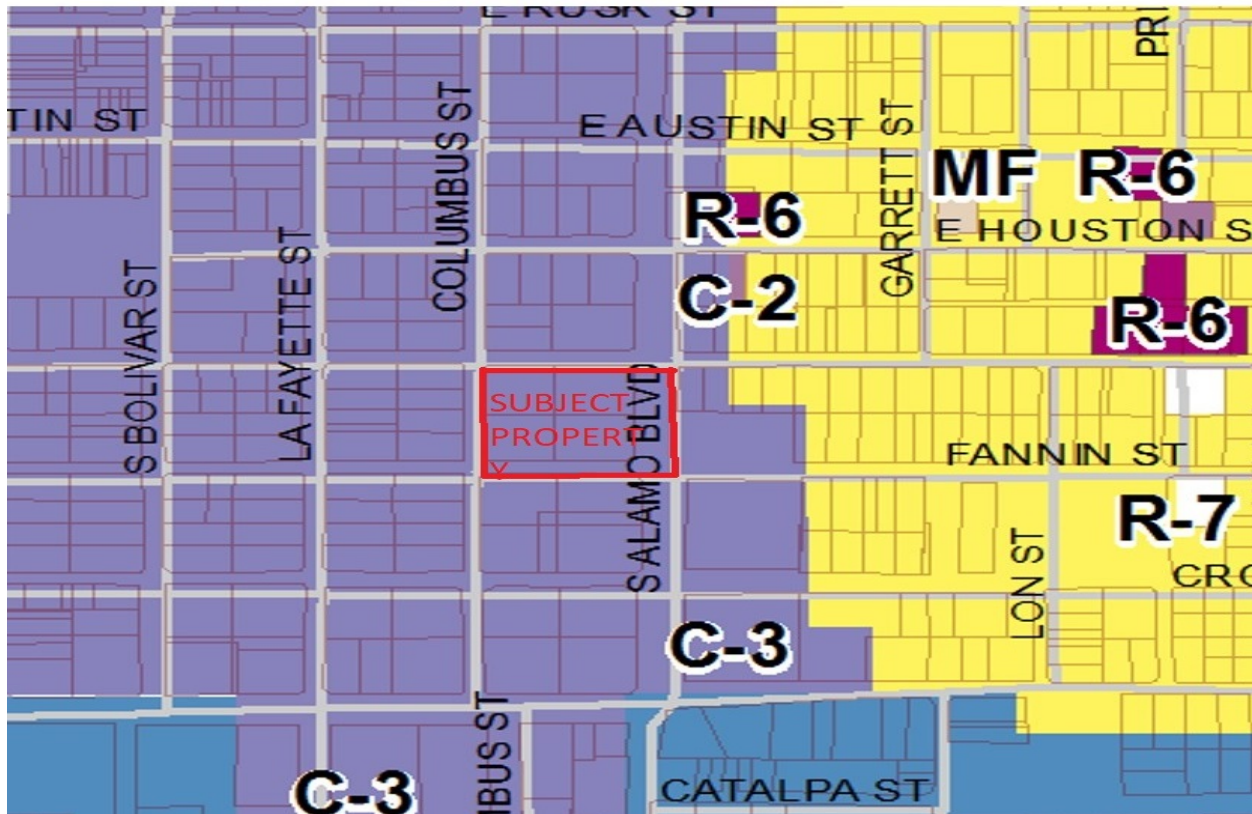
Agenda Item

C. **SUP-23-02** - Conduct a public hearing and make a recommendation to the City Council regarding a Special Use Permit request for apartments. Being a 1.491 acre tract of land being all of Block 15 Original Townsite. Located at 200 South Columbus Street. Parcel # R000020756.

Applicant	Caryn Winter 10401 Covered Bridge Road Prospect Kentucky 40059
Property Owner	Robert Paredes P.O. Box 270874 Flower Mound Texas 75027
Surrounding Property Notices	12 Notices Sent within 200 ft of the Site 1 Response back
Existing Zoning	C-3 (General Business)

Location Map:

SUP-23-02



Background & Summary of Request:

The Applicant is requesting a Special Use Permit. The Zoning Ordinance requires that apartments in C-3 (General Business) Zoning Over three stories tall in the City obtain a Special Use Permit. Special Use Permits are required in certain instances when a proposed use may be found acceptable on a particular tract, if designed in a manner that protects the existing neighborhood or surrounding properties. For this reason, the Zoning Ordinance requires a site plan be submitted as a part of a special use permit application to ensure the use is developed in a manner to ensure the proposed use will not negatively affect nearby existing uses. In this particular case, the property is already developed and no exterior changes to the site are being proposed by the applicant. Below is a development review analysis of the site:

The subject property is approximately 1.491 acre tract of land.

Picture of the Site:



Existing Conditions:

The table below outlines the surrounding zoning and land uses:

	Zoning Classification	Land Use
South of the Property	C-3(General Business)	Commercial Business
East of the Property	C-3(General Business)	Commercial Business
North of the Property	C-3(General Business)	Commercial Offices
West of the Property	C-3 (General Business)	Commercial Offices

Access/Parking: Parking will be provided on vacant lot south and southwest of the property.

Water & Sewer: The site is serviced by a 8” water line along S.Columbus Street and a 6” sewer line along E. Fannin Street.

Suggested Motions:

1. Motion to recommend approval of case number SUP-23-02 as requested.
2. Motion to recommend denial of case number SUP-23-02.

Attachments:

1. Aerial of Site
2. Pictures of the Site
3. 200 Foot Notification Map



SUP-23-02
Site Pictures



Commercial to the north



Commercial to the south



Commercial to the east



Vacant Commercial to the west

Plotted by: JAH/Handbook
Reviewed: C:\Users\jcarney\OneDrive - JAH Engineering\My Documents - JAH Engineering\JAH 110266 - Carney\0266-132 - 2023 Td. Credit Stat09 - Marshall - Blue Buckle\01 PRELIMINARY SITE PLAN\BLUE BUCKLE-5-13-2022.dwg
Revised: 5/10/2023 12:18:11 PM
Plot Date: None
Page Setup: —

N

15

0

15

30

45

60

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

811

Know what's below.
Call before you dig.

- NOTES**
- THE ENGINEER HAS RESEARCHED CODES, ORDINANCES, AND OTHER DEVELOPMENTAL REQUIREMENTS OF LOCAL GOVERNMENT, INCLUDING FIRE, WITH JURISDICTION OVER THE SITE, AND VERIFIES THAT THE SITE PLAN CONFORMS TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODED ORDINANCES.
 - THERE ARE NO KNOWN VARIANCES THAT WILL BE REQUIRED FOR THIS PROJECT.
 - DIMENSIONS ARE TO BACK OF CURB. RADII ARE TO BACK OF CURB, OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING EXIT PORCHES, RAMPS, SIDEWALKS, DOWN SPOUTS AND OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
 - CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR TYPES OF LIGHT FIXTURES AND CONDUIT ROUTING.
 - ALL FACE OF CURB RADIISES NOT NOTED SHALL BE 2.0' RADIUS.
 - CONTRACTOR SHALL PROVIDE FIRE LANE STRIPING AS PER GOVERNING ENTITY.
 - TOPOGRAPHIC INFORMATION WAS OBTAINED FROM GOOGLE EARTH.
 - THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES IS NINE (9) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
 - STORM WATER DETENTION IS NOT ANTICIPATED FOR THIS DEVELOPMENT.
 - RETAINING WALLS MAY BE NECESSARY FOR THIS SITE.
 - ACCESSIBLE ROUTES SHALL BE PROVIDED IN COMPLIANCE AND IN ACCORDANCE TO THE FAIR HOUSING DESIGN MANUAL.
 - SUBJECT PROPERTY DOES NOT APPEAR TO BE SITUATED WITHIN THE 100-YR FLOODPLAIN, ACCORDING TO FEMA, F.I.R.M. MAP NO. 48203C0340F EFFECTIVE DATE: SEPTEMBER 3, 2014.
 - FINISHED FLOOR ELEVATION FOR BUILDINGS LOCATED WITHIN 100-YR FLOODPLAIN SHALL BE AT LEAST ONE FOOT ABOVE 100-YR FLOOD ELEVATION.
 - SETBACKS:
FRONT YARD - 0'
SIDE YARD - 0'
CORNER SIDE YARD - 10'
REAR YARD - 0'
HEIGHT - SIX STORIES

PARKING REQUIREMENT CHART			
TOTAL UNITS	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
47	1.5 SPACES PER UNIT PLUS 5 ADDITIONAL SPACES	76	86

BLUE BUCKLE APARTMENTS
EAST FANNIN STREET
MARSHALL, TEXAS 75670

PRELIMINARY SITE PLAN

ISSUED FOR PERMIT

CARNEY
ENGINEERING,
PLLC.
5465 LEGACY DRIVE, SUITE 650
PLANO, TEXAS 75024
PH (469) 443-0861
FAX (469) 443-0863

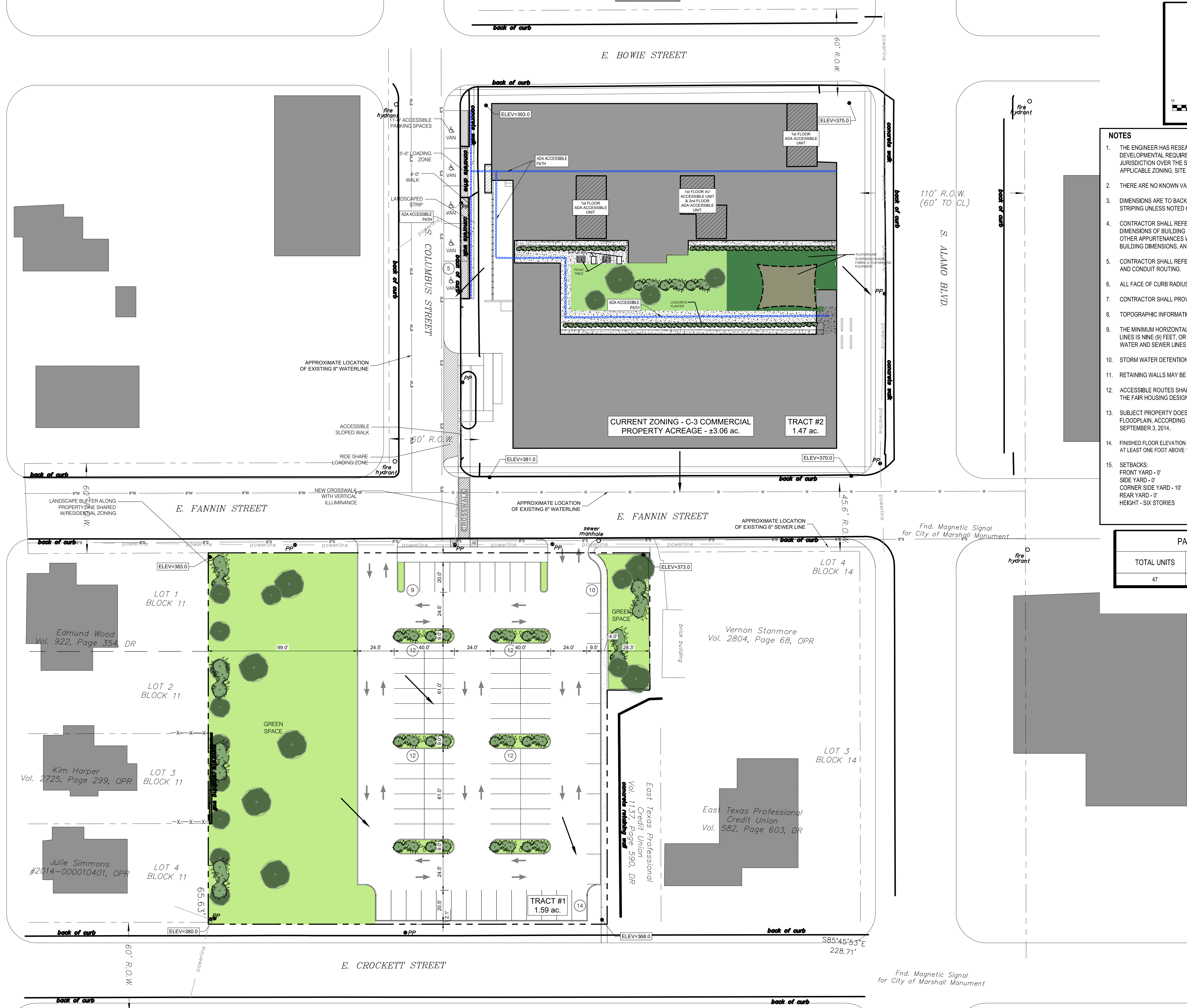
STATE OF TEXAS

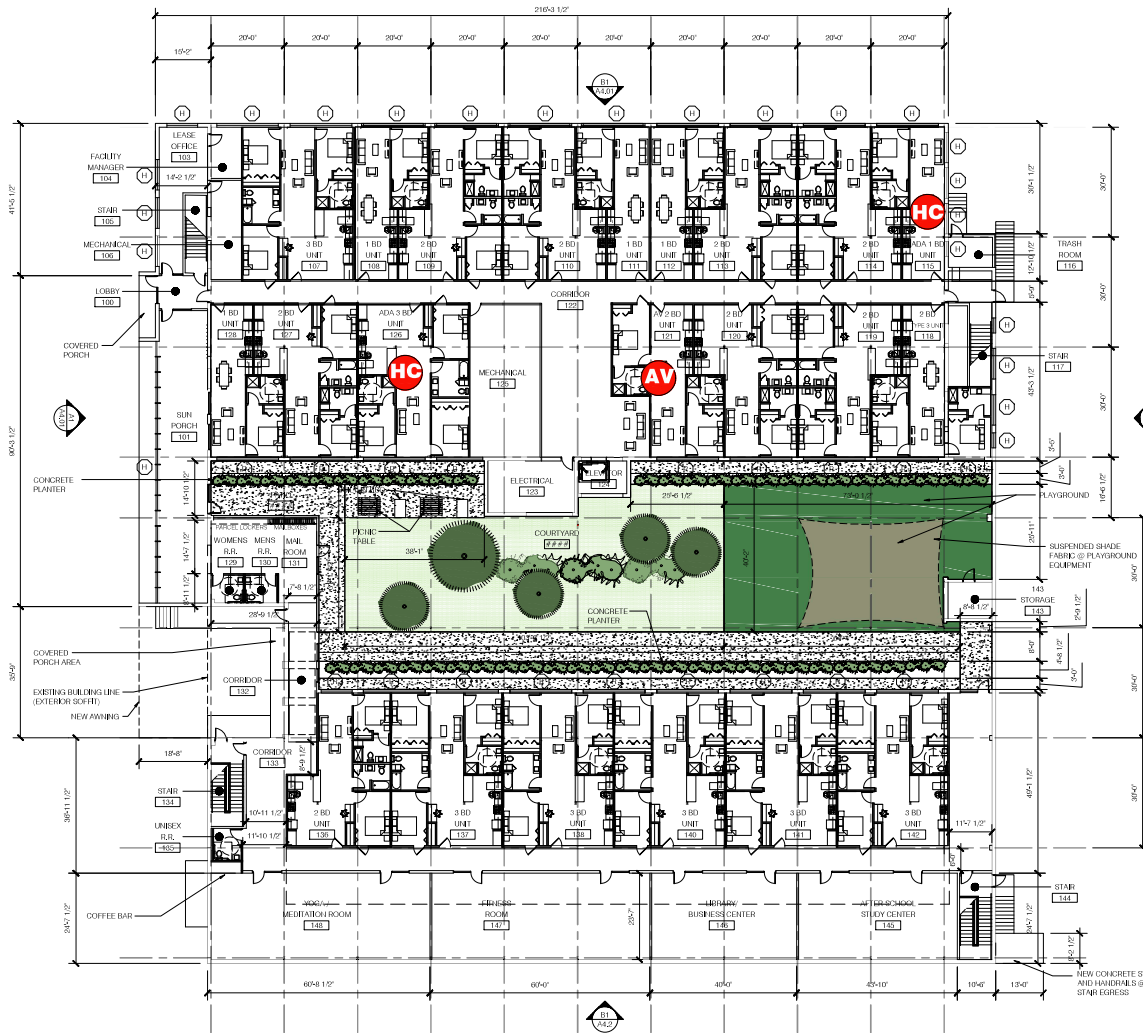
T. CRAIG CARNEY
55714
REGISTERED PROFESSIONAL ENGINEER

9/19/2023
TYPE FIRM REGISTRATION NO. F-5033

DRAWN BY:	TCP
CHECKED BY:	JAH
START DATE:	02/21/2023
SCALE:	SEE PLAN
PROJECT NO.:	2068-232

SHEET
C1.0





COURTYARD LEGEND



- HC** ADA ACCESSIBLE UNIT
- AV** AV ACCESSIBLE UNIT
- H** HISTORIC STEEL WINDOW TO BE REPAIRED OR REPLACED AS APPLICABLE TO CONDITIONS
- R** STEEL WINDOW REPLICA AT ALL NEW EXTERIOR WALLS TO MATCH HISTORIC WINDOW IN SIZE, PROPORTIONS, AND CONSTRUCTION

CODE ANALYSIS

2012 IRC
2012 IRC
2000 NEC (STATE MANDATED)
2012 UMC
2015 UFG
2015 IRC
2015 IBC COMMERCIAL
2015 IBC RESIDENTIAL
2015 IBC COMMERCIAL
ASHRAE 90-2013
CITY OF MARSHALL CODE OF ORDINANCES
CITY OF MARSHALL UNIFIED DEVELOPMENT CODE
CITY OF MARSHALL SEEN RESTRICTIONS
2010 HARBORING WITH UNLAWFULS ACT
2010 TEXAS ACCESSIBILITY STANDARDS
SECTION 504 OF THE REHABILITATION ACT (SECTION 5-4)
TEXAS PRIORITY CODE
FAIR HOUSING ACT

CONSTRUCTION TYPE

TYPE III

OCCUPANCY CLASSIFICATION

R-2 RESIDENTIAL APARTMENTS SPRINKLERED
U-FOR BBO PAVILION

NRA & COMMON AREAS

LOBBY (partially enclosed)
CORRIDORS (partially enclosed)
STAIRS (partially enclosed)
ELEVATOR (fully enclosed)
LEASING OFFICE (fully enclosed)
LIBRARY/BUSINESS CENTER (fully enclosed)
AFTER SCHOOL/STUDY CENTER (fully enclosed)
YOGA/MEDITATION ROOM (fully enclosed)
FITNESS CENTER (fully enclosed)
SUNROOM (partially enclosed)
BALCONY (fully enclosed)
PUBLIC RESTROOMS (fully enclosed)

TOTAL CONDITIONED SPACE (PUBLIC)

NON-UNIT FACILITY AREAS

STORAGE
MECHANICAL
TRASH
ELECTRICAL
COVERED PORCHES/POOR COCKPIT
UTILITY

TOTAL

TOTAL NET COMMON AREA (NON-UNIT FACILITY AREAS)

UNIT AREA (NET)

TOTAL SPACE - UNITS + BLDG AMENITIES

OPEN AIR BALCONY, not enclosed
COURTYARD (INCLUDING PLAYGROUND), not enclosed

	BASEMENT	FIRST FLOOR	SECOND FLOOR	
LOBBY (partially enclosed)	0	118	503	
CORRIDORS (partially enclosed)	0	4974	4800	
STAIRS (partially enclosed)	0	886	1051	
ELEVATOR (fully enclosed)	0	116	116	
LEASING OFFICE (fully enclosed)	0	717	0	
LIBRARY/BUSINESS CENTER (fully enclosed)	0	890	0	
AFTER SCHOOL/STUDY CENTER (fully enclosed)	0	3020	0	
YOGA/MEDITATION ROOM (fully enclosed)	0	1407	0	
FITNESS CENTER (fully enclosed)	0	1407	0	
SUNROOM (partially enclosed)	0	1044	0	
BALCONY (fully enclosed)	0	512	0	
PUBLIC RESTROOMS (fully enclosed)	0	201	135	
TOTAL CONDITIONED SPACE (PUBLIC)	0	12952	6665	19617
STORAGE	0	120	600	
MECHANICAL	0	798	219	
TRASH	0	118	46	
ELECTRICAL	0	333	67	
COVERED PORCHES/POOR COCKPIT	0	1142	0	
UTILITY	0	29800	2501	32781
TOTAL	0	23800	5062	1084
TOTAL NET COMMON AREA (NON-UNIT FACILITY AREAS)	0	15,817	0	
UNIT AREA (NET)	0	43,376	0	
TOTAL SPACE - UNITS + BLDG AMENITIES	0	100,742	0	
OPEN AIR BALCONY, not enclosed	0	0	2342	
COURTYARD (INCLUDING PLAYGROUND), not enclosed	0	11,188	0	

IA
ARCHITECTURE

BLUE BUCKLE LOFTS
200 S. COLUMBUS ST.
MARSHALL, TX 75670



FIRST FLOOR PLAN

REVISIONS
NO. DATE
1 06/19/23
PROJECT NO. IA 2301
SHEET A2.01

DATE 01/20/23



TO: City Council
DATE: August 24, 2023
ITEM #: 9.A
SUBJECT: Consider approval of a resolution scheduling two public hearings on the fiscal year 2024 budget. (Finance)

Recommendation for Action: Requesting approval of a resolution scheduling two public hearings on the fiscal year 2024 budget.

Executive Summary: This resolution is for the scheduling of two public hearings on the fiscal year 2024 budget. The dates of the public hearings are September 14th and September 28th.

Budget Cost:

Staff Contact: Dawn Jones, Finance Director

Attachments: 1. R-23-XX Calling Public Hearing - 2024 Budget

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF MARSHALL, TEXAS, SETTING
THE DATE AND TIME TO CONDUCT PUBLIC HEARINGS ON
THE FISCAL 2024 CITY BUDGET**

WHEREAS, Section 6.04 of the City Charter and Chapter 102 of the Texas Local Government Code require that the City Council hold a Public Hearing on its proposed Fiscal Budget; and,

WHEREAS, the City Council will hold a meeting at 6:00 p.m. on September 14, 2023 and September 28, 2023; now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
MARSHALL, TEXAS:**

That the City Council will meet on September 14, 2023, and September 28, 2023 in the City Council Chambers, Marshall City Hall, 401 South Alamo, to conduct a Public Hearing at 6:00 p.m. concerning the City's 2024 Budget for the fiscal period January 1, 2024 through December 31, 2024.

PASSED, APPROVED AND ADOPTED this 24th day of August, 2023.

Mayor of the City Council
of the City of Marshall, Texas

ATTEST:

Nikki Smith, City Secretary



TO: City Council
DATE: August 24, 2023
ITEM #: 9.B
SUBJECT: Consider approval of a resolution scheduling two public hearings on the proposed tax rate of \$0.565201 per \$100 of valuation and tax increase. (Finance)

Recommendation for Action: Requesting approval of a resolution scheduling two public hearings on the proposed tax rate of \$0.565201 per \$100 of valuation and tax increase.

Executive Summary: This resolution allows for the scheduling of two public hearings on the proposed tax rate of \$0.565201 per \$100 of valuation and tax increase. The public hearings will be held on September 14th and September 28th.

Budget Cost:

Staff Contact: Dawn Jones, Finance Director

Attachments: 1. R-23-XX Announcing Proposed Tax Rate - 2024 Budget

RESOLUTION NO. _____

**A RESOLUTION OF THE COOUNCIL OF THE CITY OF MARSHALL, TEXAS
ANNOUNCING A PROPOSED TAX RATE OF \$0.565201 PER \$100
VALUATION AND VOTING TO PLACE AN ACTION ITEM TO ADOPT THE TAX
RATE ON A FUTURE COUNCIL AGENDA**

WHEREAS, the Tax Code of the State of Texas requires the governing body to announce a tax rate and schedule and announce the date and time to adopt a tax rate if the tax rate exceeds the no-new-revenue tax rate or voter-approval tax rate, whichever is lower; and,

WHEREAS, the Council of the City of Marshall proposes to adopt a tax rate of \$0.565201 per \$100 valuation for the City’s 2024 Budget which exceeds the no-new-revenue tax rate; and,

WHEREAS, since the proposed tax rate will exceed the no-new-revenue tax rate; now, therefore

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALL,
TEXAS:**

That the City Council will on September 14, 2023 at 6:00 p.m. and September 28, 2023 at 6:00 p.m. in the City Council Chambers, Marshall City Hall, 401 South Alamo, adopt the proposed tax rate of \$0.565201 per \$100 of valuation for the City’s 2024 Budget for the fiscal period January 1, 2024 through December 31, 2024.

PASSED, APPROVED, AND ADOPTED this 24th day of August, 2023.

YEA: _____

NAY: _____

ABSTAIN: _____

Mayor of the Council
City of Marshall, Texas

ATTEST:

Nikki Smith, City Secretary



TO: City Council
DATE: August 24, 2023
ITEM #: 10.A
SUBJECT: Discussion and action to include authorizing the City Manager to execute a Letter of Intent with Performance Services, Inc. to provide the City with an Investment Grade Audit work in accordance with Texas Local Government Code 302 procured through TIPS contract number # 170103. (Finance)

Recommendation for Action:

Executive Summary:

Budget Cost:

Staff Contact: Dawn Jones, Finance Director

Attachments: 1. MARSHALL - LOI

August 24, 2023

Karen Ellis & Chip Woods
Performance Services Inc.
801 E. Old Settlers Blvd., Suite 100
Round Rock, Texas 78664

Subject: Letter of Intent/Investment Grade Audit

Dear Karen and Chip,

We are encouraged by the preliminary indications regarding opportunities for improving our water metering system and utility infrastructure. The City of Marshall recognizes this Advanced Metering Infrastructure (AMI) program will result in increased water revenue and lower operational costs, which will provide our City with a more effective use of our resources. The City of Marshall also understands these increased revenues and savings will finance the AMI project costs over a period of no more than 20 years when compared to current revenues and expenses, and that this performance must be guaranteed per Texas Local Government Code §302.

Based on our understanding of the time investment required to completely evaluate this opportunity, we are providing this letter to indicate our intent to award Performance Services Inc. a contract for the upgrade of the water metering system and other agreed upon renovations within 90 days of the completion of their Investment Grade Audit (IGA).

The IGA will assess, but is not limited to:

- Existing water meter accuracy
- Guaranteed cost and savings from new meters and AMI system with utility billing integration
- Existing water leakage through distribution and infrastructure
- Wastewater Plant improvements (UV facility structure & filtration, blowers, transfer pumps, etc...)
- Best value manufacturer and technology comparison

The objective of the IGA is to:

- Identify areas to reduce energy consumption and increase revenue by retrofitting or replacing water metering equipment
- Improve operational procedures and capabilities within the City
- Eliminate and/or reduce future capital expenditures
- Provide a financial guarantee for the City of Marshall in compliance with Texas Local Government Code §302

During the Investment Grade Audit, Performance Services may identify additional efficiency or capital improvement opportunities that may or may not be included in the final scope of work, upon being

agreed upon by both parties. Following completion of the IGA and submission of a Project Proposal from PSI which meets the Project Objectives, the City of Marshall agrees to enter into an installation Contract for PSI to provide the City of Marshall with design, equipment procurement & installation, construction management, a savings guarantee, and measurement & verification services.

If the City of Marshall decides not to proceed with this program even though guaranteed annual water revenue increases and operational savings will exceed the AMI project costs, we agree to pay \$39,878 to Performance Services Inc., which is their anticipated 3rd party meter bench testing, design and other costs associated with developing the Investment Grade Audit not due until the first day of the 2024-25 budget year.

Sincerely,

Terrell Smith, City Manager
City of Marshall, Texas



TO: City Council
DATE: August 24, 2023
ITEM #: 10.B
SUBJECT: Yearly Report for Marshall Pet Adoption Center.
(Police)

Recommendation for Action: N/A

Executive Summary: The Chief of Police will present the yearly report for the Marshall Pet Adoption Center and Animal Control.

Budget Cost: N/A

Staff Contact: Cliff Carruth, Chief of Police

Attachments: None



TO: City Council
DATE: August 24, 2023
ITEM #: 10.C
SUBJECT: Citizen's Police Academy. (Police)

Recommendation for Action:

Executive Summary:

Public notification of the upcoming Citizen's Police Academy starting September 5 – October 10.

Budget Cost: N/A

Staff Contact: Chief Cliff Carruth

Attachments: None