Second Floor Conference Room, City Hall
401 South Alamo
Marshall, TX 75671
903-935-4421

Members
Amy Ware, District 4 - Mayor
Risa Jordan-Anderson, District 1
Leo Morris, District 2
Dathaniel Campbell, District 3
Reba Godfrey, District 5
Amanda Abraham, District 6
Micah Fenton, District 7

MINUTES
PLEASE SILENCE ALL DEVICES
SPECIAL-CALLED CITY COUNCIL MEETING
August 21, 2026
1:00 PM

1. Call to Order and Roll Call

Mayor Amy Ware called the Special-Called meeting to order in the Second Floor Conference Room, City Hall at 1:00 PM.

PRESENT:

Mayor and Council Members:
Mayor Amy Ware
Councilmember Leo Morris
Councilmember Reba Godfrey
Councilmember Amanda Abraham
Councilmember Dathaniel Campbell

ABSENT: Councilmember Risa Jordan-Anderson
Councilmember Micah Fenton
Motion to Excuse: Councilmember Campbell Second: Councilmember Morris Vote: 5:0

ADMINISTRATIVE STAFF PRESENT:

Greg Smith, City Manager
Nikki Smith, City Secretary
Scott Rectenwald, City Attorney
Lisa Pepi, Finance Director
Scott Smith, Assistant Police Chief
Randy Pritchard, Support Services Director
Alex Agnor, Asst. City Manager/Econ. Dev. & Strat. Init. Director

2. 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.

3. Action Items for City Council Consideration

A. Discussion and consideration of the appointment of a Municipal Court Judge.

Greg Smith, City Manager, discussed the position of Municipal Court Judge and stated a candidate was interested in taking the position. A standard drafted contract is ready and Judge Ammerman has been interviewed by the council previously.

Councilmember Campbell made a motion to approve the appointment of Judge Ammerman as the Municipal Court Judge. Councilmember Godfrey seconded the motion, which passed by a vote of 5:0.

B. Discussion and consideration of the approval of adding City Prosecutor to the job function of the City Attorney.

Greg Smith stated that with the appointment of Jim Ammerman as Judge there will be a conflict of interest with the current prosecutor. Greg Smith requested approval of assigning the duties of City Prosecutor to the job function of the City Attorney.

Council discussed the length of the additional duties, which is still to be determined. The City Attorney will bill on an hourly basis if the amount of time allowed per his retainer has already been used.

Councilmember Godfrey made a motion to approve adding the City Prosecutor to the job function of the City Attorney. Mayor Ware seconded the motion, which passed by a vote of 5:0.

C. Discussion and consideration of the approval of a contract for Project Management Services with Cumming Gallagher for the SL 390 Utility Relocation project.

Greg Smith stated this item is a carry-over from the last meeting. Discussion was held about going out for an RFP/RFQ for Construction Management Services, but to bring Cumming Gallagher on for the SL 390 Line Relocate project only. It was stated that the fee for the project would be 5% because it was under the $15 million threshold. There is also an 18-month timeline for the project based on information from the civil engineering firm. If the project is finished early, the fee will still be owed. If the project runs long, within reason, the fee remains fixed, but the company can request additional funds.

Council discussed concerns about the fee structure in the contract not being a fixed fee, and that the fee should be 5% no matter the length of the project. Council asked if Cumming Gallagher would be willing to negotiate the fee based on the projects and build in a tiered fee schedule if the task orders change the amounts of the contract, or if other projects are awarded and the total amount awarded is over the $15 million threshold for the fee to be changed to the 3.5% rate. Council requested the City Manager and City Attorney to make it clear in the contract that the fee was fixed and, based on review of the contract services with Cumming Gallagher, it would be at 3.5% if the threshold of $15 million was met and the fee would be fixed for the 18-month timeline.

Councilmember Campbell made a motion to approve based on the revision of the contract Project Management Services with Cumming Gallagher for the SL 390 Utility Relocation project with 3.5% threshold at $15 million and a fixed rate that goes beyond 18 months.

Staff verified the motion. Greg Smith stated there is still time to make the changes and add this item to the agenda for the August 27th meeting.

The motion died due to lack of a second.

Mayor Ware made a motion to table the discussion and consideration of the approval of a contract for Project Management Services with Cumming Gallagher for the SL 390 Utility Relocation project until the next meeting. Councilmember Godfrey seconded the motion, which passed by a vote of 5:0.

4. Discussion and Reports for City Council Consideration and Direction

A. Discussion of the proposed 2026 Tax Rate.

Greg Smith stated this item is for discussion only, no action is to be taken. This item is to provide updated information to council and allow for guidance from council to staff. Greg Smith stated the history of the city is to have two (2) public hearings, but state law only requires one (1). It was asked if council would be comfortable having a single public hearing this year. The tax rate to be discussed is below the voter approval rate, but higher than the no new revenue rate. Council indicated they are comfortable with the single public hearing as long as it is not a charter requirement to have two (2).

Lisa Pepi, Finance Director, stated the certified values show a 3.3% net increase, and provided the no new revenue tax rate, 0.547883, the voter approval rate, 0.668915, and the staff recommended rate, 0.657011. Lisa Pepi provided a breakdown of the tax rate for the General Fund and Debt Service sides. The proposed tax rate would have a net increase of $84 per household valued at $140,000 for the year. The history of taxable value was provided, showing steady growth.

Council discussed the proposed tax rate and inquired as to why the voter approval rate was not being used. Lisa Pepi stated the average taxable value was provided by the appraisal district. Greg Smith explained that the I&S revenue was increasing to pay for the debt service payments and the M&O side was showing a slight decrease. Council discussed the tax rate needed to have the M&O side match the revenue for 2026. Council requested the numbers for the impact on citizens and revenue using the voter approval rate.

Mayor Ware made a motion to recess for 10 minutes to allow staff to compile the information. Councilmember Campbell seconded the motion, which passed with a vote of 5:0. The time was 1:45 PM.

The meeting was reconvened at 1:54 PM.

Lisa Pepi provided information comparing the 2025 and 2026 years showing if the voter approval rate was used, the increase per household for the year would be $100.97 for a taxable value of $140,000.00. The effects of the M&O were discussed if the voter approval rate was used, and it would be an increase of approximately $120,000 from the proposed rate to the voter approval rate. It was stated that council could post the voter approval rate and adopt a rate less than that. Staff can bring data back to council in the format they would like to see and have a discussion item during the public hearing.

Greg Smith stated that staff is working on the budget, and a workshop could be held to help explain how the tax rate affects the M&O side if the council would like.

Council requested information to be provided regarding the increased revenues from the new water rates.

Greg Smith clarified that council would like the voter approval rate of 0.668915 posted on the notice and that council would like the information based on a $100,000 valuation, and to include the average value for the past four (4) years.

5. Adjournment

Councilmember Godfrey made a motion to adjourn. Councilmember Campbell seconded the motion, which passed by a vote of 5:0.

APPROVED:

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

ATTEST:

City Secretary