Jean Birmingham Council Chambers, City Hall
401 South Alamo
Marshall, TX 75670
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
REGULAR CITY COUNCIL MEETING
August 27, 2026
6:00 PM

1. Call to Order and Roll Call

Mayor Pro-Tem Amanda Abraham called the Regular meeting to order in the Council Chambers, City Hall at 6:01 PM.

PRESENT:

Mayor and Council Members:
Councilmember Leo Morris
Councilmember Reba Godfrey
Councilmember Amanda Abraham
Councilmember Micah Fenton
Councilmember Dathaniel Campbell
Councilmember Risa Jordan-Anderson

ABSENT: Councilmember Amy Ware **Motion to Excuse: Councilmember Abraham Second: Councilmember Godfrey Vote: 4:0**

ADMINISTRATIVE STAFF PRESENT:

Greg Smith, City Manager
Cliff Carruth, Police Chief
Scott Rectenwald, City Attorney
Nikki Smith, City Secretary
Lisa Pepi, Finance Director
David Rainwater, Fire Chief
Christol Hall, HR/Civil Service Director
Doug Box, Interim Public Works Director
Randy Pritchard, Support Services Director
Cheryel Carpenter, Community Engagement
Alex Agnor, Asst. City Manager/Econ. Dev. & Strat. Init. Director

2. Invocation and Pledges

Councilmember Campbell

3. 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.

4. Items to be Withdrawn From Consent Agenda

There were no items withdrawn from the Consent Agenda.

5. 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 Campbell made a motion to approve the Consent Agenda. Councilmember Morris seconded the motion, which passed by a vote of 4:0.

A. Consider approval of the minutes from the August 13, 2026, Special-Called City Council Meeting. (City Secretary)

B. Consider approval of the minutes from the August 13, 2026, Regular City Council Meeting. (City Secretary)

C. Consider approval of 2026 Wonderland of Lights Interlocal Agreement with Harrison County. (Main Street)

D. Consider approval of the declaration of certain vehicles as surplus property and authorization for staff to dispose of the surplus vehicles in accordance with applicable law. (Support Services)

6. Consideration of Items Withdrawn From the Consent Agenda

There were no items withdrawn from the Consent Agenda.

7. Public Hearing & Ordinance

A. **O-26-19** Conduct a public hearing to consider approval of an ordinance regarding an application (Z-26-11) to rezone 3603 & 3605 S Washington Ave, Parcel R000007481 & R000030292, a 0.5750 & 1.5700 acre lot, A-400, ASA LANGFORD SURVEY from A-E (Agriculture & Estate) to R-1 (Single Family Detached). (Planning)
Mayor Pro-Tem Abraham opened the public hearing.

Madonna Huacuja, 303 Northwest Dr. Longview, Texas, is the surveyor for the property and stated the location is already two pieces and just needs to be redivided and rezoned.

Mayor Pro-Tem Abraham closed the public hearing.

Mark Priestner, Planning Consultant with Halff and Associates, stated the property is two lots. The applicant wanted to replat the property and flip the area but the current zoning of A-E won't allow that. However, changing the zoning to R-1 will. Twelve (12) notices were sent out, three (3) responses were received against the rezone, and the letters are in the packet. Mark Preistner restated that the existing lots are already there, the owner just wants to flip the size, no new structure is being placed. The Planning and Zoning Commission met and approved the request by a vote of 3:1.

Councilmember Godfrey made a motion to approve an ordinance regarding an application to rezone 3603 & 3605 S Washington Ave. from A-E (Agriculture & Estate) to R-1 (Single Family Detached). Councilmember Campbell seconded the motion, which passed by a vote of 4:0.

8. Resolution

A. **R-26-16** Consider approval of a resolution setting a public hearing to be held on September 10, 2026 on the proposed FY27 Budget. (Finance)
Greg Smith, City Manager, asked council to approve the resolution scheduling the public hearing to be held on September 10, 2026, for the proposed FY27 budget.

Council asked about a budget workshop, in which Greg Smith explained that, due to delays in the budget and still having staff meetings to prepare the budget presentation the workshop would be conducted during the public hearing. Greg Smith stated other workshops could be called if the council would like to have them.

Councilmember Abraham made a motion to approve a resolution setting a public hearing to be held on September 10, 2026, on the proposed FY27 Budget. Councilmember Godfrey seconded the motion, which passed by a vote of 4:0.

B. **R-26-17** Tax Rate Discussion and consideration of approval of a resolution announcing the proposed tax rate of $0.668915 per $100 of valuation and scheduling a public hearing on the proposed tax rate and tax increase. (Finance)
Greg Smith explained the state requirements for municipalities to announce their proposed tax rate. The proposed tax rate is $0.668915, which is the voter approval rate and the maximum rate to be adopted by the city without going out for a vote. Greg Smith stated the tax rate will be addressed over the next couple of meetings and asked the council to approve the resolution scheduling the public hearing to be held on September 24, 2026, for the adoption of the tax rate.

Councilmember Godfrey made a motion to approve a resolution announcing the proposed tax rate of $0.668915 per $100 of valuation and scheduling a public hearing to be held on September 24, 2026, on the proposed tax rate and tax increase. Councilmember Campbell seconded the motion. A roll call vote was taken, and the resolution passed by a vote of 4:0.

9. Action Items for City Council Consideration

A. Consider approval of the acceptance of the 2025 Street Improvement Program and release of retainage. (Public Works)

Doug Box, Interim Public Works Director, stated the inspection was done on August 11, 2026, by Stan Hayes, no issues were found and the punch-list items were all addressed. Doug Box stated the contractor submitted an affidavit confirming all project-related bills have been paid and asked for approval of the acceptance of the 2025 Street Improvement Program and release of the retainage to Rayford Truck & Tractor for $71,577.15.

Council asked what the total cost of the project was and the total cost of change orders. The total amount for the project was $1,431,543.14, and the change orders totaled $75,077.80.

Councilmember Godfrey made a motion to approve the acceptance of the 2025 Street Improvement Program and release of retainage. Councilmember Campbell seconded the motion, which passed by a vote of 4:0.

B. Discussion and consideration of the approval of a contract for Project Management Services with Cumming Gallagher for the SL 390 Utility Relocation project. (City Manager)
This item was withdrawn from the agenda.

10. Discussion and Reports for City Council Consideration and Direction

A. Report regarding needed appointments and reappointments to the various City boards, commissions, and committees. (City Secretary)
Nikki Smith, City Secretary, stated this is the annual push for volunteers for the various boards, commissions and committees for the city. Advertising began August 2, 2026, and applications will be accepted through September 11, 2026. This item is on the agenda to inform council and the public of the timeframe for receiving applications.

B. Consider and Possible Action on issuing a RFP for Construction Manager. (City Manager)
Greg Smith provided a draft RFQ for Construction Management services and explained the timeline in place. With council approval, the RFQ will be issued on September 7, 2026, sealed qualifications are due September 24, 2026, at 10:00 AM and a committee will be set up to evaluate the submittals. Greg Smith stated this is the first step in the process. The scoring criteria and the possibility of oral presentations to staff and council were discussed.

Councilmembers asked about the need for the services, what projects would be included and if there would be a duplication of services from what is currently in place. Greg Smith stated the services provide the city with an agent to look out for the best interest of the city in the projects, that it will include all upcoming projects except for the SL 390 and I369 projects. The services provided by KSA will not be duplicated by the Construction Management services. The RFQ process is to hire a company for future projects to oversee them from beginning to end, projects such as the $2.2 million sewer project, the $21 million WSIG project and the $34 million debt service projects.

Councilmember Jordan-Anderson joined the meeting remotely at 6:25 PM.

Greg Smith stated the RFQ can be put out for bids and if the council doesn't want to use any of the companies that apply, they do not have to.

The information was restated regarding the need for the RFQ, the bid process, interviews, and the choice to determine if there is a desire to hire any of the companies that apply.

The RFQ will be issued on September 7, 2026, sealed qualifications are due September 24, 2026, at 10:00 AM, and any questions from applicants are to be submitted by September 15, 2026.

Council discussed the responsible party for designing projects, which would be a third party engineer. It was stated that Construction Management Services would act as a fiduciary for the city because the contractor that is hired to work on the project for the city already has a fiduciary responsibility to their company. A construction manager would also help to negotiate contracts.

Councilmember Fenton joined the meeting remotely at 6:30 PM.

Greg Smith stated the RFQ process is to seek qualifications and to allow multiple companies to submit their applications.

Council discussed the necessity to hire a construction company or if a superintendent could be used, and it was stated we could hire a staff member to do the work, but we would have to find someone.

Council indicated more conversations were needed and verified that this item will simply allow for quotes for services to be received.

Councilmember Abraham made a motion to approve the issuance of a RFQ for Construction Manager services. Councilmember Campbell seconded the motion, which passed by the following vote:

Ayes: 5, Mayor Pro-Tem Abraham, Councilmembers Campbell, Jordan-Anderson, Fenton and Morris
Noes: 1, Councilmember Godfrey

C. Report on 800 MHz radio system. (Support Services)

Randy Pritchard, Support Services Director, provided a report on the 800 MHz radio system. The project began in June 2022by getting quotes. Council approved the purchase in July 2023, and the system is now operational. Randy Pritchard provided updates about the project and radios stating the system was installed for interoperability with local areas. There are five towers, the city has two that are 100% operational. TxDOT has two, one of which is being finished, the other is waiting for the installation of equipment. The fifth tower, provided by a grant, is also a TxDOT tower located in the northern part of the county. Mobile Communications of America is the vendor, and due to company acquisitions, they are now a local company which is beneficial to the city and other agencies using the radio system. Interlocal Agreements will be signed with the surrounding local agencies for the system.

Council inquired about a timeline for the installation of equipment into the vehicles, which will be provided after the response is received from the vendor.

A demonstration of the radios took place involving the Police Department, Fire Department, and Galveston Police Department to show how the departments will now be able to communicate over the radio in areas, including those previously challenging areas. Randy Pritchaed stated the shared channels are already set up and ready if they are needed in the future.

The council inquired about the training set up, which will be a train the trainer system.

An update was provided regarding the tower previously owned by the city. The City Attorney and Councilmember Abraham were able to negotiate that the city would be able to keep the equipment on the tower, updates would be allowed, and no money would be paid out. It was stated the problems with the tower created an eight-month delay for the radio system project.

Council asked about the maintenance of the radios, and it was stated that Motorola would be responsible for repairs.

11. Adjournment

Councilmember Godfrey made a motion to adjourn. Councilmember Abraham seconded the motion, which passed by a vote of 6:0.

APPROVED:

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

ATTEST:

City Secretary