

State of Texas
County of Brazoria
City of Angleton

The City of Angleton, Texas City Council conducted a Special Meeting Workshop at 6:30 p.m., Monday, July 8, 2008, with the following in attendance:

J. Patrick Henry	Mayor
Rudy R. Santos	Mayor Pro Tem
Gregg Dykes	Councilman
Jeremy Warren	Councilman
John Wright	Councilman
Bonnie Church	Councilwoman

OTHERS PRESENT:

Greg Smith	City Manager
Amanda Davenport	City Secretary
Herb Smith	City Engineer

Department Heads whose budget was being discussed.

And those listed on the guest registry.

1. CALL TO ORDER BY MAYOR HENRY at 6:37 pm.
2. Discussion on city hall addition.

Greg Smith and Herb Smith presented the first rendition of the elevation for the City Hall Addition. Twenty more parking spaces will be provided with this addition. Chenango Street will remain open. We are in talks with the Presbyterian Church to expand their detention to carry the City Hall, there will have to be 18-24 inches of depth added. Again, we are in the discussion stage only.

The floor plan has not changed, the Emergency Command center will be plenty large enough, two staff restrooms in the back with an addition shower for the command center purposes. Adding approximately 15-20 seats more in the council chambers and including jury seating. There will be

removable rails for jury panels and we'll remove them for council meetings. We'll try to use the existing council furniture. The floor will be tile everywhere except offices where we will install commercial grade carpet.

Councilman Warren asked if there could be a second story built on to the addition at some time in the future. Herb Smith answered ABSOLUTELY not. To make it structurally sound to build up it would cost twenty percent in construction costs.

Councilman Wright asked what the next step is and are the right questions being asked to ensure that we are building the addition to last?

Greg Smith stated that this addition will enable City Hall to meet our expected needs for the next 15-20 years. The only other facility that might need expansion in the near future would be the police department and we've handled some of that by moving Municipal Court.

With putting Municipal Court back there that will mean that security will be in the building at all times. We have plans to adjust the municipal court schedules to accommodate all parking issues.

There will be a sloped roof and absolutely no mechanical equipment on that roof, there will be a hidden area designated for equipment for the building.

There is Homeland Security Funds that could be available to us for this building since it is going to serve as our emergency operations center.

We are hopeful that we can build this structure for \$96 per square foot. Budgetary numbers were between \$650 and \$750K dollars but at \$96 per square foot we are at approximately \$450K, which leaves us an almost \$200k cushion for the generation and such items.

We'll bring back a contract with Allen Construction at the next meeting. We've done several small jobs with them and we've seen other local buildings that they've worked on.

3. Budget Workshop

Greg Smith stated that currently without funding capital projects we have an approximate \$193K surplus and it is imperative that we fund some projects.

In the General Fund Revenues:

We are proposing to increase the over 65 and disabled persons exemption by \$5K.

97% tax collection rate, we have a \$14 million cushion for

protests.

We have the AISD building permit of \$195K carried over from 2007/2008, the work will be performed in 08/09.

Franchise taxes are staying the same, we haven't see enough growth yet to raise that tax.

Court fines down

Building permits budget was increased by 15%, but we think that is a low number.

Salaries:

We did a simple salary survey with information from HGAC. We tried to find comparable cities regarding population, total payroll, budget, and tax rates). The city that was most similar to Angleton was Freeport. Compared to Freeport our employees make 9% less than Freeport on average. I am recommending a 3% cost of living and a 4% salary adjustment for all employees. In 2009/2010 budget I plan to recommend a 4-5% salary adjustment along with a cost of living.

In this budget presented tonight the 7% is already budgeted.

Insurance:

TMRS we were not able to increase the contribution by 1%, our payout liability rate went up to 11% and I cannot recommend a contribution increase.

Insurance across the board we've increased all insurance budgets by 5%; I believe this will be reduced prior to the adoption of the budget.

On health insurance we are doing very positive.

Greg Smith presented the General Fund budget consisting of the following departments:

Administration, Building, Tax Collection, Finance, Court, Police, Animal Control, Fire Department, Fire Marshal, Code Enforcement, Pool, Parks, Streets, Street Fund, Lease Pmts, Economic Development and non departmental.

Mr. Smith basically went over each individual budget and described the increases and reductions along with the justifications and clarified and answered any questions that council had.

Capital Projects – General Fund and Street Fund

Greg Smith went over the capital requests and the rating system as far as what is wanted and needed and whether it is funded and whether it is recommended by the city manager.

A breakdown is: recommended funding \$272,000 with \$190,000 fund balance, basically \$125,000 would be eligible for lease purchase and \$150,000 in cash purchases.

Hotel/Motel Tax Discussion and the plans. Greg Smith presented audits tuned in by both agencies (Chamber & Museum). Chamber has requested to go to the full 25%.

Greg Smith went over both agencies audits and described percentages used and funding used.

Greg Smith – if you look at the two audits we have one organization that met the criteria no questions asked and we have another one that may not have. It appears that the percentage is not accurate to what it is supposed to be by contract.

The question to council is – we now have revenue of \$160,000 a year for hotel/motel this is enough revenue to do our own tourism department and have an employee to assist in tourism and hotel/motel tax, if we did that and fund individual events such as both organizations do they would have an application process and funding would still be provided for independent events. They apply, they meet the criteria and they get funding.

There were a few other capital projects that were discussed before I got here and one of them is installing water and sewer for Austin Town, this is a commitment by previous administration.

Another major project is the potential of the fairground. If the bond issue passes, I feel certain that they would want some assistance from the city through hotel/motel tax for staff or infrastructure or street improvements.

We are held responsible for this money by the State of Texas and we have no control over those expenditures.

I bring this as a discussion item and some guidance. The Chamber has made the request for an increase in funds.

Doing it this way is not taking the money away, the funding sources are actually more they just have to follow the rules. Then as these other projects come and meet warrants we can do some things.

If the council would like to do this, I will make a recommendation that we fund the two agencies through Dec.31st which is the first quarter of next budget year that way they have enough notice to get other funding source in place and gives staff enough time so that Jan 1st we have new guidelines in place and we fund projects versus just blanket funding. Then we have control and the checks are only issued after the supporting documentation has been submitted.

Council agreed that the organizations be notified and be asked to do a 5 minute presentation at the next meeting.

Adjourn.

J. Patrick Henry, Mayor

Laurie Rodriguez,
Asst. City Secretary