

**MINUTES OF THE SPECIAL CALLED MEETING  
RIVER OAKS CITY COUNCIL  
AUGUST 31, 2021**

**MEMBERS PRESENT:**

MAYOR JOE ASHTON  
MAYOR PRO TEM DARREN HOUK  
COUNCIL MEMBER JOHN CLARIDGE  
COUNCIL MEMBER STEVE HOLLAND  
COUNCIL MEMBER DAN CHISHOLM  
COUNCIL MEMBER YOLIE RODRIGUEZ

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
FIRE CHIEF RUSSELL SHELLEY  
PUBLIC WORKS DIRECTOR GORDON SMITH  
EMERGENCY MGT JAMES MYRICK  
POLICE CHIEF CHRIS SPIELDENNER

**ABSENT:**

**NONE**

**1. CALL TO ORDER**

With a quorum present, Mayor Ashton called the Special Meeting of the River Oaks City Council to order at 7:00 p.m. on Tuesday, August 31, 2021 at the River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

Mayor Ashton asked everyone to remember the Hooper family and the family who lost a child recently.

**2. INVOCATION**

CM Rodriguez delivered the Invocation.

**3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG**

CM Rodriguez led the Pledges of Allegiance to the United States and the Texas Flags.

**4. READING OF PROCLAMATION(S) AND SPECIAL PRESENTATIONS BY MAYOR:**

**NONE**

**5. PUBLIC TESTIMONY: CITIZENS TO SPEAK ON ANY TOPIC OR ANY AGENDA ITEM BEFORE AN DURING THE MEETING BY RAISING YOUR HAND TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE CITY COUNCIL IS REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH CITY STAFF ABOUT THAT ISSUE, AND NO COUNCIL DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.**

**NONE**

**6. CONSENT AGENDA** ALL ITEMS UNDER THIS SECTION ARE RECOMMENDED FOR APPROVAL FOR THE "CONSENT AGENDA". THESE ITEMS ARE OF A ROUTINE NATURE AND REQUIRE ONLY BRIEF DELIBERATION BY COUNCIL. **COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION**

A. APPROVE RESOLUTION #1058-2021 AMENDING THE BYLAWS OF THE RIVER OAKS TAX INCREMENT REINVESTMENT ZONE NUMBER 1 (TIRZ) SPECIFICALLY PROVIDED FOR IN ARTICLE II "BOARD OF DIRECTORS", SECTION 1 "NUMBER AND TERM OF OFFICE" PURSUANT TO ARTICLE IV "PROVISIONS REGARDING BYLAWS" SPECIFICALLY IN SECTION 2 "AMENDMENTS TO BYLAWS".

B. APPROVE APPOINTMENT OF OFFICERS TO THE TAX INCREMENT REINVESTMENT ZONE NUMBER 1 AS RECOMMENDED BY THE BOARD OF DIRECTORS.

C. APPROVE RESOLUTION #1059-2021 CERTIFYING AWARD OF THE CONSTRUCTION CONTRACT TO EXCEL 4 CONSTRUCTION, LLC FOR TEXAS WATER DEVELOPMENT BOARD PROJECT CWSRF 73749, PRIORITY 3 (TO COVER ACTION TAKEN AT THE AUGUST 24, 2021 COUNCIL MEETING).

**CM Claridge moved, seconded by CM Rodriguez to approve the Consent Agenda items A-C. All voted "Aye".**

7. DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM CONSENT AGENDA FOR SEPARATE DELIBERATION.

**NONE**

**PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:**

8. PUBLIC HEARING AND DISCUSSION: IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED AD VALOREM 2021 PROPERTY TAX RATE IN THE CITY OF RIVER OAKS AT A RATE OF \$0.707687 PER \$100 OF PROPERTY VALUE WHICH IS EFFECTIVELY A TOTAL TAX RATE INCREASE OF \$0.010313/\$100 OF VALUE OR 1.478% FROM THE 2020 TAX RATE OF \$0.697374 PER \$100 OF PROPERTY VALUE. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

At 7:05 p.m., Mayor Ashton opened the Public Hearing.

Because the Certificate of Obligation Bond Ordinance was adopted, this dropped the debt rate from \$0.026665 to \$0.024926. It also lowered the voter approval rate from \$0.707687 to \$0.705948. This still would not require an election. The no new revenue tax rate this year is \$0.650290/\$100 property value, the voter approval tax rate at \$0.681021/\$100, the unused increment voter approval tax rate at \$0.705948/\$100 and a debt rate of \$0.024926/\$100. If the City Council adopts a maintenance and operation rate of \$0.695948/\$100 with a debt rate of \$0.024626/\$100 for a total ad-valorem tax rate of \$.720874/\$100, the taxes on a \$134,525 home net of any applicable exemptions would be \$969.35. Would recommend that the City Council propose the maintenance and operations tax rate of \$0.6395948, that along with the I & S tax

debt rate, would amount to \$969 (\$33 of it is for the I & S debt rate) and net of any exemptions that both together would cost the homeowner on an average home to be \$117 more than last year. If the council wants to set a lesser rate than \$0.695948, we will need to consider cutting non-essential services that would allow us to balance the budget.

This next year's budget, there is an added garbage truck payment and the fire department truck payment. We received half of the Rescue Act funds and will receive the other half in the upcoming budget but it is limited on what we can spend it on and is not included in the budgets.

At 7:24 p.m., Mayor Ashton closed the Public Hearing.

9. ACTION FROM PUBLIC HEARING: THE CITY COUNCIL SHALL ANNOUNCE AT THE PUBLIC HEARING THE DATE, TIME, AND PLACE OF THE MEETING AT WHICH IT WILL VOTE ON THE PROPOSED TAX RATE. (THE MEETING TO VOTE ON THE TAX INCREASE MAY NOT BE HELD LATER THAN THE SEVENTH DAY AFTER THE DATE OF THE PUBLIC HEARING OR SEPTEMBER 7, 2021).

The Public Hearing for the proposed tax rate will be held on September 7, 2021.

10. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC INPUT ON THE PROPOSED 2021-2022 FISCAL YEAR OPERATING BUDGETS FOR THE CITY OF RIVER OAKS THAT WILL RAISE MORE TOTAL PROPERTY TAXES IN THE GENERAL FUND THAN LAST YEAR'S BUDGET BY \$118,561 DOLLARS OR 5.3% AND OF THAT AMOUNT \$12,319.57 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

At 7:27 p.m., Mayor Ashton opened the Public Hearing.

CS Luck explained that this year's current budget, Fireman Steve Sanders was budgeted incorrectly, but is budgeted correctly in the proposed budget.

The sewer rate increased from Fort Worth by 17% and the water rate increased by 9.2%. The out of district and in district water rates ends.

General Fund: Revenues \$6,121,681; Expenditures \$6,120,748; Surplus of \$933.

Water Sewer Fund: Revenues \$3,922,832; Expenditures \$3,922,586; Surplus of \$246.

At 7:34 p.m., Mayor Ashton closed the Public Hearing.

At 7:34 p.m., Mayor Ashton re-opened the Public Hearing.

Economic Development: Revenues \$240,800; Expenditures \$187,200; Surplus of \$53,600.

Crime Control District: Revenues \$227,700; Expenditures \$200,844; Surplus of \$26,856.

Storm Water: Revenues \$288,296; Expenditures \$288,296; Balanced budget.

TIRZ: Revenues \$64,750; Expenditures \$27,838; Surplus \$36,912.

At 7:43 p.m., Mayor Ashton closed the Public Hearing.

11. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF ORDINANCE #1323-2021 ADOPTING THE RIVER OAKS OPERATING BUDGETS FOR THE PERIOD OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022.

**CM Chisholm moved, seconded by CM Rodriguez to approve Ordinance #1323-2021. All voted "Aye".**

**CORRESPONDENCE:**

12. COUNCIL MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS.

CM Claridge-if we do not do something to increase our General Fund revenues, property taxes will keep increasing. Suggested getting rid of EDC and put those funds into the General Fund. Regarding the moratorium, good example on Jacksboro Hwy that can happen in other areas of the city.

CM Holland-gave thoughts on EDC. The city has lost some long-term residents over the past few weeks.

Mayor Pro Tem Houk-regrets on not being able to attend Vernon Hooper's visitation tonight.

CM Chisholm-staff did a good job on putting the budget together. The council's job is to help promote the city and increase sales tax.

CM Gregory-the moratorium-have until September 30<sup>th</sup> to renew. This is the only renewal that can be done.

Mayor Ashton-maybe schedule a workshop regarding EDC.

**EXECUTIVE SESSION:**

13. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSIONS(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE COUNCIL MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. Section 551.071 Pending or contemplated litigation or to seek advice from attorney.
- b. Section 551.072 Discussion regarding possible sale, lease or acquisition of real estate.
- c. Section 551.074 Personnel matters – To deliberate the appointment, employment, evaluation, reassignment of duties, discipline or dismissal of a Public Officer or Employee or to hear a complaint or charge against an Officer or Employee.
- d. Section 551.076 Deliberation regarding security devices.

**NONE**

**RECONVENE:**

14. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

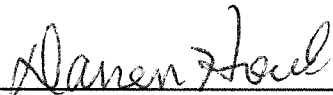
**NONE**

**ADJOURN:**

15. ADJOURN

**At 7:50 p.m., Mayor Joe Ashton adjourned the meeting. All voted "Aye".**

**APPROVED:**

  
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Darren Houk, Mayor Pro Tem

**ATTEST:**

  
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Paula Luck, City Secretary