Minutes of Special Meeting held September 8, 2020

Special meeting with the following present: Mayor Mark Bowen; Aldermen Jerry Stone, Sam Cortez, Erik Dahler, Ruben Gonzalez, Laura Reyna; City Secretary Josie Campa; Director of Public Works James McGrath; Police Chief Richard Priest; City Attorney Tom Cate.


CALL TO ORDER AND PLEDGE OF ALLEGIANCE
Mayor Bowen called the special meeting to order at 6:38 p.m. and led everyone in the pledge to the flag.

CONSIDER AND ACT UPON THE PROPOSAL TO CONSIDER THE VOTER-APPROVED TAX RATE FOR 2020
Alderwoman Reyna asked whether there was anything that Council could do other than accept the proposed tax rate which was over a 7% decrease from last year’s tax rate. In order for the City to operate at the same fiscal level as last year, the City would have to be at 0.435 which is the no-new-revenue tax rate. The voter-approval tax rate, or previously termed voter approval rate is 0.4154 which means the City would decrease the revenue amount as last year.

Alderwoman Reyna raised concerns for the budget given the fact that there is a proposal for 3% raises across the board, capital projects were postponed this year, and we had to make budget amendments for this fiscal year. Ms. Campa stated that she made it work and that we had less debt than last year which helped with the revenue. Alderwoman voiced concerns about the fact that this information was brought to Council so late that there was no action Council could even discuss. Alderwoman Reyna asked how this decrease would affect the budget for next fiscal year and if we were going to have to cut any projects that we already postponed. Ms. Campa stated that there would be no projects that would be cut. Alderwoman Reyna asked if the City would be ok fiscally given the decrease in revenue? Ms. Campa stated yes. Alderman Dahler asked if the proposed budget would balance with the voter-approved tax rate. The City Secretary told Council that she had used the proposed voter-approved tax rate for the proposed budget after discussions with Council and that the budget was balanced.

Alderman Gonzalez felt the Council was putting the cart before the horse since the Council has not looked at the budget. The City Secretary told Council that the proposed budget is based on the proposed voter-approved tax rate.

Alderman Jerry Stone made the motion that Council propose the voter-approved tax rate for this year. Seconded by Alderman Cortez. Passed unanimously.

Council took a short break at 6:58 p.m. to allow the City Secretary to get this vote to the newspaper.

Council reconvened at 7:08 p.m.
CONSIDER CREATION OF PUBLIC IMPROVEMENT DISTRICT (PID) POLICY FOR THE CITY OF Lytle

Clay Binford told Council he is representing the City of Lytle in creating a Public Improvement District (PID) for Lytle Farms. He reminded Council that they had adopted the petition for this PID back in May and they are wanting to get this process going. He told Council that because they had not authorized the public notice in the paper a resolution is needed to approve and ratify the publication of this notice. Alderman Gonzalez made the motion that Council adopt the resolution for this purpose. Seconded by Alderwoman Reyna. Passed unanimously.

CONSIDER AND APPROVAL OF A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF Lytle, Texas Approving and Ratifying Publication of Notice of Public Hearing Regarding the Possible Creation of Lytle Farms Public Improvement District and Resolving Other Matters in Connection Therewith

The public hearing to discuss the creation of a Public Improvement District (PID) to be named Lytle Farms Public Improvement District was opened, and Mr. Binford told everyone the purpose for this PID. He said it's a unique tool for development. He said these assessments are not taxes, and that everyone in the PID would pay the same amount. Mr. Binford then answered questions from the audience. He explained that some developments would not be able to occur without PID fees and that this allows the developer to work with the city to get funding for infrastructure for their development. He said with the PID, the developer fronts the money for the developments infrastructure and over the years gets repaid by the PID fees.

Emilie Weiffler, a representative for the developer told everyone that the number of houses proposed for Lytle Farms is down from 685 to 576 and that there will be 15 acres of commercial property on the frontage of this development. She told everyone the lots are 6000 sq ft (50' X120').

Lupe Castro voiced his concern on what this would do to the school district and asked Council if they had discussed this development with the school district officials. Mayor Bowen told Mr. Castro that the superintendent does know about this development.

Mr. Binford told everyone that the school district will get more state funds if they get more kids in the district.

Ms. Weiffler told everyone the developer for this property is Five Rivers Real Estate.

Mayor Bowen asked Mr. Binford about the build out time for this development and Mr. Binford said it would be 7 to 10 years.

Questions were asked about additional city services that will be needed for this development such as police officers and utility workers, and they were told that added taxes and city services would pay for this.
CONSIDER AND APPROVAL OF A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LYTLE, TEXAS APPROVING AND RATIFYING PUBLICATION OF NOTICE OF PUBLIC HEARING REGARDING THE POSSIBLE CREATION OF LYTLE FARMS PUBLIC IMPROVEMENT DISTRICT AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH (CONT.)

Colleen Beazer asked about the quality of the homes and would they be lower income which would mean a lot of people in and out. Mr. Binford said they will try to see that this does not happen and feels the developer would not want this type of homes.

Questions were asked about the square footage of these homes would be and Ms. Weißler said she does not have this information yet. Mr. Binford told everyone that in the development agreement that the city can ask for requirements for the houses being built and gave examples.

Concerns were voiced about the homes being just 10 feet apart and neighbors being too close.

The public hearing was closed at 7:44 p.m.

PUBLIC HEARING ON THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED LYTLE FARMS PUBLIC IMPROVEMENT DISTRICT

Clay Binford talked to Council about the practice to have a PID policy, and that he has recommended to Medina County that they not have one. He said he has recommended this because things are evolving all the time and he has not seen enough uniformity to ask one a PID policy. He said if there is a PID policy chances are that it would have to be amended. Mr. Binford told Council a policy for the PID might be premature at this stage. Alderman Gonzalez reminded Mr. Binford about a previous discussion with Clay concerning taking care of our disable veterans with fee costs and include that information in the PID policy. After a lengthy discussion, Council agreed to get Mr. Binford to give examples of PID policies so that Council can review its options. No action was taken on this item.

The meeting was adjourned at 7:51 p.m.