

**CITY OF SWEETWATER, TEXAS
CITY COUNCIL MEETING
AMENDED AGENDA**

The City Council of the City of Sweetwater, Texas, will meet in regular session on Tuesday, September 12, 2023, at 9:00 a.m. in the City Council Chambers of the City Hall, 200 E. 4th Street, Sweetwater, TX.

Pursuant to Section 551.071 of the Texas Government Code, the City of Sweetwater reserves the right to consult in closed session with its attorney to receive legal advice regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to include any item listed on this agenda.

1. Call to order.
2. Invocation.
3. Pledges of Allegiance to the Flags of the United States of America and the State of Texas.
4. City Council to discuss, consider and act upon approval of minutes for meeting held on August 8, 2023.
5. Public Comments and Receipt of Petitions: [At this time, anyone will be allowed to speak on any matter, other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]
6. Action Items:
 - A. Public Hearing: City Council to enter into public hearing and discuss the Fiscal Year 2023 – 2024 Proposed Budget for the City of Sweetwater.
 - B. Public Hearing: City Council to enter into public hearing and discuss the Proposed Tax Rate of \$0.507150 (cents) per \$100 valuation for Tax Year 2023.
 - C. City Council to discuss, consider and act upon proposals for Bank Depository Agreement.
 - D. Resolution: City Council to discuss, consider and act upon approval of Resolution on the Central Rate Schedule for the 2023-2024 Budget.
 - E. Ordinance: City Council to discuss, consider and act upon approval of an Ordinance to adopt the Fiscal Year End 2023 – 2024 Budget for the City of Sweetwater.
 - F. Ordinance: City Council to discuss, consider and act upon approval of Appropriations Ordinance for the Fiscal Year End 2023-2024 for the City of Sweetwater.

- G. City Council to discuss, consider and award bids for fuel, oil and lubrication products and hot mix cold lay asphalt for Fiscal Year 2023 – 2024.
- H. Resolution: City Council to discuss, consider and act upon a Resolution for Fiscal Year 2023 Patrol Car Replacement project.
- I. Resolution: City Council to discuss, consider and adopt a Resolution which amends the Personnel Policy Manual to include a policy regarding the Pregnant Workers Fairness Act (PWFA), a federal law which became effective June 27, 2023.
- J. Ordinance: City Council to discuss, consider and act upon an Ordinance with local amendments for the International Property Management Code (IPMC).
- K. Public Hearing and Presentation: To declare structures on described property within City of Sweetwater, Texas, to be dilapidated and/or deteriorated and unfit for human habitation so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structures and providing for the repair, rehabilitation or demolition and removal.
1. Public Hearing: Address: 300 West Alabama
Legal description: E/2 of 3, Block: 039, Addition: S&W
 2. Public Hearing: Address: 302 West Alabama
Legal description: W/2 of 3, Block: 039, Addition: S&W
- L. City Council to discuss, consider and act upon approving landscape plan of the John “Thumper” Gibson Memorial Garden at the Municipal Auditorium.
- M. City Council to discuss, consider and act upon approval of Final Acceptance and Release of Retainage Funds for the Water Meter Replacement and AMI Project.
- N. Presentation and City Council to discuss, consider and act upon approval of Sweetwater Enterprise for Economic Development/Municipal Development District Budget for Fiscal Year 2023-2024.
7. City Manager’s Report
- A. Water Customer Portal
 - B. National Night Out – October 3, 2023
 - C. Jones Park – Softball Lights
 - D. Code Enforcement Update
8. Closed Session: Called in accordance with Section 551.071 and 551.087 of the Texas Government Code, CONSULTATION WITH ATTORNEY & DISCUSSION OF ECONOMIC INCENTIVES; CLOSED MEETING. The City Council will meet in closed session to consult with its attorney on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to wit, the legal position of the City with regard to:


- Discussion related to legal issues, and commercial and/or financial information received related to a potential tax abatement;

9. Reconvene

10. City Council to discuss, consider and act upon entering into a Tax Abatement Agreement pursuant to the City's Guidelines and Criteria under the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code, as requested by property owner EMA Electromechanics, Inc. as submitted by applicant Gabriel Acosta within Reinvestment Zone No.1 of the City of Sweetwater which consists of all of Lots Fourteen (14), Fifteen (15), Sixteen (16), and Seventeen (17) of the Sweetwater Industrial Park (Nolan County Plat Records Slide 234A), Sweetwater, Nolan County, Texas wherein EMA Electromechanics, LLC plans approximately \$5,400,000.00 of improvements including a 35,625-square-foot building incorporating new product lines, installation of new metal fabrication machinery, installation of a powder coating booth, and process steel and aluminum enclosures for which EMA Electromechanics has requested a 100% abatement of ad valorem taxes with payments made in lieu of taxes (PILOT payments) to be made annually to the City of Sweetwater and matters incident thereto.

11. Adjournment.

In accordance with Texas Government Code Chapter 551.041, the regular City Council meeting agenda was prepared and posted on the 8th day of September 2023, at 5:00 P.M.


Becky Jimenez, City Secretary

City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Hall located at 200 E. 4th Street or call 236-6313 at least 24 hours in advance of the meeting.

All City Council Agendas are posted on the City's website: <http://www.sweetwatertx.gov>