

Dorothy Welch, Mayor

William Ramey, Councilmember, Position 1
Evelyn Myers, Councilmember, Position 2
Mike Clark, Councilmember, Position 3
Sharon Ipes, Councilmember, Position 4
William Usher, Councilmember, Position 5



City of Splendora

NOTICE OF SPECIAL MEETING CITY OF SPLENDORA, TEXAS

STATE OF TEXAS X
COUNTY OF MONTGOMERY X
CITY OF SPLENDORA X

[The City Council of the City of Splendora, Texas, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. 551.071(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberation about Economic Development Matters)].

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council of the CITY OF SPLENDORA, TEXAS will be held in the Splendora City Hall on the **29th day of August 2022 at 6:30 P.M.** for the purpose of considering the items of business described in the accompanying Agenda to-Wit:

6:30 P.M. – SPECIAL MEETING AGENDA

1. Call Meeting to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Invocation.
5. **PUBLIC HEARING** to receive comments on the FY 2022-23 General, Utility and Debt proposed budgets.
6. **PUBLIC HEARING** to receive comments on the 2022 Proposed Tax Rate.
7. Consider and/or take action on Ordinance 2022-08-29A, adopting the FY 2022-2023 General, Utility and Debt Budgets.
8. Consider and/or take action to call a public hearing to accept public comments and discuss the Petition filed by MWM Venture Ltd., a Texas Limited Partnership, and requesting that the City create the **Splendora Park Public Improvements District** to include property owned by MWM Venture Ltd., a Texas Limited Partnership.
9. Consider and/or take action on claim against the City of Splendora by Geran Myers.
10. **EXECUTIVE SESSION**- Council will meet in Executive Session pursuant to *Texas Government Code Section 551.071 (Consultation with Attorney)*: Claim against the City of Splendora by Geran Myers.
11. Consider and/or take action on Executive Session item(s).
12. Important Council Meeting Dates:
 - 8/30/22 – Adoption of Tax Rate – 6:30 p.m. [MANDATORY MEETING]
 - 09/19/22 – Regular City Council Meeting
 - 11/08/22– Election Day [7:00 am – 7:00 p.m.]
 - 11/21/22 – Regular City Council Meeting
 - 12/15/22 – City of Splendora Mayor, Council and Employees Christmas Party [tentative]

- 12/19/22 – Regular City Council Meeting [if needed]
 - 01/02/23 - Regular City Council Meeting [MLK Day falls on 3rd Monday]
 - 02/06/23 - Regular City Council Meeting [Presidents Day falls on 3rd Monday]
13. Hear announcements concerning items of community interest from the Mayor, Councilmembers, and City staff for which no action will be taken or discussed.
 14. Adjourn.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Anita Davis, City Secretary, at 281/689-3197, two working days prior to the meeting so appropriate arrangements can be made.

CERTIFICATE

I, Danna Welter, City Administrator, do hereby certify that a copy of the meeting of August 29, 2022, City of Splendor City Council Agenda was posted on the City Hall bulletin board, a place of convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: Friday, August 26, 2022
TIME OF POSTING: 1:45 p.m.



Danna Welter, City Administrator

**MOTION WAS MADE BY COUNCILMEMBER _____,
SECONDED BY COUNCILMEMBER _____
THAT THE FOLLOWING ORDINANCE BE PASSED:**

ORDINANCE NO. 2022-08-29A

**AN ORDINANCE ADOPTING BUDGET FOR THE CITY OF SPLENDORA,
TEXAS FOR THE FISCAL YEAR 2022-2023.**

WHEREAS, the Budget for the fiscal year 2022 – 2023 has been considered by the City Council, approved, and ordered filed with the City Secretary;

WHEREAS, notice of a public hearing on said Budget has been given as required by law;

WHEREAS, a public hearing was had upon said Budget at the time specified, the final condition and comparative expenditures as set out therein were duly considered, and it is the opinion of the Council that the same should be approved;

WHEREAS, the fees, rates and charges set out herein are reasonable and necessary and are established and set in the best interests of the City; and

WHEREAS, the City Council now desires to approve and adopt the same; now, therefore,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF SPLENDORA, TEXAS, THAT;**

SECTION 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. The City Council hereby approves and adopts the general budget thereto described in the preamble of this Ordinance, a copy of which is attached hereto and made a part of this Ordinance for all purposes and which shall be filed with the City Secretary. The City Secretary is hereby directed to place on said budget an endorsement, which shall be signed by the City Secretary, which shall read as follows:

***“The Original General Budget of the City of Splendor Texas,
for the Fiscal Year 2022–2023.”***

Such budget, as thus endorsed, shall be kept on file in the office of the City Secretary as a public record. Further it is directed that a true copy of the approved budget be filed in the office of the Montgomery County Clerk.

SECTION 3. In support of said budget and by virtue of the adoption thereof, including any and all changes adopted thereto, the several amounts specified for the various purposes named in said budget are hereby appropriated to and for such purposes.

SECTION 4. The City Council takes cognizance of the fact that in order to facilitate operations of the City and its various departments and activities and to make adjustments occasioned by events transpiring during the year, some transfer may be necessary to and from some accounts contained within the budget as originally adopted. Accordingly, should the Mayor from time to time determine that transfers are necessary from unexpended funds in one or more budget accounts to another budget account, and the same may be accomplished without creating a deficit in the requirements of any City Department or activity, the Mayor shall recommend such transfers to the City Council. Upon approval thereof by the City Council, an amendment sheet reflecting such transfer or transfers shall be attached to the budget as specifically adopted, whereupon the City Council shall treat such funds as if they had been thus budgeted in the first instance.

SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. City Council expressly repeals all previous budget ordinances and appropriations if in conflict with the provisions of this ordinance. If a court of competent jurisdiction declares any part, portion, or section of this ordinance invalid, inoperative, or void for any reason, such decision, opinion, or judgment shall in no way affect the remaining portions, parts, or sections, or parts of a section of this ordinance, which provisions shall be, remain, and continue to be in full force and effect.

SECTION 7. This ordinance shall take effect immediately after its passage.

PASSED AND APPROVED this 29th day of August 2022.

Dorothy Welch, Mayor

ATTEST:

Anita Davis, City Secretary

*“The Original General Budget of the City of Splendor Texas,
for the Fiscal Year 2022–2023.”*

CITY OF SPLENDORA

2022 – 2023

OPERATING BUDGET

GENERAL FUND

UTILITY DEPARTMENT

DEBT FUND

October 1, 2022 – September 30, 2023

**City of Splendor
Fiscal Year 2022-2023
Budget Cover Page
August 30, 2022**

This budget will raise more revenue from property taxes than last year's budget by an amount of \$_____ which is a ____% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$_____.

The members of the governing body voted on the proposal to consider the budget as follows:

Note: Vote Taken on August 30, 2022

FOR:
AGAINST:
ABSENT:

<u>Property Tax Rate Comparison</u>	<u>2022-2023</u>	<u>2021-2021</u>
Adopted Property Tax Rate:	\$_____/100	\$0.3423/100
No New Revenue Tax Rate:	\$_____/100	\$0.3439/100
No New Revenue Maint. & Oper. Tax:	\$_____/100	\$0.2845/100
Voter Approval Tax Rate:	\$_____/100	\$0.3423/100
Debt Rate:	\$_____/100	\$0.0578/100

Total Debt Obligations

Total debt obligation for City of Splendor secured by property taxes:
\$_____.

This notice and the FY 2022- 2023 City of Splendor Budget is filed with the County Clerk and posted on the City's website.

MAYOR

Dorothy Welch

CITY COUNCIL

William Ramey, Position I

Evelyn Myers, Position II

Mike Clark, Position III

Sharon Ipes, Position IV

William Usher, Position V

CITY ADMINISTRATOR

Danna Welter

CITY SECRETARY

Anita Davis

DEPARTMENT HEADS

Henry W. Wieghat, Chief of Police

Edie Walker, Court Administrator

J. Hans Barcus, Municipal Court Judge

**CITY OF SPLENDORA
2022 – 2023 BUDGET**

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BUDGET CALENDER

- | | |
|----------|---|
| 07/04/22 | Departmental Meetings on Preliminary Budget |
| 07/28/22 | Filed Proposed Budget with City Secretary |
| 08/15/22 | Council Meeting – Workshop with City Council; Discuss Tax Rate; Take Record Vote and Schedule Public Hearing; Announce Meeting to Adopt Tax Rate and Budget |
| TBA | Council Work Session (if needed) |
| 08/29/22 | Public Hearing – FY 2022-2023 Proposed Budget; Adoption of Budget |
| 08/30/22 | Adoption of Tax Rate |

SECTION I

GENERAL FUND

2022 – 2023 OPERATING BUDGET

GENERAL FUND OPERATING BUDGET SUMMARY

	2021-2022 BUDGET	2022-2023 BUDGET
REVENUE		
3000		
Municipal Court	\$ 725,000	750,000
Sales & Franchise Tax	830,000	870,500
Property Tax	513,300	742,890
Miscellaneous	7,200	8,850
Towing	70,000	85,000
Alarm Fees	20,000	20,000
Court Technology Fund	20,000	14,000
Court Security Fund	20,000	16,000
State Designated Funds	20,000	18,000
Warrant Collection Fees	80,000	80,000
Seizure Fund	65,000	750,000
Transfer In (Utility Dept.)	42,000	40,000
Higher Education Funds	10,000	10,000
TOTAL REVENUE	\$ 2,422,500	3,405,240
EXPENDITURES		
4002 Council	\$ 5,750	6,000
4100 Election	7,000	6,000
4220 Professional	49,100	47,800
4230 Property Services	22,000	39,000
4250 Other Services	57,586	85,000
4280 Capital Outlay	61,510	174,892
5000 Salaries & Benefits	1,294,115	1,458,174
5020 Professional Services	10,300	15,300
5030 Property Services	64,100	52,800
5050 Other Services	15,200	27,800
5060 Supplies	193,400	237,948
5080 Capital Outlay	175,242	775,000
5200 Salaries & Benefits	199,949	208,513
5220 Professional Services	140,000	143,000
5250 Other Services	12,400	19,400
5260 Supplies	7,000	8,000
7400 Street Maintenance	10,000	8,000
Transfer Out (Debt Service)	97,848	92,613
TOTAL EXPENDITURES	\$ 2,422,500	3,405,240

**CITY OF SPLENDORA - GENERAL FUND 2022-2023 BUDGET
REVENUE - SUPPORTING SCHEDULES**

Fines & Fees

3010 Municipal Court	750,000	750,000
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Taxes

3020 Entergy - Franchise	\$ 110,000	
3021 Tele Communications	10,000	
3022 Cable TV - Franchise	8,000	
3023 Property Tax	742,890	
3024 Misc. Tax	2,500	
3013 Mixed Beverage Tax	10,000	
3030 Sales Tax	730,000	1,613,390

Miscellaneous

3070 Officers Education Fund	1,350	
3080 Miscellaneous	2,000	
3083 Donations/Park/Other	100	
3003 Interest Income	600	
30031 Credit Card Fees	800	
3090 Permit Fees	4,000	
3087 Higher Education Funds	10,000	18,850

Other

3084 Seizure Fund	\$ 750,000	
3060 Towing Fees	85,000	
3061 Alarm Fees	20,000	
3086 Court Technology Fund	14,000	
3089 Security Fund	16,000	
3092 State Designated Funds	18,000	
3091 Warrant Collection Fees	80,000	
8010 Transfer In (Utility)	40,000	1,023,000

TOTAL REVENUE

3,405,240

**CITY OF SPLENDORA - GENERAL FUND 2022-2023 BUDGET
EXPENDITURES - SUPPORTING SCHEDULES**

ADMINISTRATION

4002 Council		
4026 Supplies	1,000	
4027 Travel & Meetings	4,000	
4058 Miscellaneous & Other	1,000	6,000
4100 Elections		
4166 General Election	6,000	6,000
4220 Professional Services		
4221 Legal Fees	30,000	
4223 Audit Fees	12,500	
4225 Misc. Bank Charges	500	
4226 Credit Card Fees	800	
4227 Montg. Co. Appraisal Dist.	4,000	47,800
4230 Property Services		
4232 Electricity - St. Lights & Park	22,000	
4233 Copy Services	10,000	
4235 Custodial	7,000	39,000
4250 Other Services		
4251 Insurance	50,000	
4252 Seminars & School	5,000	
4254 Christmas Fund	8,000	
4255 Park Maintenance	8,000	
4256 Dues & Memberships	1,500	
4258 Other Services	10,000	
4262 Park Supplies	1,500	
4266 Advertising & Misc.	1,000	85,000
4280 Capital Outlay		
4286 Furniture & Equipment	10,000	
4281 New Park Construction	35,000	
4280 Capital Outlay	129,892	174,892
TOTAL ADMINISTRATION		358,692

**CITY OF SPLENDORA - GENERAL FUND 2022-2023 BUDGET
EXPENDITURES - SUPPORTING SCHEDULES**

POLICE DEPARTMENT

5000 Police Department		
5010 Salaries	985,675	
5014 Overtime	30,000	
50141 Incentive	50,795	
5011 Medical Insurance	156,400	
5012 Social Security	64,942	
5013 Retirement	125,694	
5017 Longevity	10,980	
5015 Worker's Comp	17,500	
5016 Medicare	16,188	1,458,174
5020 Professional Services		
5026 Drug Pool	300	
5027 Uniforms	15,000	15,300
5030 Property Services		
5034 Telephone	38,500	
5035 Electricity	7,300	
5038 Vehicle Maintenance	5,000	
50391 Equipment Certification/Maint.	1,000	
5039 Equipment Repair	1,000	52,800
5050 Other Services		
5058 Other Services	\$10,000	
5052 Seminars/Schools	15,000	
5053 Contract Labor	12,800	27,800
5060 Supplies		
5061 Office Supplies	12,000	
5062 Subscriptions	15,000	
5063 Qualification Supplies	15,000	
50631 Evidence Supplies	2,000	
50632 Drone Supplies	10,000	
5064 Gasoline	79,600	
5065 K-9 Expenses	15,000	
5066 Other Operating	15,000	
506610 Advertising/Promotions	5,000	
5067 Postage	1,000	
5069 Office Equipment	2,500	
5068 Maintenance Agreements	65,848	237,948

SECTION II

UTILITIES DEPARTMENT

2022-2023 CITY OF SPLENDORA

UTILITY DEPARTMENT OPERATING BUDGET SUMMARY

		2021-2022 BUDGET	2022-2023 BUDGET
REVENUE			
3000			
Water Service	\$	3,155,000	3,450,000
Sewer Service		250,500	305,100
Solid Waste Service		190,000	195,000
Gas Service		213,000	324,000
Interest & Miscellaneous		175,070	284,500
Grants		350,000	302,500
TOTAL REVENUE	\$	4,333,570	4,861,100
EXPENDITURES			
4200 Administration			
Salaries & Benefits	\$	457,341	528,805
Professional Services		109,000	111,000
Property Services		125,526	120,500
Other Services		123,500	183,500
Supplies		34,000	53,000
Other Expenses		523,858	521,990
Capital Outlay		10,000	10,000
		1,383,225	1,528,795
5000 Water Department			
Salaries & Benefits	\$	617,346	621,049
Professional Services		97,600	79,500
Property Services		252,000	329,000
Other Services		10,700	8,500
Supplies		3,500	12,000
Other Expenses		662,000	842,000
Capital Outlay		309,799	422,356
		1,952,945	2,314,405

CITY OF SPLENDORA - UTILITY FUND 2022-2023 BUDGET

6000 Solid Waste Department			
Professional Services	\$	135,000	140,000
Other Services		100	100
		135,100	140,100
7000 Sewer Department			
Professional Services	\$	500	500
Property Services		244,100	221,400
Other Services		700	700
Capital Outlay		40,000	70,000
		285,300	292,600
7200 Gas Department			
Property Services	\$	120,000	170,000
Other Services		6,500	12,500
Other Expenses		500	200
Capital Outlay		60,000	60,000
		187,000	242,700
Grant Expenditures	\$	350,000	302,500
9010 Transfers Out	\$	40,000	40,000
TOTAL EXPENDITURES	\$	4,333,570	4,861,100

**CITY OF SPLENDORA - UTILITY FUND 2022-2023 BUDGET
REVENUE - SUPPORTING SCHEDULES**

Water			
3001 Water Collections	\$	2,350,000	
30012 Water Usage Fees		800,000	
30013 Penalty		65,000	
3002 Water Connections		60,000	
300220 New Water Service		175,000	\$ 3,450,000
Other			
3003 Interest	\$	1,500	
30041 Inspection Fees		250,000	
30031 Credit Card Fees		15,000	
3004 Miscellaneous		18,000	\$ 284,500
Solid Waste			
30051 Solid Waste Residential	\$	175,000	
30052 Solid Waste Commercial		20,000	\$ 195,000
Sewer			
3005 Sewer Collections	\$	225,000	
3006 Sewer Connections		100	
3006 New Sewer Service		80,000	\$ 305,100
Gas			
3007 Gas Collections	\$	220,000	
3008 Gas Connections		4,000	
300820 New Gas Service		100,000	\$ 324,000
Grants			
30911 TxCDBG	\$	302,500	\$ 302,500
Transfers In			
	\$	0	0
TOTAL REVENUE			\$ 4,861,100

CITY OF SPLENDORA - UTILITY FUND 2022-2023 BUDGET EXPENDITURES - SUPPORTING SCHEDULE

ADMINISTRATION

4200 Administration				
4210 Salaries	\$	364,300		
4217 Overtime		10,000		
4211 Medical Insurance		68,400		
4212 Social Security Tax		22,587		
4213 Retirement Contribution		43,716		
4215 Workman's Comp		5,000		
4216 Medicare Tax		5,282		
Longevity		5,680		
4219 License Pay		3,840	\$	528,805
4220 Professional Services				
4223 Audit	\$	15,000		
4225 Misc. Bank Charges		1,000		
42251 Credit Card Fees		15,000		
4226 Maintenance Agreements		80,000	\$	111,000
4230 Property Services				
4232 Electricity (City Hall)	\$	7,500		
4234 Telephone Services		16,000		
4233 Xerox Services		4,000		
4235 Custodial		18,000		
4240 Building/Grounds Maint.		75,000	\$	120,500
4250 Other Services				
4251 Insurance	\$	18,000		
4252 Travel/Training		2,000		
4255 Travel, Meals, Ent.		3,500		
4256 Inspection Service		120,000		
4258 Other Services		40,000	\$	183,500
4260 Supplies				
4261 Office Supplies	\$	25,000		
42612 Computer Supplies		8,000		
42615 Custodial Supplies		3,000		
4262 Advertising & Misc.		2,000		
4263 Other Supplies		12,000		
4267 Postage		3,000	\$	53,000

**CITY OF SPLENDORA - UTILITY FUND 2022-2023 BUDGET
EXPENDITURES - SUPPORTING SCHEDULE**

4270 Other Expenditures				
2015 Bonds Payable	\$	490,000		
42761 Bond Expenses		1,000		
4276 Interest & Administration		30,990	\$	521,990
4280 Capital Outlay	\$	10,000		10,000
TOTAL ADMINISTRATION			\$	1,528,795
WATER				
5000 Water Department				
5010 Salaries	\$	398,278		
5017 Overtime		35,000		
5018 License Pay		19,730		
Longevity		3,180		
5011 Medical Insurance		73,600		
5012 Social Security Tax		24,693		
5013 Retirement Contribution		44,793		
5015 Workman's Comp		16,000		
5016 Medicare Tax		5,775	\$	621,049
5020 Professional Services				
5022 Engineering Services	\$	60,000		
5026 Drug Testing & Compliance		2,000		
5027 Uniforms/Rental		7,500		
5028 Contract Labor		10,000	\$	79,500
5030 Property Services				
5032 Electricity - Water Wells	\$	70,000		
5037 Operation & Maintenance		180,000		
50371 Chlorine		7,000		
50372 Testing		15,000		
5038 Gasoline		20,000		
5039 Equipment Maintenance		10,000		
5040 Water Well Maintenance		20,000		
5041 Vehicle Maintenance		2,000		
5042 Equipment Rental		5,000	\$	329,000
5050 Other Services				
5052 Travel/Training	\$	3,000		
5056 Dues & Memberships		500		
5058 Other Services		5,000	\$	8,500

**CITY OF SPLENDORA - UTILITY FUND 2022-2023 BUDGET
EXPENDITURES - SUPPORTING SCHEDULE**

5060 Supplies				
5063 Miscellaneous Tools	\$	3,000		
5065 Misc Water Meter Supplies		3,000		
5066 Other Supplies		6,000	\$	12,000
5070 Other Expenditures				
5073 Fees (SJRA)	\$	800,000		
507301 Fees (TCEQ)		12,000		
5074 Fees (LSGW)		30,000	\$	842,000
5080 Capital Outlay				
5083 Impr other than Buildings		0		
5085 Vehicles		78,000		
5086 Other Equipment		60,000		
5089 Meters/Registers		40,000		
5088 Expansion/Improvements		244,356	\$	422,356
TOTAL WATER OPERATIONS			\$	2,314,405
SOLID WASTE				
6020 Professional Services	\$	140,000		
6051 Other Services		100		
			\$	140,100
SEWER				
7000 Sewer Department				
7020 Professional Services				
7022 Engineering Services		500	\$	500
7030 Property Services				
7032 Electricity	\$	60,000		
7041 Maintenance & Operations		140,000		
7036 Chlorine		7,200		
7037 Testing		14,000		
7039 Equipment Repair		200	\$	221,400
7050 Other Services				
7052 Travel/Training	\$	500		
7073 Fees & Permits		200	\$	700

**CITY OF SPLENDORA - UTILITY FUND 2022-2023 BUDGET
EXPENDITURES - SUPPORTING SCHEDULE**

7080 Capital Outlay				
7084 Pumps/Motors		20,000		
7088 Expansion/Improvements		50,000	\$	70,000
TOTAL SEWER OPERATIONS			\$	292,600
 GAS				
7200 Gas Department				
7231 Gas Purchased		125,000		
7241 Maintenance & Operations		40,000		
7242 Equipment Rental		5,000	\$	170,000
7250 Other Services				
7252 Travel/Training	\$	12,000		
7256 Dues & Memberships		500	\$	12,500
7260 Other Expenses				
7266 Fees/Permits	\$	200	\$	200
7280 Capital Outlay				
Meters	\$	10,000		
7288 Expansion/Improvements	\$	50,000	\$	60,000
TOTAL GAS OPERATIONS			\$	242,700
 Grant Expenditures				
7300 Generator Grant	\$	0		
7324 Grant Administrator		0		
7329 Miscellaneous		0		
7400 TXCDBG Grant Expenditures		302,500		
7401 Drainage Grant Expenditures		0	\$	302,500
9010 Transfers Out (General Fund)	\$	40,000	\$	40,000
 TOTAL EXPENDITURES				 4,861,100

SECTION III

DEBT SERVICE

2022-2023 CITY OF SPLENDORA

BUDGET SUMMARY

	2021-2022 BUDGET	2022-2023 BUDGET
REVENUE		
3003 Interest	\$ 50	50
3023 Ad Valorem Tax	97,848	92,613
2021 Excess Revenue	0	5,235
8010 Transfers In	450	450
TOTAL REVENUE	\$ 98,348	98,348
EXPENDITURES		
4276 CO - Interest Expense	\$ 97,848	97,848
4277 CO - Fees	500	500
TOTAL EXPENDITURES	\$ 98,348	98,348