



**CITY OF WHARTON  
FINANCE COMMITTEE MEETING**

**Monday, October 09, 2023  
6:00 PM**

***CITY HALL 120 EAST CANEY STREET  
WHARTON, TEXAS 77488***

**NOTICE OF  
CITY OF WHARTON  
FINANCE COMMITTEE MEETING**

Notice is hereby given that a Finance Committee Meeting will be held on Monday, October 09, 2023, at 6:00 p.m. at the Wharton City Hall, 120 East Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

**SEE ATTACHED AGENDA**

Dated this 5th day of October 2023.


By:   
Joseph R. Pace, City Manager

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Finance Committee Meeting is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall of said City or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 5, 2023, at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

The Wharton City Hall is wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities, who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (979) 532-4811 Ext. 225 or by FAX (979) 532-0181 at least two (2) days prior to the meeting date. BRAILLE IS NOT AVAILABLE.

Dated this 5th day of October 2023.

**CITY OF WHARTON**

By:   
Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Finance Committee Meeting**  
**Monday, October 09, 2023**  
**City Hall - 6:00 PM**

**Call to Order.**

**Roll Call.**

**Public Comments.**


**Review & Consider:**

1. Minutes from the meeting held September 25, 2023.
2. Public Improvement District (PID) Consultant Services and Tax Increment Reinvestment Zone (TIRZ) Consultant Services:
  - A. Resolution: A resolution of the Wharton City Council accepting a proposal for Public Improvement District (PID) Administration Consultant Services and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.
  - B. Resolution: A resolution of the Wharton City Council accepting a proposal for Tax Increment Reinvestment Zone (TIRZ) Consultant Services and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.

**Adjournment.**

City of Wharton  
 120 E. Caney Street  
 Wharton, TX 77488

## FINANCE COMMITTEE

Meeting Date:	10/9/2023	Agenda Item:	Minutes from the meeting held September 25, 2023.
<p>Attached is a copy of the draft minutes from the meeting held on September 25, 2023.</p>			
City Manager: Joseph R. Pace		Date: Thursday, October 5, 2023	
Approval: 			
Mayor: Tim Barker			

**MINUTES  
OF  
CITY OF WHARTON  
FINANCE COMMITTEE MEETING  
120 EAST CANEY STREET  
WHARTON, TEXAS 77488  
Monday, September 25, 2023–6:00 p.m.**

City Manager, Joseph R. Pace, declared a meeting of the City Council Finance Committee duly open for the transaction of business at 6:00 p.m.

Committee Members present: Mayor, Tim Barker, Councilmember, Larry Pittman, and Councilmember, Russell Machann.

Committee Members absent: None.

City Council Members present: None.

Staff members present: City Manager, Joseph R. Pace; Assistant City Manager, Paula Favors; Director of Planning & Development, Gwyn Teves, and Finance Director, Joan Anandel.

Staff members absent: Assistant to the City Manager, Brandi Jimenez.

Visitors: None.

Public Comments. There were no public comments.

The first item on the agenda was to review and consider minutes from the meeting held on August 28, 2023. Councilmember, Russell Machann, made a motion to approve the minutes as presented. Mayor, Tim Barker, seconded the motion. All voted in favor.

The second item on the agenda was to review and consider the City of Wharton Annual Financial Report for Fiscal Year October 1, 2021, to September 30, 2022, by Harrison, Waldrop & Uherek, L.L.P. Finance Director, Joan Anandel stated to the Committee that Ms. Melissa Terry, of Harrison, Waldrop & Uherek, LLP, the City Auditors, would present the City of Wharton Annual Financial Report for Fiscal Year October 1, 2021, to September 30, 2022. Ms. Terry presented the audit. After some discussion, Councilmember, Russell Machann, made a motion to recommend to the City Council to approve the City of Wharton Annual Financial Report for Fiscal Year October 1, 2021, to September 30, 2022. Councilmember, Larry Pittman, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider Resolution: A resolution of the Wharton City Council approving a contract for administration services for the Regional Council of Governments Method of Distribution (COG-MOD) Program(s) funded and administered through the Texas General Land Office (GLO) and authorizing the Mayor of the City of Wharton to execute all documents related to said contract. Director of Planning & Development, Gwyn Teves, stated to the Committee that the City Council had approved the establishment of a Consultant Selection Committee (CSC) on July 24, 2023, and authorized the City Staff to go out for administration services for the Regional Council of Governments Method of Distribution (COG-MOD) Program(s) funded and administered through the Texas General Land Office (GLO). She stated that proposals were received at City Hall on September 7, 2023. She stated that proposals were received from the following:

1. Ardurra
2. Langford Community Management Services
3. Public Management
4. GrantWorks

After some discussion, Councilmember, Russell Machann, made a motion to recommend to the City Council to approve a contract for administration services for the Regional Council of Governments Method of Distribution (COG-MOD) Program(s) funded and administered through the Texas General Land Office (GLO) to Ardurra. Mayor, Tim Barker, seconded the motion. All voted in favor.

The fourth item on the agenda was adjournment.


The meeting was adjourned at 6:30 p.m.

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Joseph R. Pace, City Manager

City of Wharton  
 120 E. Caney Street  
 Wharton, TX 77488

## FINANCE COMMITTEE

Meeting Date:	10/9/2023	Agenda Item:	Public Improvement District (PID) Consultant Services and Tax Increment Reinvestment Zone (TIRZ) Consultant Services: <ul style="list-style-type: none"> <li>A. Resolution: A resolution of the Wharton City Council accepting a proposal for Public Improvement District (PID) Administration Consultant Services and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.</li> <li>B. Resolution: A resolution of the Wharton City Council accepting a proposal for Tax Increment Reinvestment Zone (TIRZ) Consultant Services and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.</li> </ul>
<p>A Request for Proposals was issued on September 27, 2023, for both a Public Improvement District (PID) Consultant as well as a Tax Increment Reinvestment Zone (TIRZ) Consultant. Proposals are to be received by Wednesday, October 4, 2023, at 4:00 p.m. The proposals will be reviewed, and a recommendation will be presented to the Finance Committee on Monday, October 9, 2023.</p> <p>Finance Director, Joan Andel, will be present to answer any questions.</p>			
City Manager: Joseph R. Pace		Date: Thursday, October 5, 2023	
Approval: 			
Mayor: Tim Barker			



## City of Wharton

120 E. Caney Street ° Wharton, TX  
77488

Phone (979) 532-2491° Fax (979) 532-  
0181

### MEMORANDUM

To: Mr. Joseph R. Pace  
City Manager

From: Joan Andel

Date: October 3, 2023

Re: Public Improvement District (PID) Consultant Services and  
Tax Increment Reinvestment Zone (TIRZ) Consultant Services

A request for proposals was issued on September 27, 2023 for both a Public Improvement District (PID) Consultant as well as a Tax Increment Reinvestment Zone (TIRZ) Consultant. Proposals are to be received by Wednesday, October 4, 2023 at 4:00 p.m. The proposals will be reviewed and a recommendation will be presented to the Finance Committee on Monday, October 9, 2023.

Please place this item on the Finance Committee for October 9, 2023 as well the City Council agenda for the same evening.

Should you have any further questions, please contact me.

Thank you.



**CITY OF WHARTON  
RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE WHARTON CITY COUNCIL ACCEPTING A PROPOSAL FOR PUBLIC IMPROVEMENT DISTRICT (PID) ADMINISTRATION CONSULTANT SERVICES AND AUTHORIZING THE MAYOR OF THE CITY OF WHARTON TO EXECUTE ALL DOCUMENTS RELATED TO SAID CONTRACT.**

**WHEREAS,** The Wharton City Council wishes to accept a proposal between the City of Wharton and \_\_\_\_\_ for Public Improvement District (PID) Administration Consultant Services; and,

**WHEREAS,** The City of Wharton and \_\_\_\_\_ wishes to be bound by the conditions as set forth in the agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS** as follows:

**Section I.** The Wharton City Council hereby accepts a proposal between the City of Wharton and \_\_\_\_\_ for Public Improvement District (PID) Administration Consultant Services.

**Section II.** The Wharton City Council hereby approves to authorize the Mayor of the City of Wharton to execute the agreement.

**Section III.** The City of Wharton and \_\_\_\_\_ are hereby bound by the conditions as set forth in the agreement.

**Section IV.** That this resolution shall become effective immediately upon its passage.

**Passed, Approved, and Adopted** this the 9<sup>th</sup> day of October 2023.

**CITY OF WHARTON**

**By:** \_\_\_\_\_  
**TIM BARKER**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**PAULA FAVORS**  
City Secretary

**CITY OF WHARTON  
RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE WHARTON CITY COUNCIL ACCEPTING A PROPOSAL FOR TAX INCREMENT REINVESTMENT ZONE (TIRZ) CONSULTANT SERVICES AND AUTHORIZING THE MAYOR OF THE CITY OF WHARTON TO EXECUTE ALL DOCUMENTS RELATED TO SAID CONTRACT.**

**WHEREAS,** The Wharton City Council wishes to accept a proposal between the City of Wharton and \_\_\_\_\_ for Tax Increment Reinvestment Zone (TIRZ) Consultant Services; and,

**WHEREAS,** The City of Wharton and \_\_\_\_\_ wishes to be bound by the conditions as set forth in the agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS** as follows:

**Section I.** The Wharton City Council hereby accepts a proposal between the City of Wharton and \_\_\_\_\_ for Tax Increment Reinvestment Zone (TIRZ) Consultant Services.

**Section II.** The Wharton City Council hereby approves to authorize the Mayor of the City of Wharton to execute the agreement.

**Section III.** The City of Wharton and \_\_\_\_\_ are hereby bound by the conditions as set forth in the agreement.

**Section IV.** That this resolution shall become effective immediately upon its passage.

**Passed, Approved, and Adopted** this the 9<sup>th</sup> day of October 2023.

**CITY OF WHARTON**

**By:** \_\_\_\_\_  
**TIM BARKER**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**PAULA FAVORS**  
City Secretary