



CITY OF WINTERS, TEXAS
310 S. MAIN ST. WINTERS, TX
MEETING MINUTES

February 6, 2023, 6:00 p.m.

Call meeting to order. Mayor Mark Burkhart called the meeting to order at 6:00 p.m.

Establish a quorum. In attendance were Mayor Mark Burkhart, Attorney Ken Slimp, Alderwoman Ida Rodriguez, Alderman Mike Neal and Alderman Jimmy Butler.

Absent from the meeting were Alderwoman Ursula Estrada and Alderwoman Zan Jamieson.

Pledge of Allegiance -US and Texas Flag

Prayer was led by City Secretary Sheila Lincoln.

Agenda Item 1. Community Input. N/A.

Agenda Item 2. Consider and take possible action on making changes to the current Tax Abatement Policy for the city of Winters.

Mayor Mark Burkhart opened the floor for discussion. He stated that in the Tax Abatement Policy, page 2 of 4 item number 10, states that annual salary should exceed \$30,000 each which he would like to see addressed. Mr. Randall Conner states there will be a manager and two desk clerks and there will possibly be five full-time employees and two part-time. He states further that the base salary for housekeeping will be \$12/hour, the manager would be \$40,000/year and the front desk clerks are above \$30,000/year. Per Doug Wheat the payroll budget is around \$240,000 annually. Attorney for the city regarding the tax abatement, Jake Lederle stated that the policy could be amended to have an inconsistencies clause that states something to the affect of upon majority vote of the council the city of Winters can deviate and grant abatements as long as by majority vote. By doing this the city can grant within its own guidelines as long as it is unanimous. Alderman Mike Neal states that he thinks that as the city progresses they are envisioning it more that way and would feel comfortable doing this as the city would not be held down without flexibility to make changes on a more case-by- case basis. Alderman Jimmy Butler made a motion to add the statement to the policy and guidelines. Alderwoman Ida Rodriguez seconded, all in favor. Motion carried. Mr. Lederle will revise to add statement and send it to City Secretary, Sheila Lincoln upon completion. Ayes 3, Noes 0.

Alderman Jimmy Butler asked if Mr. Lederle would revise #10 in the policy addressing the salaries at \$30,000. Mr. Lederle asked if they wanted it to be accumulative, to which Mr. Butler replied that is the idea. Mr. Lederle stated that he read it as per as well and states further that his

office will review it and come up with some proposed language as well. He asked if the accumulative amount was \$120,000. Mr. Butler states the number of jobs multiplied by \$30,000.

Mr. Lederle stated that he did speak to the WHG, LLC's attorney Chris Shelton this afternoon and will speak with council outside of everyone's presence regarding amounts.

Alderman Jimmy Butler asked if the PILOT program is new, Mr. Lederle stated it is not new but has become more common.

Alderman Mike Neal asked if taxes went up would the percentage go up or if it would be fixed.

Alderman Jimmy Butler asked if the PILOT was included in tax revenue, Mr. Lederle replied that it is not included on a PILOT. Mr. Butler asked if it did not go into revenue, does it affect the voter approval rate. Robin Burgess of the Runnels County Tax Assessor's office states that the value of the motel will not be counted if it is in abatement. The PILOT money will go somewhere else.


Alderman Mike Neal asked that if an abatement was granted in the current ten year (2019-2029) span, would the abatement rules of current decade apply or would new decade of rules apply. Jake Lederle stated that he believes that the abatement is held to the rules that applied in the decade it was approved but would have to verify that.

Agenda Item 3. At the discretion of the Council, possible Closed Session – Section 551.087 Deliberation Regarding Economic Development Negotiations Section 551.071 Consultations with Attorney.

The council went into closed session with Attorney Jake Lederle at 6:22 p.m. for deliberation regarding Economic Development Negotiations.


Agenda Item 4. Reconvene in open session. The council reconvened at 6:45 p.m. with no discussion at this time.

Agenda Item 5. Adjourn. Alderwoman Ida Rodriguez made a motion to adjourn. Alderman Jimmy Butler seconded the motion. All in favor. Ayes 3, Noes 0. Meeting adjourned at 6:47 p.m.



Mayor, Mark Burkhardt

ATTEST:



City Secretary, Sheila Lincoln



