



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • DECEMBER 8, 2025

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 2

Mary Hart

Ward 3

Steve Thompson

Ward 4

Christie Page

Ward 5

Cole Meador

Ward 6

Jay Davis



Vision

The vision of the City is to be a thriving regional center for education, business, and culture which attracts and serves our residents and visitors.

Mission

The mission of the City is to provide customer-focused public services and regional leadership that serve our residents and visitors while offering a safe, vibrant, and welcoming community.

The City Council reserves the right to convene into closed session on any agenda item or issue if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code), and will reconvene into open session before taking any final action, decision, or vote on a matter deliberated.

- I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM**
- II. INVOCATION AND PLEDGE LED BY MAYOR BOB BRUGGEMAN**
- III. SWEARING-IN CEREMONY FOR WARD 4 AND WARD 6**
- IV. UNITED STATES ARMED FORCES DAY PROCLAMATION**
US Armed Forces Day Proclamation
- V. TDHCA HOME PROGRAM**
- VI. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST**

Upcoming City Council Meetings

Monday, January 12, 2026 at 6:00 p.m.

Monday, February 9, 2026 at 6:00 p.m.

Parks & Recreation Activities

Dec. 11 th	Senior Day Out, 9:00 a.m. - 2:00 p.m.	Southwest Center
Dec. 13 th - 14 th	NCS Softball Tournament benefiting Toys for Tots	Spring Lake Park Swanger Complex

Additional Parks & Recreation information can be found on the city's website at <http://www.texarkanatexas.gov>

Perot Theatre Upcoming Shows

Texarkana Symphony Orchestra will present **Christmas at The Perot** on December 11th at 2:00 p.m.

The Perot Theatre will present "**Christmas on Main**" on December 20th:

Mickey's Once Upon A Christmas at 10:00 a.m.

Dr. Suess' How the Grinch Stole Christmas at 2:00 p.m.

National Lampoon's Christmas Vacation at 7:00 p.m.

The **Ice Skating Rink** will be open from 10:00 a.m. to 7:00 p.m.

This event will include vendors, food trucks, carriage rides, crafts, Santa, and live music.

Tickets for Perot Theatre shows are available at perottheatre.org.

VII. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

VIII. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

IX. ITEMS FOR CONSIDERATION

Consent Items

1. Resolution No. 2025-184 setting the 2026 City Council regular meeting schedule and affirming city holidays.
2. Ordinance No. 2025-185 canvassing the returns and declaring the results of the Special Election held on November 4, 2025, for the purpose of proposing to voters proposed updates and revisions of the existing City Charter, amending and restating sections of the City Charter.
3. Resolution No. 2025-187 adopting the City's investment policy.

Action Items

1. Resolution No. 2025-186 appointing a Mayor Pro Tem beginning December 8, 2025, until such time the City Council elects a successor Mayor Pro Tem.

X. FIRST BRIEFINGS

1. Ordinance No. 2025-189 approving a site plan on an approximate 0.77-acre tract of land (being Tract 58 & 59, J.A. Talbot HRS, A-564, located at 5817 Richmond Road (Ward 5). Bun Leng Tann "Alex", owner.
2. Ordinance No. 2025-190 granting a Specific Use Permit to allow the location of a billboard, off-premises advertising sign on an approximate 0.21-acre tract of land (being Tract 13) Howard Etheridge HRS, A-182, located at 1502 New Boston Road (Ward 2). Mark Stevens, owner, and Taylor Baumgardner, agent.
3. Ordinance No. 2025-191 rezoning on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2) from Planned Development Two Family-2 to Planned Development Multiple Family-1. Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

4. Ordinance No. 2025-192 approving a site plan on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2). Nelda Shavers, owner and Kayla Wood, MTG Engineers and Surveyors, agent.
5. Ordinance No. 2025-193 approving a site plan on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road (Ward 5). David Potter, II, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

XI. PUBLIC HEARINGS

1. Ordinance No. 2025-137 rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at 25 and 26 Briarwood Circle (Ward 5), from Single Family-1 to Two Family-1. Dong Thu Mgyuen, owner. **[A 3/4 vote of the Council is required to approve this request]**

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

2. Ordinance No. 2025-165 granting a Specific Use Permit to allow one additional use of a new/used auto sale outdoor display on Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard (Ward 3). Perry Steitler, owner, and Sandra Wright, agent.

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

3. Ordinance No. 2025-166 rezoning on an approximate 0.77-acre tract of land (being Tracts 58 & 59), J.A. Talbot HRS, A-564, located at 5817 Richmond Road (Ward 5) from Single Family-1 to General Retail. Bun Leng Tann "Alex", owner.

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

4. Ordinance No. 2025-167 rezoning on the south part of Lots 42 and 45, North Robison Courts, located at 210 E. Midway Drive (Ward 2) from Multiple Family-1 to Single Family-3. Brenda Woolridge, owner.

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

5. Ordinance No. 2025-168 granting a Specific Use Permit to allow the location of a HUD code manufactured home on the south part of Lots 42 and 45, North Robison Courts, located at 210 E. Midway Drive (Ward 2). Brenda Woolridge, owner.

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

6. Ordinance No. 2025-169 rezoning on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W & X, located at 1003 S. Lelia (Ward 1) from Agriculture to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
Public Hearing: 12/8/2025
Council Vote: 12/8/2025
7. Ordinance No. 2025-170 rezoning on Lot 4, Block 6, Factory Heights, located at 606 S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner and Vance Liles, MTG Engineers and Surveyors, agent.

Public Hearing: 12/8/2025
Council Vote: 12/8/2025
8. Ordinance 2025-171 rezoning on Lots 5-6, Block 6, Factory Heights, located at 608 S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

Public Hearing: 12/8/2025
Council Vote: 12/8/2025
9. Ordinance No. 2025-172 rezoning on Lots 7-12, Block 6, Factory Heights, located at 804 S. Lelia Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

Public Hearing: 12/8/2025
Council Vote: 12/8/2025
10. Ordinance No. 2025-173 rezoning on the west 30' of Block 13, Factory Heights, located at 508 S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

Public Hearing: 12/8/2025
Council Vote: 12/8/2025
11. Ordinance No. 2025-174 rezoning on the east PT FR of Block 13, located in the 500 block of S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.

Public Hearing: 12/8/2025
Council Vote: 12/8/2025
12. Resolution No. 2025-179 closing and abandoning (20') of right of way, formerly known as Thomas Street, located west of Ann Street and north of Lake Drive, within the Hancocks 1st Addition, and 0.076 acres of surplus property between Lots 16-18 within the Hancocks 1st Addition.

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

13. Resolution No. 2025-182 approving the DRAFT CDBG PY2024 Consolidated Annual Performance Evaluation Report.

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

14. Ordinance No. 2025-188 amending Summit Utilities Arkansas, Inc., residential and commercial natural gas rate schedules by operation of Core Consumer Price Index Rider authorized in Ordinance No. 2025-103, effective with bills rendered on or after January 1, 2026.

Public Hearing: 12/8/2025

Council Vote: 12/8/2025

XII. CITY MANAGER'S REPORT

XIII. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XIV. INFORMATIONAL ITEM

Special Election November 4, 2025 Canvass Notes 111725

XV. CLOSED SESSION

The City Council will convene into closed session pursuant to the following sections of the Texas Government Code: Section 551.071 (Consultation with Attorney) and Section 551.074 (Personnel Matters) - The Fireman's Relief and Retirement Fund.

XVI. RECONVENE INTO OPEN SESSION

XVII. ADJOURNMENT



Jennifer Evans
City Secretary

This open meeting of a governmental entity is subject to the Texas Open Meetings Act (Chapter 551, Government Code). The "Council Chambers" is the room or property where the City Council will hold this meeting.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), subsection (a)(14), a person commits an offense if the person intentionally, knowingly, or recklessly possesses or goes with a firearm, location-restricted knife, club, or prohibited weapon [listed in Penal Code Section 46.05(a)] in the room or rooms where a meeting of a governmental entity is held, if the meeting is an open meeting subject to Chapter 551, Government Code, and if the entity provided notice as required by that chapter.

This facility is wheelchair accessible and handicap parking is available. If you plan to attend this public meeting and you have a disability that requires special arrangements or accommodations, please call 903-798-3900 or (TTY) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance.

Proclamation

Cities of Texarkana, Arkansas and Texarkana, Texas

December 8, 2025

WHEREAS, the Cities of Texarkana, Texas, and Texarkana, Arkansas, honor and recognize the service and sacrifice of the men and women of the United States Armed Forces, both past and present; and

WHEREAS, the Texarkana region plays a vital role in supporting our national defense through its partnership with Red River Army Depot, the National Guard and Reserve Units, and the recruiting offices representing every branch of service; and

WHEREAS, thousands of active-duty service members, veterans, and their families live, work, and contribute to the social and economic vitality of the Texarkana area, strengthening our community through leadership, volunteerism, and civic pride; and

WHEREAS, the Cities are working with the Chamber of Commerce to achieve recognition as a premier Military and Veteran Friendly Community that offers accessible housing, quality education, meaningful employment, healthcare, and opportunities for community engagement; and

WHEREAS, this initiative will entail active collaboration with existing veteran and military organizations already serving the Texarkana region, including but not limited to local chapters of national veteran service organizations, military family support groups, and regional advocacy networks to ensure that veteran voices and perspectives remain the focus; and

WHEREAS, this initiative will align with ongoing community goals to promote economic development, workforce retention, and quality of life across the Texarkana metropolitan area.

NOW, THEREFORE, we, Allen Brown, Mayor of the City of Texarkana, Arkansas, and Bob Bruggeman, Mayor of the City of Texarkana, Texas, do hereby declare December 8, 2025, as

“United States Armed Forces Day”

in our Cities, and encourage local businesses, institutions, and residents to participate actively in programs, events, and initiatives that recognize and support those who serve.

Allen Brown
Mayor

ATTEST:

Heather Soyars
City Clerk

Bob Bruggeman
Mayor

ATTEST

Jennifer Evans
City Secretary

Briefing Sheet

Department:	Admin	Action Officer:	
Subject:	Resolution No. 2025-184 setting the 2026 City Council regular meeting schedule and affirming city holidays.		
Briefing:	Public Hearing:	Council Vote:	12/8/2025

Item Schedule:

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

Each year the City Council sets the annual schedule for regular city council meetings (normally held the second Monday of the month) and affirms the holiday closing schedule.

Potential Options:

- Adopt the attached calendar as presented.
- Revise the attached calendar and adopt as revised.

Fiscal Implications:

None

Staff Recommendation:

Staff recommends adopting the calendar as presented.

Advisory Board/Committee Review:

Not Applicable

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

RESOLUTION NO. 2025 –184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SETTING THE 2026 CITY COUNCIL REGULAR MEETING SCHEDULE AND CITY HOLIDAYS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Article II, Section 8 of the City Charter, the City Council is required to meet at least monthly in regular session at City Hall on a date as determined by the City Council; and

WHEREAS, currently, the City Council generally meets once monthly in regular session, normally on the second Monday of the month, to conduct city business and provide continual transparency in local government; and

WHEREAS, to provide for public access to local government, the City Council includes an opportunity for citizens to address the City Council in a public forum setting during each regular meeting of the City Council; and

WHEREAS, City staff recommends adoption of the attached 2026 schedule of City Council Meetings and City Holidays (**ATTH 01**), with the scheduling of City holidays occurring on Mondays and Fridays closely aligning with federal and local city governments observance days.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council adopts the attached 2026 Council Meeting and Holiday Schedule (**ATTH 01**).

SECTION 2: The Mayor shall have the authority to adjust this schedule, including but not limited, to the rescheduling or canceling of meetings.

SECTION 3: This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th** day of **December, 2025**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2026 COUNCIL MEETING & HOLIDAY SCHEDULE

CITY MEETINGS IN COUNCIL CHAMBERS 6:00 PM

CITY HOLIDAYS AND CITY HALL CLOSED

January

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input checked="" type="checkbox"/> Foster Proactive Communication to the Community <input checked="" type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Admin **Action Officer:**
Subject: Ordinance No. 2025-185 canvassing the returns and declaring the results of the Special Election held on November 4, 2025, for the purpose of proposing to voters proposed updates and revisions of the existing City Charter, amending and restating sections of the City Charter.

Briefing: **Public Hearing:** **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends acceptance of this ordinance as Texarkana voters have voiced their opinions and casted their votes regarding revisions made to the existing City Charter.

Advisory Board/Committee Review:

Not Applicable

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

ORDINANCE NO. 2025 - 185

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD IN THE CITY OF TEXARKANA, TEXAS, ON NOVEMBER 4, 2025, FOR THE PROPOSED UPDATE AND REVISION OF THE EXISTING CITY CHARTER; ORDERING AND DECLARING AS ADOPTED CITY CHARTER AMENDMENT A – TO AMEND "ARTICLE I. INCORPORATION, FORM OF GOVERNMENT AND POWERS", AMENDMENT B – TO AMEND "ARTICLE III. CITY MANAGER, ARTICLE X. JUDICIARY (CITY JUDGE)", AND ARTICLE XVII. GENERAL PROVISIONS", AMENDMENT C – TO AMEND "ARTICLE X. JUDICIARY (CLERK OF COURT)", AND AMENDMENT D – TO AMEND "ARTICLE XIII. PLANNING"; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Texarkana, Texas, by Ordinance No. 2025-082 effective July 14, 2025, called for a special election to be held on November 4, 2025, for the purpose of amending the Home Rule Charter of the City of Texarkana, Texas, with proposed Charter amendments A, B, C, and D in accordance with the provisions of the City Charter and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the special election presenting the proposed Charter amendments A, B, C, and D was duly held at the time and places specified after due notice, as required by law, had been given by posting and by publication; and

WHEREAS, the votes cast for the November 4, 2025, election indicated the following results for each of the Charter amendments:

FOR Amendment A -- by revising "Article I. - Incorporation, Form of Government and Powers", by adding Section 8 - Mission, Vision, and Values statements. Providing for the City Council to adopt by resolution and periodically review the city's official Mission, Vision, and Values statements.

FOR Amendment B -- revising Article III. - City Manager, § 1 - Qualifications; Article X, Judiciary, § 3 — City judge; and Article XVII. - General Provisions, § 10 - Residence requirements for officers and employees. Providing for expansion of territory for the city manager and city judge residence requirement to include the entirety of Bowie County, Texas, and retitling Art. XVII, § 10 to "Residence requirements for city manager and city judge.

FOR Amendment C -- by revising Article X, Judiciary, § 4 - Clerk of court. Providing for the city manager or designee to appoint the clerk of the court.

FOR Amendment D -- by revising Article XIII. Planning, § 3 – Planning Department; director of planning. Providing for the city manager to designate an employee in lieu of the director of planning to serve as the technical adviser to the city planning commission.

WHEREAS, the official election returns were filed with the Mayor and City Secretary for all wards and precincts as required by law and the results have been tabulated and set forth on **Exhibit**

"A" attached hereto and made a part hereof as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the canvass of the results of the special election shows the number of votes for City Charter Amendment A, City Charter Amendment B, City Charter Amendment C, and City Charter Amendment D, respectively, as shown opposite each heading on **Exhibit "A"**.

SECTION 2: That the City Council **ORDERS** and **DECLARES** City Charter Amendment A **ADOPTED**, that Article I of the Texarkana, Texas, City Charter is amended as follows to add new Section 8 – “Mission, Vision, and Values statements”:

Sec. 8. Mission, Vision, and Values statements.

The city council shall adopt and periodically review the City’s official Mission, Vision, and Values to reflect the purpose, goals, and guiding principles of municipal governance. These statements shall be used to inform strategic initiatives, budgetary priorities, community engagement efforts, and internal operations. Adoption or modification of these statements shall be made by resolution of the city council and shall be reviewed no less than once every five years.

SECTION 3: That the City Council **ORDERS** and **DECLARES** City Charter Amendment B **ADOPTED**, that Article III, Section 1, Article X, Section 3, and Article XVII, Section 10 of the Texarkana, Texas, City Charter are amended as follows, and all prior provisions of Article III, Section 1, Article X, Section 3, and Article XVII, Section 10 are rescinded and removed:

Article III. – City Manager

Sec. 1. Qualifications.

The city manager shall be chosen by the council solely on the basis of his executive and administrative qualifications with special reference to his actual experience in or his knowledge of accepted practice in respect to the duties of his office, as hereinafter set forth, provided that any person who is appointed city manager must have had at least two years of experience as a city manager or assistant city manager, or two years of comparable professional engineering or administrative experience within the last five years. During his tenure of office he shall reside as provided in article XVII, Sec. 10 and no person shall be eligible for such appointment who has held any elective office of the city within the two years preceding such appointment.

Article X. – Judiciary

Sec. 3. City judge.

There shall be a magistrate of said corporation court known as the city judge who shall be elected at a regular or special meeting held in May of each even year by a majority vote of the council for a term of two years beginning on the first day in June after such election. During his tenure of office he shall reside as provided in article XVII, Sec. 10. His compensation shall be fixed by the council and shall not be decreased during the term for which appointed. He may be removed by the council for incompetency, misconduct or malfeasance, under the terms and procedures provided in article III, section 2, as for the city manager. In the event of failure

of the city judge to act for any reason, the mayor shall designate the person to act in the place and stead of the city judge, with such compensation as shall be fixed by the city council.

Article XVII. – General Provisions

Sec. 10. Residence requirements for city manager and city judge.

The City Manager and City judge appointed under the terms of this Charter shall, upon commencing such position, be or within 90 days of commencement of such appointment shall become, a resident of Bowie County, Texas; and shall remain a resident within said county, so long as appointment continues.

SECTION 4: That the City Council ORDERS and DECLARES City Charter Amendment C ADOPTED, that Article X, Section 4 of the Texarkana, Texas, City Charter is amended as follows, and all prior provisions of Article X, Section 4 are rescinded and removed:

Sec. 4. Clerk of court.

The clerk of the corporation court shall be appointed by the city manager or designee. He and his deputies shall have the power to administer oaths and affidavits, make certificates, affix the seal of said court thereto and generally do and perform any and all acts usual and necessary by clerks of courts in issuing processes of said courts and conducting the business thereof.

SECTION 5: That the City Council ORDERS and DECLARES City Charter Amendment D ADOPTED, that Article XIII, Section 3 of the Texarkana, Texas, City Charter is amended as follows, and all prior provisions of Article XIII, Section 3 are rescinded and removed:

Sec. 3. Planning department; director of planning.

There shall be a city planning department to be headed by the director of planning. The director of planning or other employee designated by the city manager shall serve as the technical adviser of the city planning commission and shall have such other duties and responsibilities as the council may establish.

SECTION 6: That the canvassed returns shall be delivered to the general custodian of election records who shall preserve them for the period for preserving precinct election records.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



Bowie County Elections

710 James Bowie Drive
New Boston, TX 75550

903.628.6810
Fax 903.628.6811

Constitutional/Joint
November 4, 2025
Bowie County
City of Texarkana Election Results for Canvass

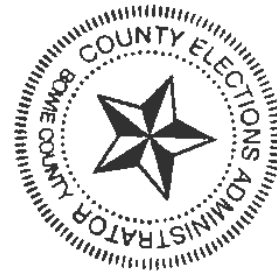
I, Pat McCoy, Bowie County Elections Administrator, do hereby certify the following information to be a true and correct tally for the Bowie County Voting Precincts relevant to City of Texarkana's November 4, 2025, Constitutional/Joint Election.

Applicable Precincts	19 Precincts
Ballots Cast	2,488
Ballots Cast Election Day	1,633
Ballots Cast Early	826
Ballots Cast Absentee	29
Late Mail in Ballots Accepted	2
Accepted Provisional Ballots	0

Witness my hand and seal this 13th day of November 2025.

Pat McCoy, Elections Administrator

Attachments: Official Results Summary
Precinct X Precinct Results
Vote Center Activity



Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

1A

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	79	4	20	55
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	50	0	11	39
Against	24	4	8	12
Total Votes Cast	74	4	19	51
Overvotes	0	0	0	0
Undervotes	5	0	1	4

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	49	1	12	36
Against	25	3	7	15
Total Votes Cast	74	4	19	51
Overvotes	0	0	0	0
Undervotes	5	0	1	4

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

1A

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	43	2	10	31
Against	30	2	8	20
Total Votes Cast	73	4	18	51
Overvotes	0	0	0	0
Undervotes	6	0	2	4

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	44	1	11	32
Against	28	3	6	19
Total Votes Cast	72	4	17	51
Overvotes	0	0	0	0
Undervotes	7	0	3	4

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

1B

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	98	1	32	65
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	74	1	22	51
Against	21	0	9	12
Total Votes Cast	95	1	31	63
Overvotes	0	0	0	0
Undervotes	3	0	1	2

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	57	0	15	42
Against	37	1	15	21
Total Votes Cast	94	1	30	63
Overvotes	0	0	0	0
Undervotes	4	0	2	2

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

1B

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	47	0	12	35
Against	47	1	18	28
Total Votes Cast	94	1	30	63
Overvotes	0	0	0	0
Undervotes	4	0	2	2

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	51	0	12	39
Against	43	1	18	24
Total Votes Cast	94	1	30	63
Overvotes	0	0	0	0
Undervotes	4	0	2	2

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

2A

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	122	1	45	76
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	91	1	36	54
Against	20	0	5	15
Total Votes Cast	111	1	41	69
Overvotes	0	0	0	0
Undervotes	11	0	4	7

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	75	0	32	43
Against	39	1	11	27
Total Votes Cast	114	1	43	70
Overvotes	0	0	0	0
Undervotes	8	0	2	6

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

2A

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	65	1	24	40
Against	47	0	18	29
Total Votes Cast	112	1	42	69
Overvotes	0	0	0	0
Undervotes	10	0	3	7

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	65	1	25	39
Against	46	0	16	30
Total Votes Cast	111	1	41	69
Overvotes	0	0	0	0
Undervotes	11	0	4	7

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

2B

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	41	1	16	24
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	30	1	13	16
Against	9	0	3	6
Total Votes Cast	39	1	16	22
Overvotes	0	0	0	0
Undervotes	2	0	0	2

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	15	1	6	8
Against	24	0	10	14
Total Votes Cast	39	1	16	22
Overvotes	0	0	0	0
Undervotes	2	0	0	2

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

2B

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	15	1	6	8
Against	24	0	10	14
Total Votes Cast	39	1	16	22
Overvotes	0	0	0	0
Undervotes	2	0	0	2

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	16	1	7	8
Against	23	0	9	14
Total Votes Cast	39	1	16	22
Overvotes	0	0	0	0
Undervotes	2	0	0	2

**Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025**

**OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County**

2C

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	59	3	13	43
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	46	3	10	33
Against	11	0	2	9
Total Votes Cast	57	3	12	42
Overvotes	0	0	0	0
Undervotes	2	0	1	1

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	30	2	6	22
Against	27	1	6	20
Total Votes Cast	57	3	12	42
Overvotes	0	0	0	0
Undervotes	2	0	1	1

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

2C

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	27	2	4	21
Against	28	1	7	20
Total Votes Cast	55	3	11	41
Overvotes	0	0	0	0
Undervotes	4	0	2	2

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	32	3	5	24
Against	24	0	6	18
Total Votes Cast	56	3	11	42
Overvotes	0	0	0	0
Undervotes	3	0	2	1

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

2D

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	6	0	0	6
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	3	0	0	3
Against	3	0	0	3
Total Votes Cast	6	0	0	6
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	5	0	0	5
Against	1	0	0	1
Total Votes Cast	6	0	0	6
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

2D

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	4	0	0	4
Against	2	0	0	2
Total Votes Cast	6	0	0	6
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	2	0	0	2
Against	4	0	0	4
Total Votes Cast	6	0	0	6
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

3A

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	156	0	39	117
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	126	0	28	98
Against	28	0	11	17
Total Votes Cast	154	0	39	115
Overvotes	0	0	0	0
Undervotes	2	0	0	2

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	98	0	24	74
Against	54	0	15	39
Total Votes Cast	152	0	39	113
Overvotes	0	0	0	0
Undervotes	4	0	0	4

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

3A

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	90	0	23	67
Against	61	0	16	45
Total Votes Cast	151	0	39	112
Overvotes	0	0	0	0
Undervotes	5	0	0	5

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	95	0	25	70
Against	55	0	14	41
Total Votes Cast	150	0	39	111
Overvotes	0	0	0	0
Undervotes	6	0	0	6

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

3B

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	82	2	19	61
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	60	2	12	46
Against	18	0	6	12
Total Votes Cast	78	2	18	58
Overvotes	0	0	0	0
Undervotes	4	0	1	3

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	48	0	10	38
Against	29	2	8	19
Total Votes Cast	77	2	18	57
Overvotes	0	0	0	0
Undervotes	5	0	1	4

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

3B

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	44	2	7	35
Against	34	0	11	23
Total Votes Cast	78	2	18	58
Overvotes	0	0	0	0
Undervotes	4	0	1	3

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	46	1	10	35
Against	30	1	8	21
Total Votes Cast	76	2	18	56
Overvotes	0	0	0	0
Undervotes	6	0	1	5

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

4A

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	98	4	35	59
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	75	2	25	48
Against	16	1	8	7
Total Votes Cast	91	3	33	55
Overvotes	0	0	0	0
Undervotes	7	1	2	4

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	52	0	18	34
Against	38	3	16	19
Total Votes Cast	90	3	34	53
Overvotes	0	0	0	0
Undervotes	8	1	1	6

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

4A

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	47	1	13	33
Against	42	2	20	20
Total Votes Cast	89	3	33	53
Overvotes	0	0	0	0
Undervotes	9	1	2	6

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	51	1	17	33
Against	40	2	17	21
Total Votes Cast	91	3	34	54
Overvotes	0	0	0	0
Undervotes	7	1	1	5

**Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025**

**OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County**

4B

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	191	1	68	122
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	135	1	49	85
Against	41	0	14	27
Total Votes Cast	176	1	63	112
Overvotes	0	0	0	0
Undervotes	15	0	5	10

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	112	0	45	67
Against	66	1	18	47
Total Votes Cast	178	1	63	114
Overvotes	0	0	0	0
Undervotes	13	0	5	8

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

4B

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	112	0	40	72
Against	66	1	24	41
Total Votes Cast	178	1	64	113
Overvotes	0	0	0	0
Undervotes	13	0	4	9

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	114	0	46	68
Against	63	1	18	44
Total Votes Cast	177	1	64	112
Overvotes	0	0	0	0
Undervotes	14	0	4	10

**Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025**

**OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County**

4C

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	81	0	21	60
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	65	0	16	49
Against	14	0	5	9
Total Votes Cast	79	0	21	58
Overvotes	0	0	0	0
Undervotes	2	0	0	2

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	54	0	15	39
Against	24	0	6	18
Total Votes Cast	78	0	21	57
Overvotes	0	0	0	0
Undervotes	3	0	0	3

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

4C

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	48	0	14	34
Against	31	0	7	24
Total Votes Cast	79	0	21	58
Overvotes	0	0	0	0
Undervotes	2	0	0	2

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	52	0	15	37
Against	27	0	6	21
Total Votes Cast	79	0	21	58
Overvotes	0	0	0	0
Undervotes	2	0	0	2

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

4D

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	7	0	4	3
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	5	0	3	2
Against	2	0	1	1
Total Votes Cast	7	0	4	3
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	3	0	3	0
Against	4	0	1	3
Total Votes Cast	7	0	4	3
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

4D

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	2	0	1	1
Against	5	0	3	2
Total Votes Cast	7	0	4	3
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	1	0	1	0
Against	6	0	3	3
Total Votes Cast	7	0	4	3
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

5A

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	24	0	10	14
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	18	0	8	10
Against	6	0	2	4
Total Votes Cast	24	0	10	14
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	15	0	7	8
Against	9	0	3	6
Total Votes Cast	24	0	10	14
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

5A

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	13	0	6	7
Against	10	0	4	6
Total Votes Cast	23	0	10	13
Overvotes	0	0	0	0
Undervotes	1	0	0	1

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	14	0	6	8
Against	9	0	4	5
Total Votes Cast	23	0	10	13
Overvotes	0	0	0	0
Undervotes	1	0	0	1

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

5B

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	0	0	0	0
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

5B

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

**Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025**

**OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County**

5C

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	792	7	280	505
Ballots Cast - Blank	1	0	1	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	646	2	236	408
Against	123	5	40	78
Total Votes Cast	769	7	276	486
Overvotes	0	0	0	0
Undervotes	22	0	3	19

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	540	1	182	357
Against	221	5	93	123
Total Votes Cast	761	6	275	480
Overvotes	0	0	0	0
Undervotes	30	1	4	25

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

5C

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	496	2	171	323
Against	260	5	101	154
Total Votes Cast	756	7	272	477
Overvotes	0	0	0	0
Undervotes	35	0	7	28

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	516	2	184	330
Against	242	5	89	148
Total Votes Cast	758	7	273	478
Overvotes	0	0	0	0
Undervotes	33	0	6	27

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

6A

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	328	4	114	210
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	266	2	95	169
Against	49	2	14	33
Total Votes Cast	315	4	109	202
Overvotes	0	0	0	0
Undervotes	13	0	5	8

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	229	2	83	144
Against	86	2	27	57
Total Votes Cast	315	4	110	201
Overvotes	0	0	0	0
Undervotes	13	0	4	9

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

6A

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	218	2	76	140
Against	94	1	33	60
Total Votes Cast	312	3	109	200
Overvotes	0	0	0	0
Undervotes	16	1	5	10

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	220	1	83	136
Against	91	2	26	63
Total Votes Cast	311	3	109	199
Overvotes	0	0	0	0
Undervotes	17	1	5	11

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

6B

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	321	1	109	211
Ballots Cast - Blank	1	0	0	1

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	259	1	86	172
Against	48	0	19	29
Total Votes Cast	307	1	105	201
Overvotes	0	0	0	0
Undervotes	14	0	4	10

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	206	0	71	135
Against	97	1	33	63
Total Votes Cast	303	1	104	198
Overvotes	0	0	0	0
Undervotes	18	0	5	13

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

6B

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	204	1	68	135
Against	91	0	33	58
Total Votes Cast	295	1	101	193
Overvotes	0	0	0	0
Undervotes	26	0	8	18

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	211	0	75	136
Against	88	1	29	58
Total Votes Cast	299	1	104	194
Overvotes	0	0	0	0
Undervotes	22	0	5	17

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

10

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	323	4	121	198
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	3	0	2	1
Against	1	0	0	1
Total Votes Cast	4	0	2	2
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	2	0	1	1
Against	2	0	1	1
Total Votes Cast	4	0	2	2
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

10

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	1	0	0	1
Against	3	0	2	1
Total Votes Cast	4	0	2	2
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	1	0	0	1
Against	3	0	2	1
Total Votes Cast	4	0	2	2
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

11A

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	313	4	92	217
Ballots Cast - Blank	0	0	0	0

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 4, 2025 Constitutional Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA PCT X PCT
Bowie County

11A

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	0	0	0	0
Against	0	0	0	0
Total Votes Cast	0	0	0	0
Overvotes	0	0	0	0
Undervotes	0	0	0	0

Summary Results Report
TX Bowie County November 2025 Constitutional - Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA RESULTS
Bowie County

STATISTICS

	TOTAL	Absentee	Early Voting	Election Day
Ballots Cast - Total	2,488	29	826	1,633
Ballots Cast - Blank	2	0	1	1

Summary Results Report
TX Bowie County November 2025 Constitutional - Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA RESULTS
Bowie County

City of Texarkana Amendment A

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	1,952	16	652	1,284
Against	434	12	147	275
Total Votes Cast	2,386	28	799	1,559
Overvotes	0	0	0	0
Undervotes	102	1	27	74
Contest Totals	2,488	29	826	1,633

City of Texarkana Amendment B

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	1,590	7	530	1,053
Against	783	20	270	493
Total Votes Cast	2,373	27	800	1,546
Overvotes	0	0	0	0
Undervotes	115	2	26	87
Contest Totals	2,488	29	826	1,633

City of Texarkana Amendment C

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	1,476	14	475	987
Against	875	13	315	547
Total Votes Cast	2,351	27	790	1,534
Overvotes	0	0	0	0
Undervotes	137	2	36	99
Contest Totals	2,488	29	826	1,633

Summary Results Report
TX Bowie County November 2025 Constitutional - Joint
November 4, 2025

OFFICIAL RESULTS
CITY OF TEXARKANA RESULTS
Bowie County

City of Texarkana Amendment D

Vote For 1

	TOTAL	Absentee	Early Voting	Election Day
For	1,531	11	522	998
Against	822	16	271	535
Total Votes Cast	2,353	27	793	1,533
Overvotes	0	0	0	0
Undervotes	135	2	33	100
Contest Totals	2,488	29	826	1,633

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input checked="" type="checkbox"/> Foster Proactive Communication to the Community <input checked="" type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture
Additional Comments:	

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

1. 1. Insurance or Collateral

- All non-insured deposits and repurchase agreement investments of City funds shall be secured as required by State legislation. Deposits secured with irrevocable letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC or NCUSIF.

2. 5. Delivery vs. Payment

- Securities shall be purchased using the delivery versus payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the City or its safekeeping agent. The security shall be held in the name of the City or held on behalf of the City. The third-party safekeeping agent's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

Potential Options:

Approve or Deny proposed changes

Fiscal Implications:

Allows placement of available funds in safe and prudent investments, providing additional usable resources to the City.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

Investment Committee

Board/Committee Recommendation:

Committee recommends approval.

Advisory Board/Committee Meeting Date and Minutes:

Investment Committee review at quarterly meeting held on November 12, 2025.

RESOLUTION NO. 2025-187

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE CITY'S INVESTMENT POLICY; RECORDING THE ANNUAL REVIEW; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Public Funds Investment Act, as amended, requires the City to annually adopt an investment policy and investment strategies by rule, order, ordinance, or resolution; and

WHEREAS, the attached **Exhibit "A"** investment policy complies with the current Public Funds Investment Act, as amended, and authorizes the investment of City funds in safe and prudent investments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The facts and recitations contained in the above preamble of this Resolution are hereby incorporated herein for all purposes.

SECTION 2: The City Council approves the investment policy and investment strategy (**Exhibit "A"**).

SECTION 3: The City Council has performed an annual review of the investment policy and strategies and adopts its statements in the minutes recording that review.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

CITY OF TEXARKANA, TEXAS INVESTMENT POLICY



CITY OF TEXARKANA, TEXAS TABLE OF CONTENTS

- I. Introduction
- II. Investment Strategy
 - A. Operating Funds
 - B. Debt Service Funds
 - C. Debt Service Reserve Funds
 - D. Special Project/Special Purpose Funds
- III. Investment Policy
 - A. Scope
 - B. Objectives
 - 1. Safety
 - 2. Liquidity
 - 3. Public Trust
 - 4. Yield
 - C. Responsibility and Control
 - 1. Investment Committee
 - 2. Delegation of Authority and Training
 - 3. Internal Controls
 - 4. Prudence
 - 5. Ethics and Conflict of Interest
 - D. Reporting
 - 1. Quarterly Reporting
 - 2. Annual Report
 - 3. Methods
 - E. Investment Portfolio
 - 1. Active Portfolio Management
 - 2. Performance
 - 3. Investments
 - a) Authorized
 - 1. U.S. Obligations
 - 2. State of Texas Obligations
 - 3. Miscellaneous Government Obligations
 - 4. Miscellaneous Rated Obligations
 - 5. Certificates of Deposit
 - 6. Repurchase Agreements
 - 7. Investment Pools
 - 8. Money Market Mutual Funds
 - 9. Guaranteed Investment Contracts
 - b) Not Authorized
 - 1. Mortgage Backed Securities Paying No Principal
 - 2. Mortgage Backed Securities Paying No Interest

- 3. CMOS with Maturities Greater than 10 Years
 - 4. CMOS whose Rate is Determined by Inverted Index
 - 4. Holding Period
 - 5. Risk and Diversification
 - F. Selection of Financial Institutions and Broker/Dealers
 - 1. Depository
 - 2. Broker/Dealers
 - G. Safekeeping and Custody
 - 1. Insurance or Collateral
 - 2. ~~Custodial~~Safekeeping Agreement
 - 3. Collateral Defined
 - 4. Subject to Audit
 - 5. Delivery vs. Payment
 - H. Investment Policy Adoption
- IV. Appendix
- A. Sample Certification Form

INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Texarkana, Texas (the “City”) in order to achieve the goals of safety, liquidity, public trust, and yield for all investment activity. The City Council of the City shall review and adopt, by resolution, its investment strategies and policy not less than annually. The resolution shall include a record of changes made to either the Investment Policy or strategy. This Policy serves to satisfy the statutory requirement, specifically the Public Funds Investment Act and Public Funds Collateral Act, Texas Government Code Chapter 2256 and Chapter 2257 (the “PFIA” and “PFCA” respectively) to define, adopt, and review a formal investment strategy and policy.

INVESTMENT STRATEGY

The City maintains two distinct portfolios (the City and the Water Utilities Department), which independently utilize four specific investment strategy considerations, designed to address the unique characteristics of the fund groups represented in the portfolios. The investment objectives are:

- Suitability of the investment to the financial requirements of the City;
 - Preservation and safety of principal;
 - Liquidity;
 - Marketability of the investment if a need to liquidate arises prior to maturity;
 - Diversification of the portfolio; and
 - Yield.
- A. Investment strategies for operating funds and combined pools containing operating funds have as their primary objectives to preserve principal and assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure, which will experience minimal volatility during economic cycles. This may be accomplished by maintaining adequate liquid balances and utilizing high quality, short-to-medium term

investments, which will complement each other in a laddered or barbell maturity structure, and can be easily liquidated if the need arises. Any investment authorized by this Policy is suitable for these funds. The dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date of each investment. The maximum stated final maturity shall be three years. The yield objective shall be a comparable maturity rolling Treasury portfolio.

- B. Investment strategies for debt service funds shall have as the primary objectives the preservation of principal and the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the next unfunded debt service payment date. Any investment authorized by this Policy is suitable for these funds. The yield objective shall be a short-term, government portfolio local government pool.
- C. Investment strategies for debt service reserve funds shall have as the primary objectives to preserve principal and to generate a dependable revenue stream to the appropriate debt service fund from investments with a low degree of volatility. Investments shall be of high quality and, except as may be required by the bond ordinance specific to an individual issue, of short-to-intermediate term maturities. Maximum maturity shall be the shorter of the first call date or five years. Any investment authorized by this Policy is suitable for these funds. The yield objective shall be a comparable maturity rolling Treasury portfolio.
- D. Investment strategies for special projects or special purpose fund portfolios will have as their primary objectives to preserve principal and to assure that anticipated cash flows are matched with adequate investment liquidity. These portfolios should include at least 10% in cash equivalent investments to allow for flexibility and unanticipated project outlays, and by utilizing high quality, short-to-medium term investments, which will complement each other in a laddered or barbell maturity structure, and can be easily liquidated if the need arises. Any investment

authorized by this Policy is suitable for these funds. The stated final maturity dates of securities held should not exceed the estimated project completion date. The yield objective shall be a comparable maturity rolling Treasury portfolio.

INVESTMENT POLICY

A. SCOPE

This Investment Policy applies to all financial assets of the City including the Water Utilities Department. These funds are accounted for in the City's Annual Comprehensive Financial Report and include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Projects Funds
- Proprietary Funds
- All Other Funds

This Policy shall not govern the Firemen's Relief and Pension Fund which is under the management and supervision of the City of Texarkana, Texas Firemen's Relief and Pension Fund Board of Trustees.

B. OBJECTIVES

The City shall manage and invest its cash with four objectives, listed in order of priority: Safety, Liquidity, Public Trust, and Yield. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Local law.

The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to ensure maximum cash availability and maximum yield on short-term investment of pooled idle cash.

1. Safety

The primary objective of the City's investment activity is the preservation of principal in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid principal losses, whether from investment defaults or erosion of market value.

2. Liquidity

The City's investment portfolio shall be structured such that the City is able to meet all obligations in a timely manner. This shall be achieved by maintaining adequate cash equivalent balances, matching investment maturities with forecasted cash flow requirements, and by investing in securities with active secondary markets.

3. Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction which might impair public confidence in the City's ability to govern effectively.

4. Yield

The City's cash management portfolio shall seek to augment returns above this threshold consistent with risk limitations identified herein and prudent investment policies.

C. RESPONSIBILITY AND CONTROL

1. Investment Committee

An Investment Committee, consisting of one City Council Member appointed by the Mayor, Chief Financial Officer (City), Assistant Director – ~~Business Services~~ Finance (Water Utilities Department), Controller (Water Utilities Department) and Assistant Chief Financial Officer (City) shall meet as needed to determine operational strategies and to monitor results. The Investment Committee shall include in its deliberation such topics as: performance reports, economic outlook, portfolio diversification, maturity structure,

Commented [JH1]: Confirm titles remain correct

potential risk to the City's funds, authorized broker/dealers, eligible investment training sources, and the target rate of return on the investment portfolio.

2. Delegation of Authority and Training

Authority to manage the City's investment program is derived from the City Charter. The Chief Financial Officer and Assistant Chief Financial Officer are designated as Investment Officers and are responsible for investment decisions and activities for the City portfolio. The Assistant Director - Business Services Finance and Controller are designated as Investment Officers and are responsible for investment decisions and activities for the Water Utilities Department portfolio. The Chief Financial Officer and Assistant Director -- Business Services Finance shall establish written procedures for the operation of their respective investment program, consistent with this Investment Policy. In order to ensure qualified and capable investment management, the Investment Officers shall attend training sessions relating to the Officer's responsibility under the PFIA within 12 months after assuming duties and receive at least 10 hours of training, and additional training sessions not less than once every two year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date and receive at least 8 hours of training. Independent sources for such training shall be approved by the Investment Committee.

Commented [JH2]: Confirm titles remain correct

3. Internal Controls

The Chief Financial Officer and Assistant Director -- Business Services Finance, or their respective designee, are responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Commented [JH3]: Confirm titles

Accordingly, the Chief Financial Officer and Assistant Director - [Business Services Finance](#) shall establish a process for annual independent review by an external auditor in conjunction with the annual audit, to assure compliance with policies and procedures. The internal controls shall address the following points:

- A. Avoidance of collusion.
- B. Separation of transaction authority from accounting and record keeping.
- C. Custodial safekeeping.
- D. Clear delegation of authority to subordinate staff members.
- E. Written confirmation for telephone (voice) transactions for investments and wire transfers.

4. Prudence

The standard of [careprudence](#) to be applied by the Investment Officers shall be the “prudent person” rule, which states: “Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital, as well as the probable income to be derived.” In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- A. The investment of all funds, or funds under the City’s control, over which the Officer had responsibility rather than a consideration as to the prudence of a single investment.
- B. Whether the investment decision was consistent with the written Investment Policy of the City.

An Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment’s

credit risk or market price changes, provided that these deviations are reported immediately and that appropriate action is taken to control adverse developments.

5. Ethics and Conflicts of Interest

Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. Investment Officers shall disclose to the City Manager any material financial interest in financial institutions that conduct business with the City and they shall further disclose positions that could be related to the performance of the City's portfolio. Investment Officers shall subordinate their personal financial transactions to those of the City, particularly with regard to timing of purchases and sales.

An Investment Officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

D. REPORTING

1. Quarterly Reporting

The Chief Financial Officer shall submit a quarterly investment report in compliance with the PFIA and signed by all Investment Officers.

2. Annual Report

Within a reasonable time after the end of the fiscal year, the Chief Financial Officer shall present an annual report on the investment program and investment activity. This report may be presented as a component of the fourth quarter report to the City Manager and City Council.

3. Methods

The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the last quarter. This management summary will be prepared in a manner which will allow the City to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be prepared in compliance with the PFIA. The report will be provided to the City Manager and City Council. The report will include the following:

- A. A listing of individual investments held at the end of the reporting period. This list will include the name of the fund or pooled group fund for which each individual investment was acquired.
- B. Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period. Market values shall be obtained from financial institutions or portfolio reporting services independent from the investment provider.
- C. Additions and changes to the market value during the period.
- D. Fully accrued interest for the reporting period.
- E. Average weighted yield to maturity of portfolio on City investments as compared to applicable benchmarks.
- F. Listing of investments by maturity date.
- G. The percentage of the total portfolio which each type of investment represents.
- H. Statement of compliance of the City's investment portfolio with State Law and the Investment Strategy and Policy approved by the City Council.

In conjunction with the annual audit, a formal annual review of these reports will be performed by an independent auditor with the results reported to the City Council as part of the overall audit report.

E. INVESTMENT PORTFOLIO

1. Active Portfolio Management

The City shall pursue an active versus a passive portfolio management philosophy. That is, investments may be sold or redeemed before they mature if market conditions present an opportunity for the City to benefit from the trade. The Investment Officers will routinely monitor the contents of the portfolio, the available markets, and the relative value of competing instruments, and will adjust the portfolio accordingly.

2. Performance

It is the City's policy to purchase investments with maturity dates coinciding with cash flow requirements. Using this strategy, the City attempts to ~~optimize purchase~~ the ~~highest-yield~~ ~~sing on~~ allowable investments available at the time of purchase. The City shall encourage a competitive environment for all investment activities including investment pool and mutual fund selections, financial institution deposit placements, securities transactions, and other investment-related proceedings. Weighted-average-yield-to-maturity shall be the portfolio's performance measurement standard.

3. Investments

Assets of the City may be invested in the following instruments; provided, however, that at no time shall assets of the City be invested in any instrument or security not authorized at the time of purchase for investment under the PFIA, as the PFIA may from time to time be amended. The City is not required to liquidate investments that were authorized investments at the time of purchase. All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

- a). Authorized

1. Obligations issued, guaranteed, or insured by the United States of America, its agencies and instrumentalities, including the Federal Home Loan Banks.
2. Direct obligations of the State of Texas, its agencies and instrumentalities.
3. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of this State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.
4. Obligations of the States, agencies thereof, Counties, Cities, and other political subdivision of any state having been rated as investment quality by a nationally recognized investment rating firm, and having received a rating of not less than "A" or its equivalent.
5. Certificates of Deposit, and other forms of deposit, of state and national banks, savings banks, or state or federal credit unions that has a main or branch office in Texas, guaranteed or insured by the Federal Deposit Insurance Corporation (or its successor) or the National Credit Union Share Insurance Fund (or its successor), or secured by obligations described in G. 3. Collateral Defined, or as authorized by the PFIA. Bids/quotes for these investments may be solicited in the following ways: orally, in writing, electronically, or in any combination of the above methods.
6. Fully collateralized direct repurchase agreements with a defined termination date secured by cash or obligations of the United States or

its agencies and instrumentalities. Securities purchased must be pledged to the City, held in the City's account, and deposited at the time of the investment with the City, and placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas. Such agreements may include direct security repurchase agreements and reverse security repurchase agreements with terms of 90 days or less after the delivery date. Funds received by the City under a reverse security agreement shall be used to acquire additional authorized investments, but those investments must mature no later than the expiration date stated in the reverse security repurchase agreement.

7. Local Government Investment Pools, if the pool is specifically approved by the Council and the pool invests only in investments authorized by the PFIA. A pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service. In order to be eligible to receive City funds a pool must comply with all PFIA requirements.
8. "Money Market" mutual funds that have a rating of AAA by at least one nationally recognized rating firm and are "no-load" funds. A "money market" mutual fund must seek to maintain a \$1.0000 share value and include only short-term, highly liquid, and relatively low risk debt instruments, and must be registered with and regulated by the Securities and Exchange Commission. The City cannot own more than 10% of the mutual fund's total assets.
9. Guaranteed Investment contracts are allowed investments for bond proceeds only, if such contracts have a defined termination date, are secured by U.S. Government direct or agency obligations approved by the PFIA, in an amount equal to the bond proceeds, if security is pledged

to the City and deposited with the City or a third party, and if the investment term is limited to five years from the date of bond issuance. In addition, specific provisions under PFIA Section 2256.015(c) 1-5 must be met to allow investment in these contracts.

b. Not Authorized

The City's authorized investment options are more restrictive than those allowed by State law. State law specifically prohibits investment in the following investment securities, or investment in specific instruments at levels higher than those listed below:

- 1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- 2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- 3) Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
- 4) Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

4. Holding Period

The City intends to match the holding periods of investment funds with liquidity needs of the City.

5. Risk and Diversification

The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification which shall be achieved by the following general guidelines:

- a) Risk of issuer default is controlled by limiting investments to those instruments allowed by the PFIA, which are described herein.
- b) Risk of market price changes shall be controlled by avoiding over-concentration of assets in a specific maturity sector, maintenance of adequate liquidity, and limitation of appropriate average maturity.
- c) Risk of temporary illiquidity shall be controlled by monitoring the rating of each issuer, as applicable, at least quarterly, and taking all prudent measures that are consistent with this Policy to liquidate an investment that does not have the minimum rating.

F. SELECTION OF FINANCIAL INSTITUTIONS AND BROKER/DEALERS

1. Depository

In compliance with State legislation, a Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA). In selecting a Primary Depository, the credit worthiness of institutions shall be considered, and the Chief Financial Officer shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history. In addition, the City may establish non-primary banking relationships based on deposit and unique service capabilities.

Institutions seeking to establish eligibility for the City's depository shall submit for review financial statements, evidence of federal insurance and other information as required by the Chief Financial Officer.

Any institution designated as a depository by the City will provide collateral in accordance with this Policy and applicable State law. The City reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards depository deposits. Institutions serving as a depository will be required to sign a Depository/Collateral Agreement with the City. The collateralized deposit portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the Depository and the City contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to the City; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

2. Broker/Dealers

For broker/dealers, the City shall select only those dealers reporting to the Market Reports Division of the Federal Reserve Board of New York, also known as the "Primary Government Security Dealers", unless analysis reveals that other firms are adequately financed to conduct public business. All broker/dealers shall provide the City with references from public entities which they are currently serving. The Investment Committee shall adopt and annually review a list of qualified broker/dealers authorized to engage in investment transactions with the City.

All investment providers, financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the following, as appropriate:

- audited financial statements
- proof of Financial Industry Regulatory Authority (FINRA) certification
- proof of state registration

Additionally, the qualified representative or equivalent of the Local Government Investment Pool or discretionary Investment Advisor firm (i.e. business organization) shall execute a Certificate to the effect that the qualified representative has:

1.) Received and thoroughly reviewed this Investment Policy, and

2.) Acknowledged that their business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment transactions between itself and the City that are not authorized by this Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio, requires and interpretation of subjective investment standards or relates to investment transactions of the City that are not made through accounts, or other contractual arrangements over which the business organization has accepted discretionary investment authority.

The City may not engage in an investment transaction with a business organization prior to receiving this written acknowledgment completed by the organization.

G. SAFEKEEPING AND CUSTODY

1. Insurance or Collateral

All non-insured deposits and repurchase agreement investments of City funds shall be secured as required by State legislation. Deposits secured with

irrevocable letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC or NCUSIF. In order to anticipate market changes and provide a level of security for all funds, the minimum marketable security collateralization level will be 102% of market value of principal plus accrued interest on the deposits or repurchase agreement investments less any amount insured. Evidence of the pledged collateral shall be maintained by the Chief Financial Officer or Assistant Director - Business Services Finance (for their respective portfolios), or a third party financial institution. Repurchase agreements shall be documented by a specific agreement noting the eligible collateral pledge in each agreement. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate.

2. Custodial Agreement

Collateral pledged to secure deposits of the City shall be held by a custodian institution in accordance with a Custodial Agreement which clearly defines the procedural steps for gaining access to the collateral should the City determine that the City's funds are in jeopardy. The custodian institution shall be the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral.

3. Collateral Defined

The City shall accept only the following as collateral:

- a) FDIC and NCUSIF insurance coverage.
- b) A bond, certificate of indebtedness, or note of the United States or its agencies and instrumentalities, or other evidence of indebtedness that is guaranteed as to the principal and interest by the United States or its agencies and instrumentalities.
- c) Obligations, the principal and interest on which are unconditionally guaranteed or insured by the State of Texas or its agencies and instrumentalities.

- d) A bond of a county, city or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency, with a remaining maturity of ten (10) years or less.

The use of a letter of credit issued to the City by a Federal Home Loan Bank may be considered by the City to meet the required bank depository collateral requirements.

4. Subject to Audit

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

5. Delivery vs. Payment

Securities shall be purchased using the delivery versus payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the City or its safekeeping agent. The security shall be held in the name of the City or held on behalf of the City. The third-party safekeeping agent's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

H. INVESTMENT POLICY ADOPTION

The City Investment Policy shall be adopted by resolution of the City Council. The Investment Committee shall review the Policy for effectiveness on an annual basis and any modifications will be recommended for approval to the City Council. The City Council shall review and approve these investment policies and strategies not less than annually.

APPENDIX A
SAMPLE INVESTMENT POLICY CERTIFICATION FORM
As required by Texas Government Code 2256.005(k)

CITY OF TEXARKANA, TEXAS

THE STATE OF TEXAS
COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed below, who, being by me first duly sworn, upon oath deposed and said:

My name is _____. I am a Qualified Representative of _____ (the "Business Organization"). This Statement is provided to meet the requirements of the Public Funds Investment Act.

I hereby certify that:

- 1. I have reviewed the City's Investment Policy;
- 2. The Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City of Texarkana and the Business Organization that are not authorized by the City's Investment Policy, except to the extent that the Business Organization has not made an analysis of the make-up of the City's entire portfolio or has not engaged in any interpretation of subjective investment standards or requires and interpretation of subjective investment standards or relates to investment transactions of the City that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority; and
- 3. The statements, representations and declarations made in this document are true and correct.

Qualified Representative

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input checked="" type="checkbox"/> Maintain Fiscal Strength with Integrity <input checked="" type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture
Additional Comments:	

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Admin **Action Officer:**
Subject: Resolution No. 2025-186 appointing a Mayor Pro Tem beginning December 8, 2025, until such time the City Council elects a successor Mayor Pro Tem.
Briefing: **Public Hearing:** **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

In accordance with Article II, Section 4 of the city charter, it provides for the office of Mayor Pro Tem, who shall act as Mayor during the absence or disability of the Mayor. The city charter provides for the election of the Mayor Pro Tem from among the council members.

The duties and responsibilities of the Mayor Pro Tem shall become effective immediately upon the passage and approval of this resolution until such time the City Council elects a successor Mayor Pro Tem.

Potential Options:

- To select a new Mayor Pro Tem
- To not select a new Mayor Pro Tem

Fiscal Implications:

None

Staff Recommendation:

Staff recommends the election of a Mayor Pro Tem in accordance with the provisions of the city charter.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

RESOLUTION NO. 2025 – 186

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ELECTING A MAYOR PRO TEM; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Article II, Section 4 of the City Charter of the City of Texarkana, Texas, provides that the City Council “shall elect a mayor pro tem who shall act as mayor during the absence of or disability of the Mayor”; and

WHEREAS, Article II, Section 4 of the City Charter also provides that “[t]he mayor pro tem shall be elected from among” the councilmembers.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: Pursuant to Article II, Section 4 of the City Charter, the City Council elects the following councilmember as Mayor Pro Tem:

_____.

SECTION 2: The duties and responsibilities of the Mayor Pro Tem shall become effective immediately upon the passage and approval of this Resolution until such time the City Council elects a successor mayor pro tem.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input checked="" type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2025-189 approving a site plan on an approximate 0.77-acre tract of land (being Tract 58 & 59, J.A. Talbot HRS, A-564, located at 5817 Richmond Road (Ward 5). Bun Leng Tann "Alex", owner.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bun Leng Tann “Alex”, owner for site plan approval on an approximate 0.77-acre tract of land (being Tract 58 & 59) J. A. Talbot HRS, A-564, located at 5817 Richmond Road. The current zoning is Planned Development-General Retail. The proposed use is a 3-unit strip center with a donut shop.

The Future Land Use Map designates this property as “Suburban Residential”.

The adjacent zoning is Single Family-1 to the north, west and south, and Planned Development-Office east. The adjacent land use is churches to the north, west, south, and vacant land to the east.

The site plan consists of the following:

1. The construction of a 4,800 sq ft building.
2. The access driveway will be off Richmond Road. Any changes to driveway on Richmond Road will require TXDOT approval.
3. There will be 19 parking spaces and include 1 handicapped spaces. All parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 5’X8’ monument style sign. No Electronic messaging will be allowed.
5. If the most remote part of the building is more than 150 feet away from the center line of the public street a fire land will be required.

6. Per City ordinance, Richmond Road is classified as a major corridor, and long-term plans include the construction of sidewalks along this route (see City Ordinance, Chapter 130 – Streets and Sidewalks). Because Richmond Road is maintained by TxDOT—and any sidewalks constructed would also fall under TxDOT maintenance—the sidewalk requirement may be waived if TxDOT confirms in writing that sidewalks are not required.
7. Full set of Civil Plans (Site plan, grading/drainage, utility, erosion control, and all details) stamped by engineer will be required for permitting.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
9. Property will have to be platted prior to issuing a CO.
10. There is an existing 12” water main on the north side of Richmond Road that currently service this address. There is also an existing 8” sanitary sewer main located to the south side of Richmond Road, running within this property and parallel to its north boundary line, which coincides with the south right-of-way line of Richmond Road.
11. The Utility reserves the right to request additional utility easements upon review of the plans.
12. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

will update

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-189

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-25-3(GR) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 0.77-ACRE (BEING TRACTS 58 & 59), J. A. TALBOT HRS, A-564, LOCATED AT 5817 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (Exhibit ‘A’) on an approximate 0.77-acre tract of land (being Tract 58 & 59), J.A. Talbot HRS, A-564 (Exhibit ‘B’), located at 5817 Richmond Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-25-3(GR)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-25-3(GR); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Office; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously by a vote of five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit ‘A’)** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above-described property is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan (**Exhibit ‘A’**) on an approximate 0.77-acre tract of land (**being Tract 58 & 59), J.A. Talbot HRS, A-564 (Exhibit ‘B’), located at 5817 Richmond Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-25-3(GR).

SECTION 2: PD-25-3(GR) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes and includes the following:

1. The construction of a 4,800 sq ft building.
2. The access driveway will be off Richmond Road. Any changes to driveway on Richmond Road will require TxDOT approval.
3. There will be 19 parking spaces and it will include one (1) handicapped space. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. A 5'X8' monument style sign. No Electronic messaging will be allowed.
5. If the most remote part of the building is more than 150 feet away from the center line of the public street, a fire land will be required.
6. Per City ordinance, Richmond Road is classified as a major corridor, and long-term plans include the construction of sidewalks along this route (see City Ordinance, Chapter 130 – Streets and Sidewalks). Because Richmond Road is maintained by TxDOT—and any sidewalks constructed would also fall under TxDOT maintenance—the sidewalk requirement may be waived if TxDOT confirms in writing that sidewalks are not required.
7. Full set of Civil Plans (Site plan, grading/drainage, utility, erosion control, and all details) stamped by engineer will be required for permitting.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
9. Property will have to be platted prior to issuing a CO.
10. There is an existing 12” water main on the north side of Richmond Road that currently service this address. There is also an existing 8” sanitary sewer main located to the south side of Richmond Road, running within this property and parallel to its north boundary line, which coincides with the south right-of-way line of Richmond Road.
11. The Utility reserves the right to request additional utility easements upon review of the plans.
12. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

SECTION 3: It is further provided that in case a section, clause, sentence, or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

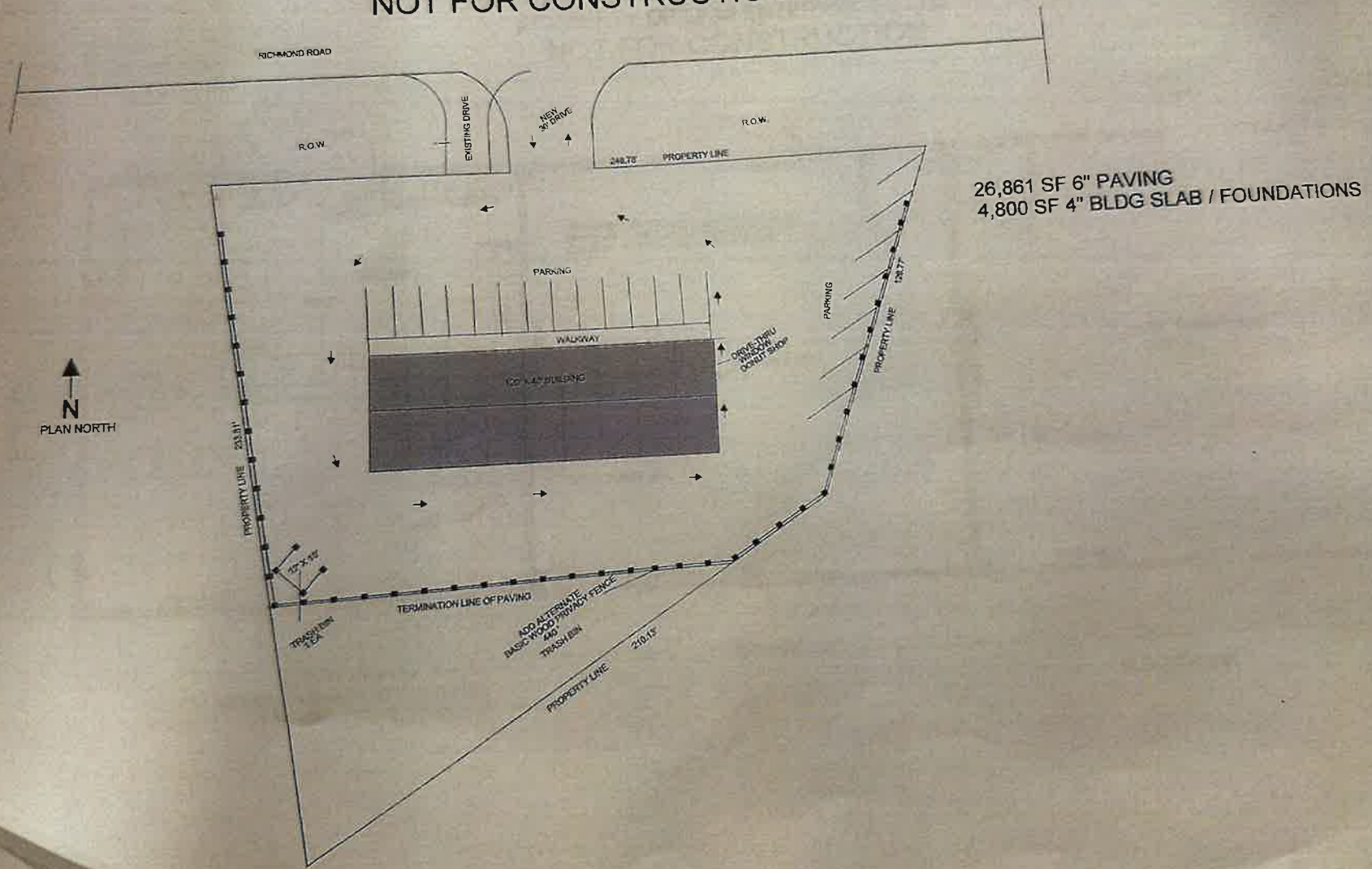
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2025-189 EXH 'A'
Amendment to PD-25-3(GR)

SITE PLAN
TANN DONUT SHOP & RETAIL SPACES
5817 RICHMOND ROAD - TEXARKANA TEXAS
(FOR BUDGET PREP. AND ESTIMATING PURPOSES ONLY)
PROPERTY OF LFA4 ENTERPRISES LLC
NOT FOR CONSTRUCTION

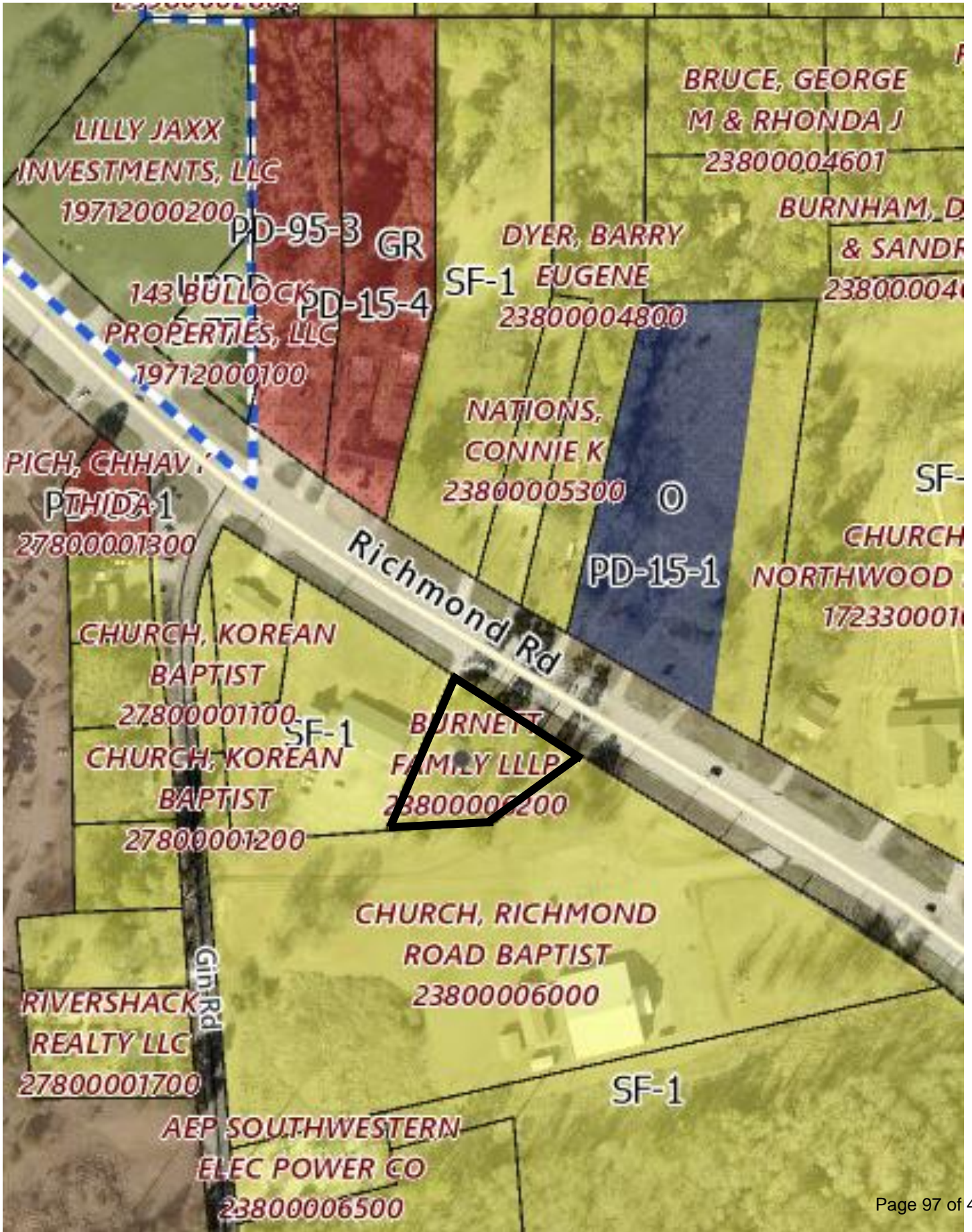


26,861 SF 6" PAVING
4,800 SF 4" BLDG SLAB / FOUNDATIONS

FIELD NOTE DESCRIPTION OF A 0.82 ACRE TRACT OF LAND LOCATED IN THE JOHN A. TALBOT SURVEY, ABSTRACT 564, BOWIE COUNTY, TEXAS. BEING A PART OF TRACTS ONE AND THREE AS DESCRIBED IN THE GENERAL WARRANTY DEED TO BURNETT FAMILY, LLLP, RECORDED IN INSTRUMENT NUMBER 2018-00001465, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 0.82 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

*BEGINNING AT A REINF BAR FOUND (N: 7248043.98, E: 3308979.17) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF TRACT THREE;
THENCE SOUTH 85°10'14" WEST 210.13 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 24°09'35" EAST 233.81 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 61°16'00" EAST 242.78 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 51°29'31" WEST 126.77 FEET TO THE PLACE OF BEGINNING.
AREA, BEARINGS AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*

5817 Richmond Road



5817 Richmond Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2025-190 granting a Specific Use Permit to allow the location of a billboard, off-premises advertising sign on an approximate 0.21-acre tract of land (being Tract 13) Howard Etheridge HRS, A-182, located at 1502 New Boston Road (Ward 2). Mark Stevens, owner, and Taylor Baumgardner, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mark Stevens, owner, and Taylor Baumgardner, agent, for a Specific Use Permit to allow additional use for an off-premises advertising billboard on an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182, located at 1502 New Boston Road. The property is zoned Commercial. This property is vacant

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Commercial to the north, south, east, and west. The adjacent land usage is a business to the north, south, east, and west.

A Specific Use Permit is required to allow the off-premises billboard in the Commercial zoning district.

Staff recommends denial of this request. However, if this request should pass then staff would like to stipulate the following stipulations:

1. That all City codes be met as to permits, setbacks, height and square footage of the signage.

2. That the sign cannot be placed inside of a public right of way or public utility easement.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

All notifications and application requirements have been met to consider this request.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend denial of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

WILL UPDATE

Advisory Board/Committee Meeting Date and Minutes:

Decembe 1, 2025

ORDINANCE NO. 2025-190

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-818 FOR THE LOCATION OF ONE ADDITIONAL USE OF AN OFF PREMISES OUTDOOR ADVERTISING SIGN (BILLBOARD) ON A PORTION OF AN APPROXIMATE 0.21-ACRE TRACT OF LAND (BEING TRACT 13) HOWARD ETHERIDGE HRS, A-182, LOCATED AT 1502 NEW BOSTON ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow one additional use for an Off Premises Outdoor Advertising Sign (Billboard) **on a portion of an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182 (Exhibit ‘A’), located at 1502 New Boston Road**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use and location of an Off Premises Outdoor Advertising Sign (Billboard)** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-818 to allow the one additional use and location of an Off Premises Outdoor Advertising Sign (Billboard) on a portion of an approximate 0.21-acre tract of land (being Tract 13), Howard Etheridge HRS, A-182 (Exhibit ‘A’), located at 1502 New Boston Road**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following stipulations are hereby imposed and made a part of this ordinance:

1. That all City codes be met as to permits, setbacks, height, and square footage of the signage.
2. Signs cannot be placed inside of a public right of way or public utility easement.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

- Abst #: 182 Survey Name: H ETHERIDGE HRS Acres: .209

Tract Two

All that certain lot, tract, or parcel of land lying and situated in the **Howard Etheridge Headright Survey, Abstract 182, Bowie County, Texas**, being all of that certain tract of land described as **Tract 2**, containing **0.21 acres**, in the Deed from Shawn Stringer, et al., to Julia Martinez, dated April 1, 2017, recorded in **Document No. 2017-4616** of the Real Property Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch square pipe found for a corner (control monument), lying in the north right-of-way line of U.S. Highway No. 82 (New Boston Road), same being the northwest corner of the said 0.21-acre tract, the J.B. Mathis Homesplace, and the southeast corner of that certain tract described as **2.292 acres** in the Deed from Johnny L. Fussell, Trustee, to A & D Flexographic Repair, Inc., dated December 8, 1999, recorded in Volume 3136, Page 176, Real Property Records of Bowie County, Texas;

THENCE North 02°40'45" West, a distance of **180.00 feet**, along the west line of the said 0.21-acre tract and the east line of the said 2.292-acre tract to a ½-inch steel rod set for a corner (capped MTG101011-00), same being the northwest corner of said 0.21-acre tract and an outside corner of that certain tract described as **Tract 1**, containing 1.775 acres in the Deed to Julia Martinez Sanchez recorded in Document No. 2017-4615, Real Property Records of Bowie County, Texas; said corner bears **North 02°40'45" West**, a distance of **251.52 feet** to a ½-inch steel rod found for a corner, being the northwest corner of the said 1.775-acre tract and the northeast corner of the said 2.292-acre tract;

THENCE North 85°45'30" East, a distance of **46.78 feet**, along the north line of the said 0.21-acre tract and the south line of the said 1.775-acre tract to a ½-inch steel rod found for a corner (capped MTG101011-00), being the northeast corner of the 0.21-acre tract and an interior corner of the said 1.775-acre tract;

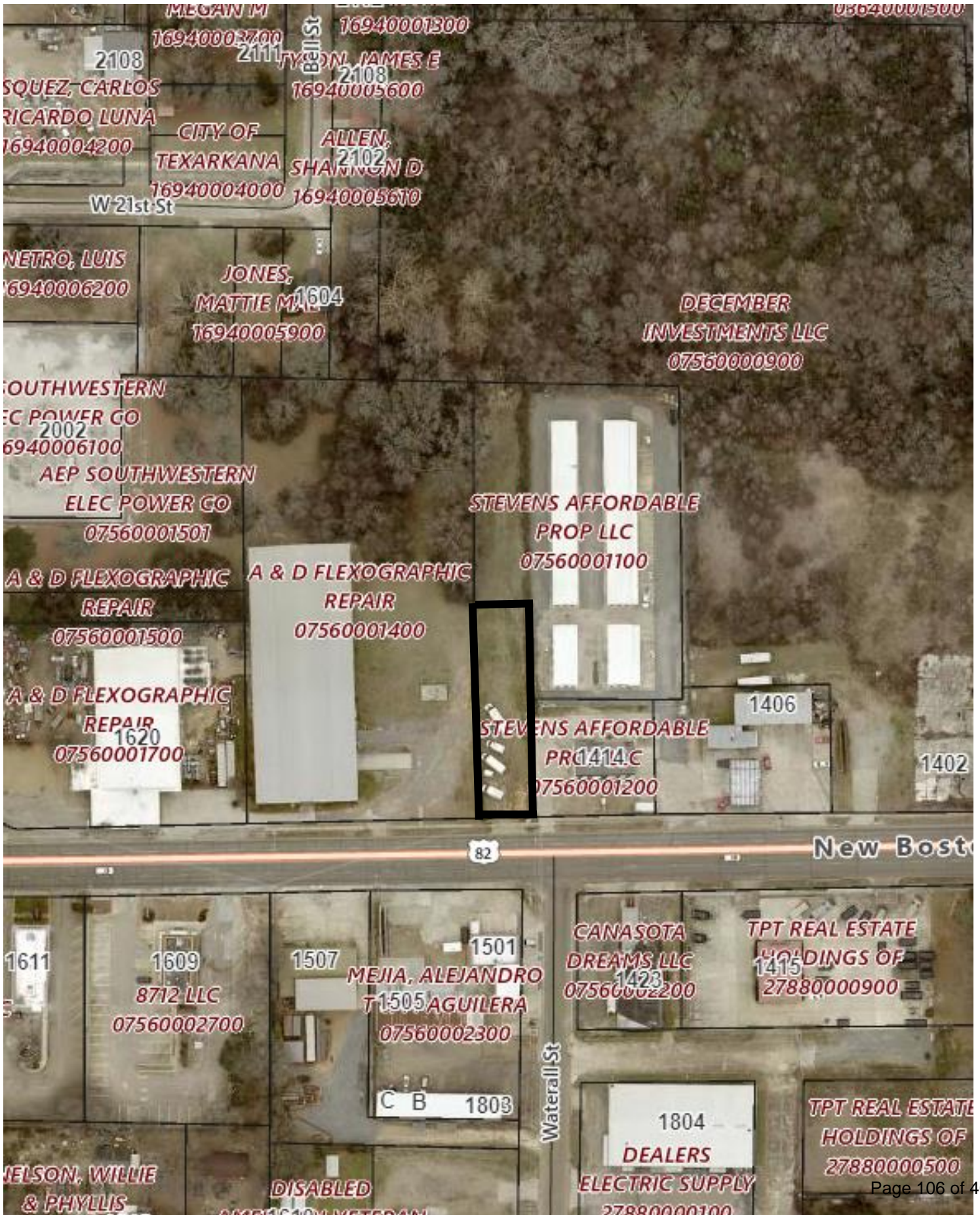
THENCE South 05°09'42" East, a distance of **180.00 feet**, along the east line of the said 0.21-acre tract and the west line of the said 1.775-acre tract to a ½-inch steel pipe found for a corner (control monument), lying in the north right-of-way line of said New Boston Road, same being the southeast corner of the said 0.21-acre tract and the southwest corner of the said 1.775-acre tract;

THENCE South 86°39'41" West (basis of bearings), a distance of **54.56 feet**, along the north right-of-way line of said New Boston Road and the south line of the said 0.21-acre tract to the **POINT OF BEGINNING**, and containing **0.209 acres of land**.

1502 New Boston Road



1502 New Boston Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2025-191 rezoning on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2) from Planned Development Two Family-2 to Planned Development Multiple Family-1. Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, to rezone on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres, located at 3326 South Lake Drive from Planned Development-Two Family-2 to Planned Development-Multiple Family-1.

The Future Land Use Map designates this property as “Neighborhood Retail and Neighborhood Residential”.

The adjacent zoning is Commercial east, and south, Single Family-2 north, and west. The adjacent land use is church to the east, residential to the west vacant land to the north and a collision center to the south.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

WILL UPDATE

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-191

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 1.74-ACRE TRACT OF LAND (BEING TRACTS 1B AND 2A), FLOWER ACRES, LOCATED AT 3326 SOUTH LAKE DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-TWO FAMILY-2 TO PLANNED DEVELOPMENT-MULTIPLE FAMILY-1; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘A’), located at 3326 South Lake Drive**, in the City of Texarkana, Bowie County, Texas, from **Planned Development-Two Family-2 to Planned Development-Multiple Family-1**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Planned Development-Two Family-2 to Planned Development-Multiple Family-1 on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘A’), located at 3326 South Lake Drive** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Planned Development-Two Family-2 to Planned Development-Multiple Family-1**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Planned Development-Two Family-2 to Planned Development-Multiple Family-1** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit 'A'), located at 3326 South Lake Drive** in the City of Texarkana, Bowie County, Texas, from **Planned Development-Two Family-2 to Planned Development-Multiple Family-1.**

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

- Abst #: 182 Survey Name: H ETHERIDGE HRS Acres: .209

Tract Two

All that certain lot, tract, or parcel of land lying and situated in the **Howard Etheridge Headright Survey, Abstract 182, Bowie County, Texas**, being all of that certain tract of land described as **Tract 2**, containing **0.21 acres**, in the Deed from Shawn Stringer, et al., to Julia Martinez, dated April 1, 2017, recorded in **Document No. 2017-4616** of the Real Property Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch square pipe found for a corner (control monument), lying in the north right-of-way line of U.S. Highway No. 82 (New Boston Road), same being the northwest corner of the said 0.21-acre tract, the J.B. Mathis Homesplace, and the southeast corner of that certain tract described as **2.292 acres** in the Deed from Johnny L. Fussell, Trustee, to A & D Flexographic Repair, Inc., dated December 8, 1999, recorded in Volume 3136, Page 176, Real Property Records of Bowie County, Texas;

THENCE North 02°40'45" West, a distance of **180.00 feet**, along the west line of the said 0.21-acre tract and the east line of the said 2.292-acre tract to a ½-inch steel rod set for a corner (capped MTG101011-00), same being the northwest corner of said 0.21-acre tract and an outside corner of that certain tract described as **Tract 1**, containing 1.775 acres in the Deed to Julia Martinez Sanchez recorded in Document No. 2017-4615, Real Property Records of Bowie County, Texas; said corner bears **North 02°40'45" West**, a distance of **251.52 feet** to a ½-inch steel rod found for a corner, being the northwest corner of the said 1.775-acre tract and the northeast corner of the said 2.292-acre tract;

THENCE North 85°45'30" East, a distance of **46.78 feet**, along the north line of the said 0.21-acre tract and the south line of the said 1.775-acre tract to a ½-inch steel rod found for a corner (capped MTG101011-00), being the northeast corner of the 0.21-acre tract and an interior corner of the said 1.775-acre tract;

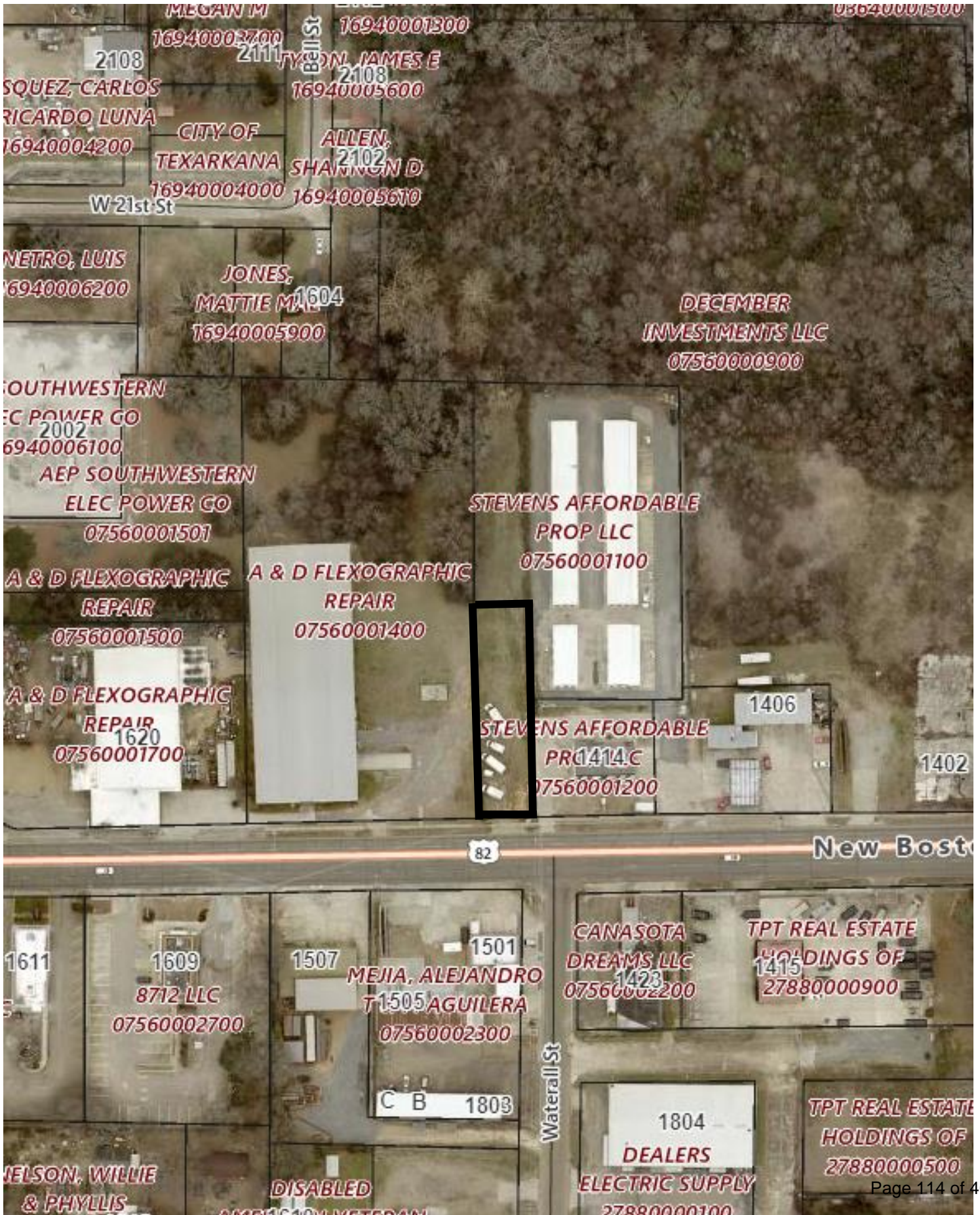
THENCE South 05°09'42" East, a distance of **180.00 feet**, along the east line of the said 0.21-acre tract and the west line of the said 1.775-acre tract to a ½-inch steel pipe found for a corner (control monument), lying in the north right-of-way line of said New Boston Road, same being the southeast corner of the said 0.21-acre tract and the southwest corner of the said 1.775-acre tract;

THENCE South 86°39'41" West (basis of bearings), a distance of **54.56 feet**, along the north right-of-way line of said New Boston Road and the south line of the said 0.21-acre tract to the **POINT OF BEGINNING**, and containing **0.209 acres of land**.

1502 New Boston Road



1502 New Boston Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2025-192 approving a site plan on an approximate 1.74-acre tract of land (being Tract 1B and 2A), Flower Acres, located 3326 South Lake Drive (Ward 2). Nelda Shavers, owner and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Nelda Shavers, owner, and Kayla Wood, MTG Engineers and Surveyors, agent, for site plan approval on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres, located at 3326 South Lake Drive. The current zoning is Planned Development-Multiple Family-1.

The Future Land Use Map designates this property as “Neighborhood Retail and Neighborhood Residential”.

The adjacent zoning is Commercial east, and south, Single Family-2 north, and west. The adjacent land use is church to the east, residential to the west vacant land to the north and a collision center to the south.

The site plan consists of the following:

1. The construction of 6 duplexes each being 1,800 square feet.
2. The access driveway will be off South Lake Drive. Any changes to driveway on Richmond Road will require TXDOT approval. TXDOT will need to review and approve drainage plans.
3. There will be 33 parking spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster site.

5. The most remote part of the building will need to be within 300 feet of a fire hydrant. Fire lane along the private drive.
6. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
7. A survey will need to be provided to determine if platting is required.
8. There is an existing 12" water main and an existing 6' sanitary sewer main on the north side of South Lake Drive running parallel with the right-of-way of South Lake Drive.
9. The Utility reserves the right to request additional utility easements upon review of the plans.
10. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits. All notification and application requirements have been met to consider this request.

Potential Options:

Approve, deny or table

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

will update

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-10-3(MF-1) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 1.74-ACRE TRACT OF LAND (BEING TRACTS 1B AND 2A), FLOWER ACRES, LOCATED AT 3326 SOUTH LAKE DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (Exhibit ‘A’) on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘B’), located at 3326 South Lake Drive** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-10-3(MF-1)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-10-3(MF-1); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Office; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously by a vote of five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit ‘A’)** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above-described property is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan (**Exhibit ‘A’ on an approximate 1.74-acre tract of land (being Tracts 1B and 2A), Flower Acres (Exhibit ‘B’), located at 3326 South Lake Drive** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-10-3(MF-1).

SECTION 2: PD-10-3(MF-1) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes and includes the following:

1. The construction of six (6) duplexes each being 1,800 square feet.
2. The access driveway will be off South Lake Drive. Any changes to driveway on South Lake Drive will require TxDOT approval. TxDOT will need to review and approve drainage plans.
3. There will be 33 parking spaces. All parking spaces shall be at a minimum of 180 sq. ft. in size.
4. Screened dumpster site.
5. The most remote part of the building will need to be within 300 feet of a fire hydrant. Fire lane along the private drive.
6. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves right to request additional modifications, easements, etc. based on review of construction plans for this development.
7. A survey will need to be provided to determine if platting is required.
8. There is an existing 12” water main and an existing 6’ sanitary sewer main on the north side of South Lake Drive running parallel with the right-of-way of South Lake Drive.
9. The Utility reserves the right to request additional utility easements upon review of the plans.
10. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

SECTION 3: It is further provided that in case a section, clause, sentence, or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

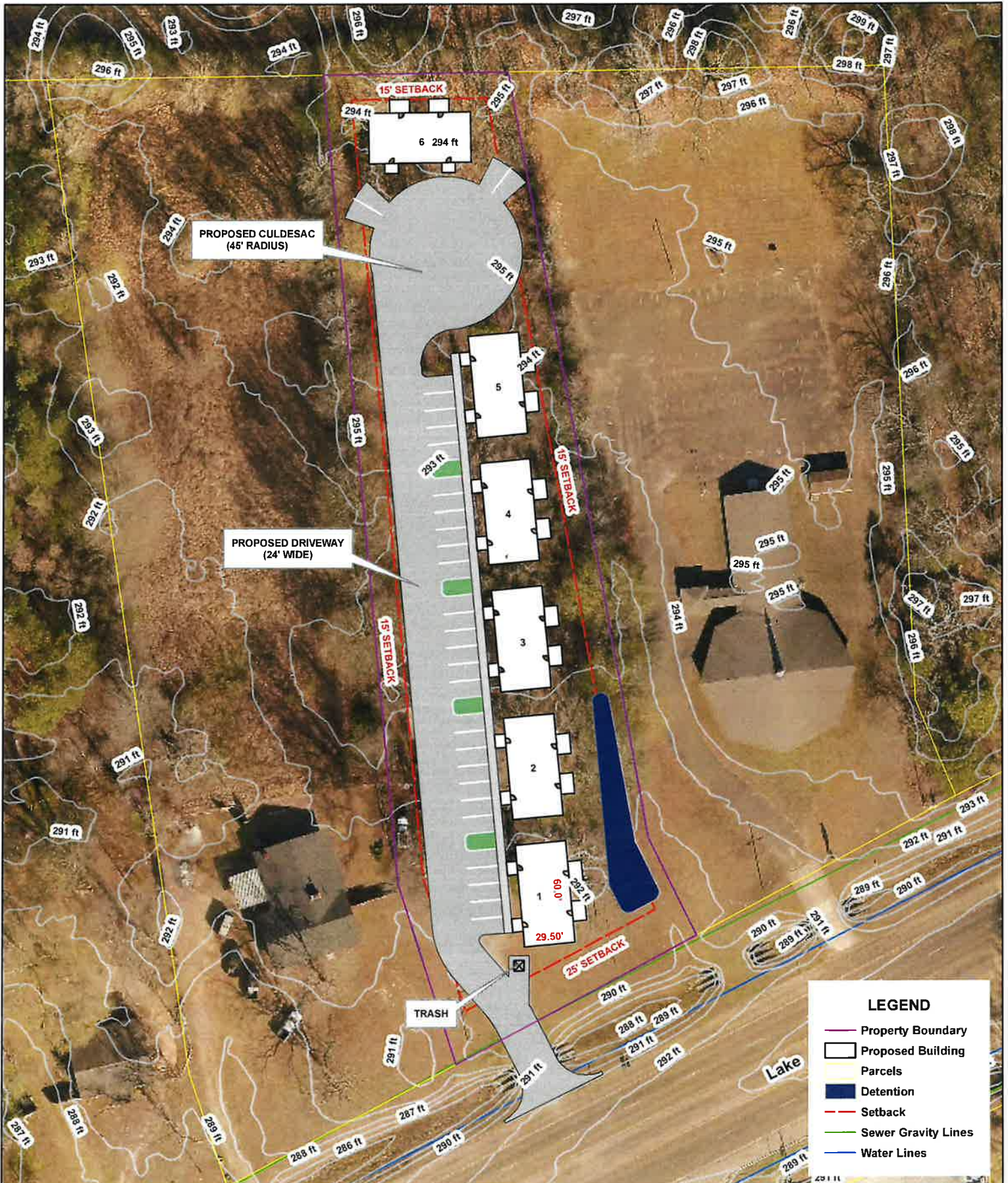
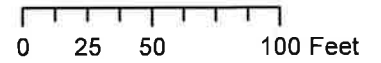
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

PROPOSED SITE TEXARKANA, TEXAS

2025-192 EXH 'A'

Amendment to
PD-10-3(MF-1)



All that certain 1.741 acre tract of land, being parts of Blocks Numbered One (1) and Two (2) of FLOWER ACRES, in the R. e. Sevey Headright Survey, Abstract No. 523, Bowie County, Texas, according to the plat of said Subdivision of record in Volume 40, Page 190, Plat Records of Bowie County, Texas, said 1.741 acre tract also being parts of that certain tract conveyed by Reese L. Stewart to J. W. McGee and wife, Mabel Elizabeth McGee by deed of record in Volume 182, Page 366, and that certain tract conveyed by G. W. Misenheimer to Mabel McGee by deed dated June 20, 1945, of record in Volume 215, Page 208, Deed Records of Bowie County, Texas, said 1.741 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe at the Northeast corner of said J. W. McGee tract of record in Volume 182, Page 366;

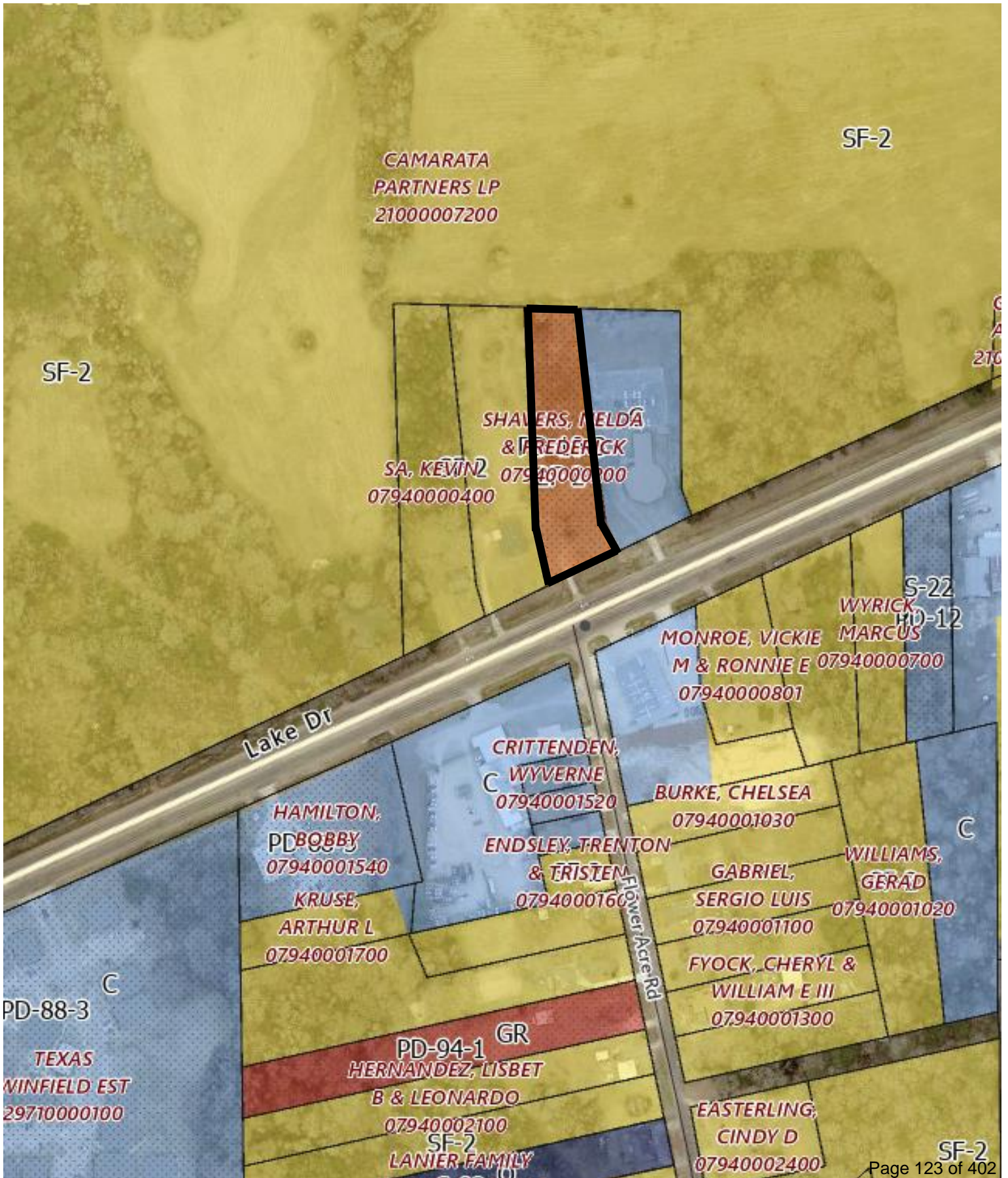
THENCE: West, 75.00 feet with a fence line to the Northwest corner of said J. W. McGee tract, same being the Northeast corner of said Mable McGee tract, and continuing in the same direction 44.45 feet along said fence line for a total distance of 119.45 feet to an iron rod for the Northwest corner of the herein described tract;

THENCE: S 04° 13' 08" E, 588.13 feet to an iron rod for the Southwest corner of the herein described tract in the North right of way line of U. S. Highway No. 59;

THENCE: N 64° 12' 18" E, 15.76 feet along the North right of way line of said highway, said line being 100 feet from and parallel to the centerline of said highway, to the East boundary line of said Mabel McGee tract and continuing in the same direction 149.20 feet for a total distance of 164.96 feet to an iron rod for corner in the East boundary line of said J. W. McGee tract;

THENCE: N 07° 59' 59" W, 519.81 feet along the East boundary line of said J. W. McGee tract to the Point of Beginning, containing 1.741 acre of land, more or less.

3326 S. Lake Drive



3326 S. Lake Drive



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2025-193 approving a site plan on an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18, located at 3133 Pleasant Grove Road (Ward 5). David Potter, II, owner, and Kayla Wood, MTG Engineers and Surveyors, agent.

Briefing: 12/8/2025 **Public Hearing:** 1/12/2026 **Council Vote:** 1/12/2026

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is an amended request by David J. Potter, II, owner, and Kayla Wood with MTG Engineers and Surveyors, agent, for site plan approval on an approximate 3.498-acre tract of land (being Tract 201) George Brinlee HRS, located at 3133 Pleasant Grove. The current zoning is Planned Development-Office. The use shall be a surgery center/micro-hospital.

The Future Land Use Map designates this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-1 to the north, south, east, and west. The adjacent land use is residential to the north, east and west, and vacant land to the south.

The site plan consists of the following:

1. The original site plan was for the construction of a 24,415 sq ft building. The second site plan will consist of building a 37,684 sq ft building. The latest version of the building will be 36,144 square feet.
2. The access driveway will be off Pleasant Grove Road and McKnight Road.
3. Originally there were 126 parking spaces including 5 handicapped spaces. Now there will be 119 parking spaces including 5 handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6’ by 8’ monument style sign.
5. Screened dumpster site.

6. A fire lane is required, and an additional fire hydrant will need to be installed closer to the building.
7. McKnight and PG Road are owned and maintained by TxDOT. Driveway/ROW permits must be submitted to TxDOT for approval.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves the right to request additional modifications, easements, etc. based on review of construction plans for this development. A portion of this property is located within the FEMA designated floodplain and floodway. Floodplain Development Application will be required. Also, due to proposed work being in floodway, a No Rise Certification will be required including modeling showing there is no rise in BFE.
9. Property will have to be platted prior to issuing CO.
10. Privacy or screening landscape should be placed on the north and west sides of the property.

11. There is an existing eight-inch (8") water main on the west side of Pleasant Grove Road and an existing twelve-inch (12") water main on the north side of the East-West leg of Pleasant Grove Road.
12. There is an eight-inch (8') sanitary sewer main along the East side of Pleasant Grove Road and an 8-inch (8") sanitary sewer along the south side of the East-West leg of Pleasant Grove road.
13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

Staff recommend for approval of the site plan with stipulations.

The applicant should also be aware that if this site plan approval item is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water, and sewer prior to the issuance of building permits.

Potential Options:

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

will update

Advisory Board/Committee Meeting Date and Minutes:

December 1, 2025

ORDINANCE NO. 2025-193

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-25-2(O) FOR SITE PLAN APPROVAL ON AN APPROXIMATE 3.498-ACRE (BEING TRACT 201), GEORGE BRINLEE HRS, A-18, LOCATED AT 3133 PLEASANT GROVE ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS an application has been filed requesting the approval of a **site plan (Exhibit ‘A’)** on **an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18 (Exhibit ‘B’), located at 3133 Pleasant Grove Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS the subject property is zoned Planned Development-General Retail [PD-25-2(O)], and approval of the site plan (**Exhibit ‘A’**) would constitute an amendment to PD-25-2(O); and

WHEREAS the proposed use is consistent with the listed uses in the Land Development Code for the zoning classification of Planned Development-Office; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously by a vote of five (5) to zero (0) to recommend for approval of the petition for a site plan (Exhibit ‘A’)** to the City Council of the City of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above-described property is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan (**Exhibit ‘A’)** on **an approximate 3.498-acre tract of land (being Tract 201), George Brinlee HRS, A-18 (Exhibit ‘B’), located at 3133 Pleasant Grove Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-25-2(O).

SECTION 2: PD-25-2(O) is hereby amended by approval of the site plan (**Exhibit ‘A’**), incorporated herein by reference for all purposes and includes the following:

1. The original site plan was for the construction of a 24,415 sq ft building. The second site plan will consist of building a 37,684 sq ft building. The latest version of the building will be 36,144 square feet.
2. The access driveway will be off Pleasant Grove Road and McKnight Road.
3. There will be 119 parking spaces including five (5) handicapped spaces. Parking spaces shall be a minimum of 180 sq. ft. in size.
4. A 6’ by 8’ monument style sign.
5. Screened dumpster site.
6. A fire lane is required, and an additional fire hydrant will need to be installed closer to the building.
7. McKnight and PG Roads are owned and maintained by TxDOT. Driveway/ROW permits must be submitted to TxDOT for approval.
8. Development of property must meet all development codes (streets and sidewalks, drainage, floodplain, stormwater, etc.). Staff reserves the right to request additional modifications, easements, etc. based on review of construction plans for this development. A portion of this property is located within the FEMA designated floodplain and floodway. Floodplain Development Application will be required. Also, due to proposed work being in floodway, a No Rise Certification will be required including modeling showing there is no rise in BFE.
9. Property will have to be platted prior to issuing CO.
10. Privacy or screening landscape should be placed on the north and west sides of the property.
11. There is an existing eight-inch (8”) water main on the west side of Pleasant Grove Road and an existing twelve-inch (12”) water main on the north side of the east-west leg of Pleasant Grove Road.
12. There is an eight-inch (8’) sanitary sewer main along the east side of Pleasant Grove Road and an 8-inch (8”) sanitary sewer along the south side of the east-west leg of Pleasant Grove Road.
13. The Utility reserves the right to request additional utility easements upon review of the plans.
14. The size and location of the existing water and sanitary sewer mains have not been field verified. The developer’s representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.

SECTION 3: It is further provided that in case a section, clause, sentence, or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

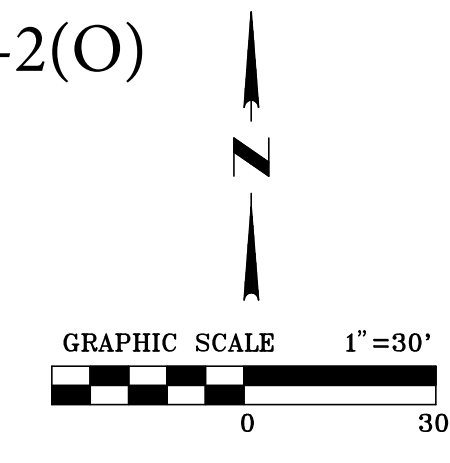
PASSED AND APPROVED in Regular Council Session on this the **12th day of January, 2026.**

ATTEST:

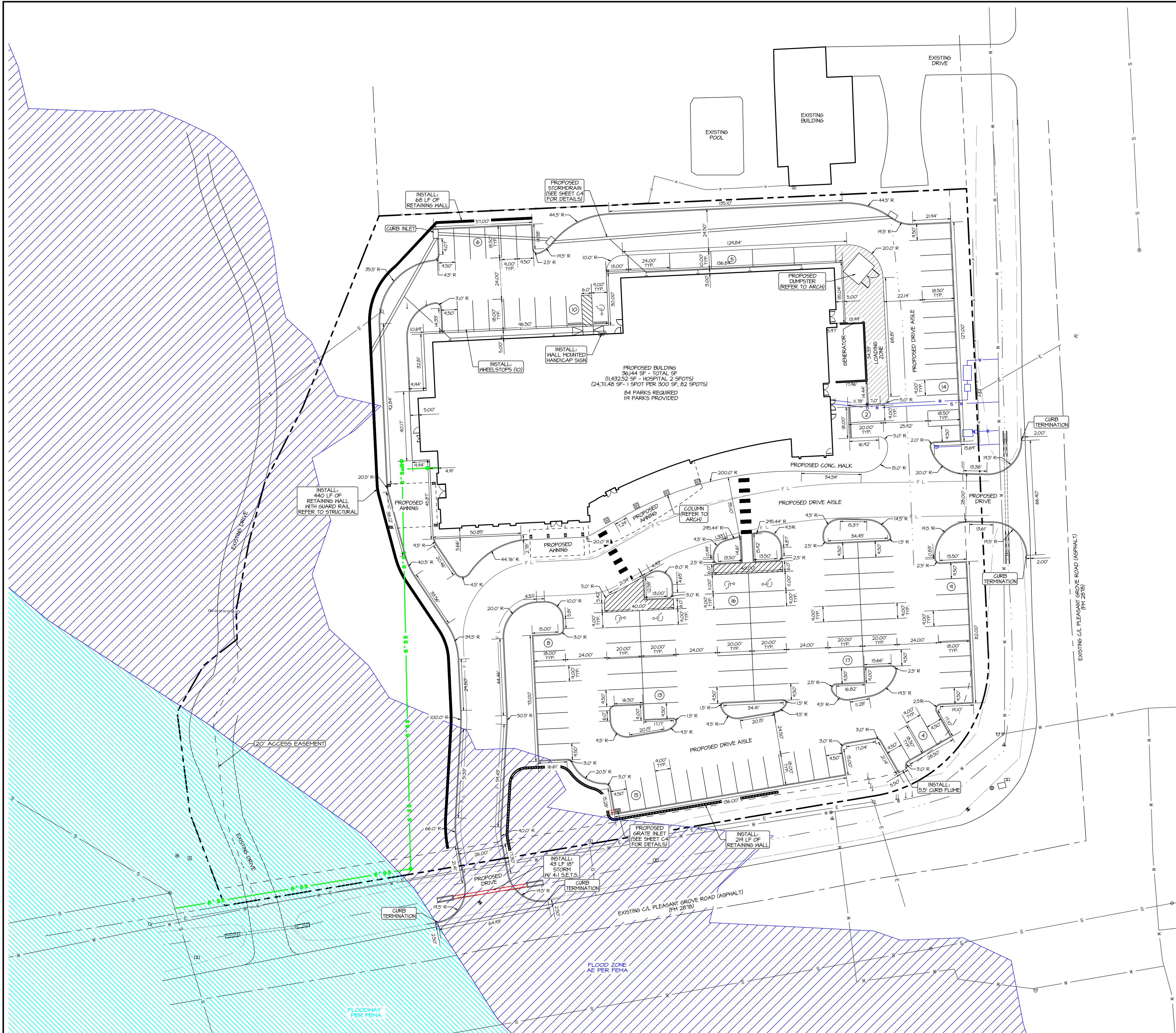
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2025-193 EXH 'A'
Amendment to PD-25-2(O)



LEGEND	
	PROPERTY LINE
	CURB AND GUTTER
	BUILDING EDGE
	EDGE OF PAVEMENT
	EASEMENT
	BUILDING LINE OFFSET
	TOE OF DITCH/SLOPE
	TOP OF BANK
	OVERHEAD POWER LINE
	WATER MAIN
	SANITARY SEWER MAIN
	TELEPHONE LINE
	PROPOSED CONTOUR INT.
	EXISTING CONTOUR INT.
	SILT FENCE
	STORM DRAIN
	FIRE LANE
	SPOT ELEVATION
	POWER POLE
	WATER METER
	WATER VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN (TYPICAL)
	HANDICAP PARKING SYMBOL (PAINTED)
	FIRE HYDRANT
	LIGHT POLE
	GAS REGULATOR
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	DRAIN
	TELEPHONE JUNCTION BOX
	ELECTRIC JUNCTION BOX
	GUY WIRE
	TREE



GENERAL SITE NOTES

- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING AND PLANNED UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH APPROVED PERMIT.
- BUILDING DIMENSIONS SHOWN ON THESE PLANS ARE OUTSIDE FOUNDATION/SLAB LINES. CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE SITE PLANS AND ARCHITECTURAL PLANS, THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED.
- DIMENSIONS SHOWN ARE FROM BACK OF CURB AS APPLICABLE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS SUCH AS EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.

A:\2025 Projects\256004 Surgery Center McKnight and PD-05 Engineering Design\Design_05.pro
 Rev: Nov 17, 2025 1:58PM

<p>5830 SUMMERHILL ROAD TEXARKANA, TEXAS P 903.838.6533 www.mtgengineers.com TBPFE FIRM NO. F-354 AR COA NO. 125 © MTG 2025</p> <p>MTG ENGINEERS & SURVEYORS</p>	<p>PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 11/17/2025 KAYLA R. WOOD P.E. #104859</p>
<p>Scale: AS SHOWN Created By: EBN Checked By: EBN File No.:</p>	<p>OVERALL SITE PLAN</p>
<p>SURGERY CENTER TEXARKANA, TEXAS DAVID POTTER</p>	<p>Drawing Date: 11/17/2025 Project Number: 256004 Sheet Number: C2</p>

Property Description
3.502 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 3.498 acres in the deed from Angela Estill Melde to Texarkana Retail Holdings LLC., dated October 30, 2024, recorded in Document No. 2024-00010283 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument) found for a corner, capped AR1233 TX5080, lying in the West right-of-way line of Farm-to-Market Road No. 2878 (Pleasant Grove), the Northeast corner of the said 3.498 acre tract and the Southeast corner of that certain tract of land described as Tract 3, with 0.695 acres in the deed from David R. Grant, et ux to David R. Grant and Richie R. Stevens-Grant Living Trust, dated September 6, 2022, recorded in Document No. 2023-00000545 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 41 minutes 06 seconds East a distance of 270.84 feet along the East line of the said 3.498 acre tract and the West right-of-way line of the said Pleasant Grove Road to a Type I TxDOT right-of-way marker found for a corner, at the beginning of a circular curve to the right;

THENCE in a southwesterly direction along the arc of the said circular curve, a distance of 114.71 feet, with a delta angle of 83 degrees 27 minutes 37 seconds, a radius of 78.75 feet, and a chord bearing of South 39 degrees 27 minutes 52 seconds West, and a chord distance of 104.84 feet to a mag spike(control monument) found for a corner, at the end of the said circular curve;

THENCE South 80 degrees 24 minutes 33 seconds West, basis of bearings, a distance of 380.55 feet along the South line of the said 3.498 acre tract and the North right-of-way line of Farm-to-Market Road 2878 (McKnight Road) to a 1/2 inch steel rod (control monument) found for a corner, capped AR1233 TX5080, the Southwest corner of the said 3.498 acre tract and the Southeast corner of that certain tract of land described as 9.331 acres in the deed from Billy N. Hall, et ux to Jason Hensly, et ux, dated June 22, 2017, recorded in Document No. 2017-00007183 of the Real Property Records of Bowie County, Texas;

THENCE North 20 degrees 34 minutes 58 seconds West a distance of 57.21 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 07 degrees 09 minutes 58 seconds West a distance of 58.92 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 29 degrees 29 minutes 20 seconds East a distance of 30.94 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod found for a corner, capped AR1233 TX5080, at an angle point;

THENCE North 51 degrees 55 minutes 26 seconds East a distance of 24.71 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod found for a corner, capped AR1233 TX5080, at an angle point;

Amendment to PD-25-2(O)

THENCE North 01 degrees 47 minutes 58 seconds West a distance of 17.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point;

THENCE North 10 degrees 45 minutes 02 seconds East a distance of 40.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

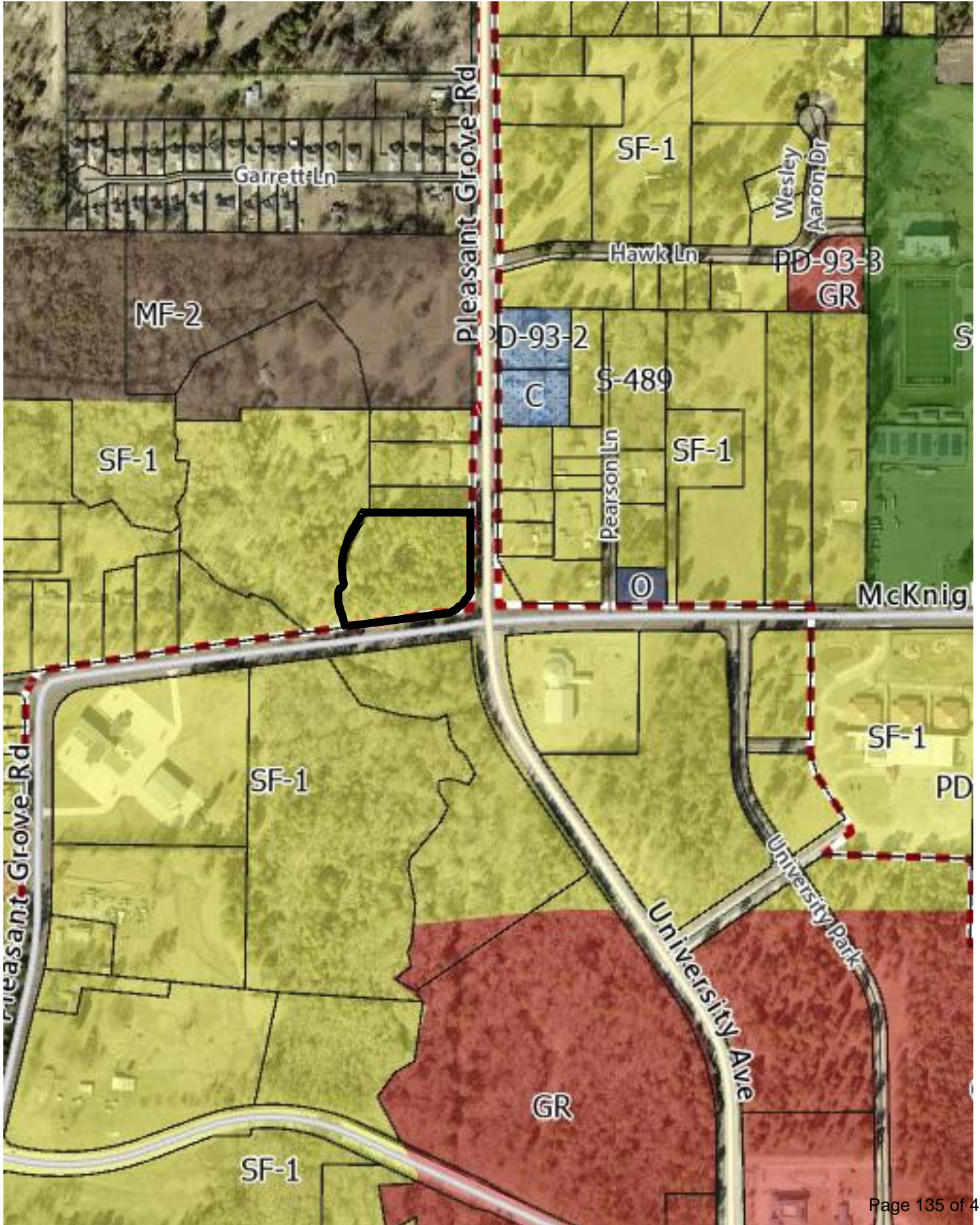
THENCE North 14 degrees 43 minutes 02 seconds East a distance of 35.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a mag nail found for a corner, at an angle point;

THENCE North 26 degrees 38 minutes 02 seconds East a distance of 50.00 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, at an angle point;

THENCE North 21 degrees 44 minutes 02 seconds East a distance of 118.50 feet along the West line of the said 3.498 acre tract and the East line of the said 9.331 acre tract to a fence corner post found for a corner, the Northwest corner of the said 3.498 acre tract, the Southwest corner of the said 0.695 acre tract, and an angle point in the East line of the said 9.331 acre tract;

THENCE North 87 degrees 20 minutes 29 seconds East a distance of 340.21 feet along the North line of the said 3.498 acre tract and the South line of the said 0.695 acre tract to the point of beginning and containing 3.502 acres of land, at the time of this survey.

3133 Pleasant Grove Road



3133 Pleasant Grove Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-137 rezoning on Lots 16-17, Block 1, Pleasant Grove Central, located at 25 and 26 Briarwood Circle (Ward 5), from Single Family-1 to Two Family-1. Dong Thu Mgyuen, owner. **[A 3/4 vote of the Council is required to approve this request]**
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Dong Thu Nguyen, owner, to rezone Lots 16-17, Block 1, Pleasant Grove Central, located at 0 Briarwood Circle and 26 Briarwood Circle from Single Family-1 to Two Family-1.

The Future Land Use Map designates this property as “Neighborhood Residential”.

The adjacent zoning is Single Family-1 to the north, south, and west, and University Planned Development to the east. The adjacent land use is a vacant lot to the north and east (cell tower to the east), and residential to the south and west.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Denied

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for denial of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-137

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOTS 16-17, BLOCK 1, PLEASANT GROVE CENTRAL, LOCATED AT 25 AND 26 BRIARWOOD CIRCLE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO TWO FAMILY-1; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on Lots 16-17, Block 1, Pleasant Grove Central, located at 25 and 26 Briarwood Circle**, in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Two Family-1**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for denial of the application for rezoning from Single Family-1 to Two Family-1 on Lots 16-17, Block 1, Pleasant Grove Central, located at 25 and 26 Briarwood Circle** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicants agreed to amend the application from **Single Family-1 to Two Family-1**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Two Family-1** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on Lots 16-17, Block 1, Pleasant Grove Central, located at 25 and 26 Briarwood Circle** in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Two Family-1**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

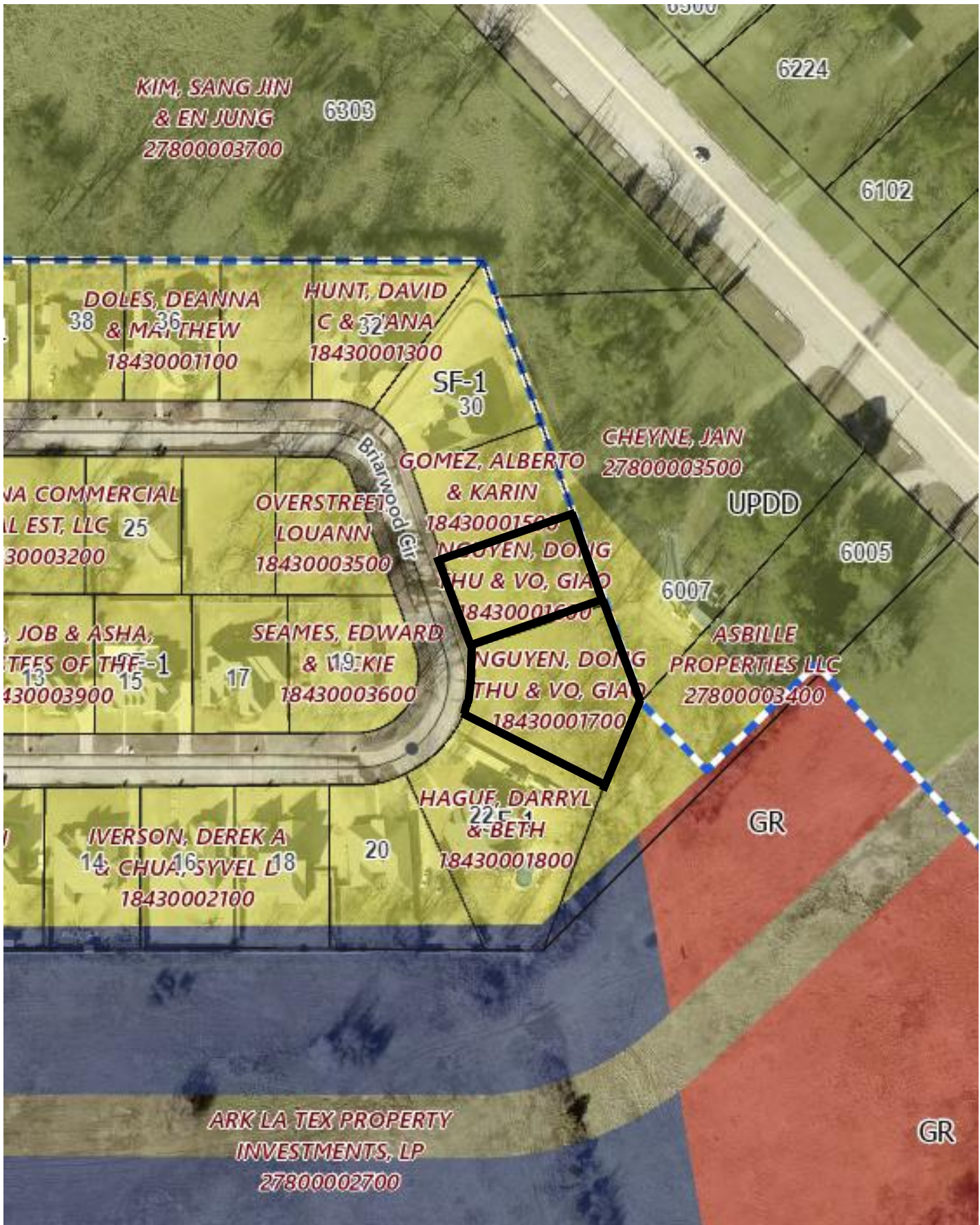
PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Briarwood Circle



Briarwood Circle



TX-Swanson, Jessica

From: TEX-Puckett, Laura
Sent: Thursday, August 21, 2025 7:00 AM
To: TX-Swanson, Jessica
Subject: Fwd: Opposition to Proposed Two-Family Zoning on Briarwood Circle

Can you print for me and put on my desk? Thanks

Sent from my iPhone

Begin forwarded message:

From: Shivali Sharma <shivali_sharma1@yahoo.com>
Date: August 20, 2025 at 2:06:23 PM CDT
To: "TEX-Puckett, Laura" <lpuckett@texarkanatexas.gov>, melubbert@gmail.com, maluebbert@gmail.com, Jan Berrios <jan.berrios2010@gmail.com>
Subject: Opposition to Proposed Two-Family Zoning on Briarwood Circle

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shivali Sharma
 6703 Springwood Circle
 Texarkana, Texas, 75503

Dear Texarkana Planning and Zoning Commission,

I am the owner 38 Briarwood Circle in Texarkana. I am writing to respectfully voice my strong opposition to the proposed zoning change that would permit two-family dwellings in our area, which is currently zoned for single-family homes. While I understand the need to address housing concerns in our community, I believe this particular change would create more challenges for all of the homeowners on our close-knit circle than housing solutions for our community.

First, our small neighborhood was designed and developed with single-family zoning in mind, and this has long provided its residents with valued peace in the Circle, stability and predictability of home value, and a sense of character that all the residents value deeply. I remember choosing my home on Briarwood Circle because of how quiet and calm it is. Allowing two-family homes would fundamentally alter that balance. Increased density will lead to additional noise and traffic, which is dangerous for the children who play on the streets of our isolated Circle, and will damage our existing infrastructure, which has experienced strain on our water and sewer systems during nearby construction in the past.

Additionally, all our residents have worked very hard to obtain homes in this coveted, single-family area in Pleasant Grove. Increased density would likely change the scale and feel of our community, creating conflicts with the expectations of homeowners who made significant financial and personal investments based on the current zoning protections. In the long term, a change to two-family zoning will undoubtedly diminish property values and erode the very qualities that make our Circle an attractive place to live.

Rather than blanket rezoning, I urge you to pursue targeted, thoughtful solutions to address housing needs—such as encouraging development in areas already suited for greater density, incentivizing the rehabilitation of existing housing stock, or expanding mixed-use zoning in commercial corridors. These approaches can add needed housing while protecting the residential character of neighborhoods that were never intended to accommodate multi-family dwellings, such as our small Circle.

Because the cost-benefit analysis is simply not in favor of altering our community's zoning, I respectfully ask that you reject the proposed two-family zoning change. I appreciate your careful consideration of our community's concerns, and I strongly urge you to make the decision that will support our Circle's future growth instead of inhibiting it.

Thank you for your time and service.

Sincerely,
Shivali Sharma

Swanson, Jessica

TEX-Puckett, Laura
Thursday, August 21, 2025 7:01 AM
TX-Swanson, Jessica
Fwd: Opposition to Proposed Two-Family Zoning on Briarwood Circle

Can you print this one too?

Forwarded from my iPhone

Forwarded message:

From: Mel Luebbert <maluebbert@gmail.com>
Date: August 20, 2025 at 5:43:34 PM CDT
To: "TEX-Puckett, Laura" <lpuckett@texarkanatexas.gov>
Cc: Shivali Sharma <shivali_sharma1@yahoo.com>
Subject: Opposition to Proposed Two-Family Zoning on Briarwood Circle

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Opposition to Proposed Two-Family Zoning on Briarwood Circle

Marlaina A Luebbert
50 Briarwood Circle
Texarkana, Texas 75503

Dear Texarkana Planning and Zoning Commission,

I am the owner of 50 Briarwood Circle. I am writing to respectfully voice my strong opposition to the proposed zoning change that would permit two-family dwellings in our area, which is currently zoned for single-family homes. It has come to my attention that lots 16 and 17 have been on the market for a lengthy time and have thus far failed to sell. It has also come to my attention that the owner of said properties is pursuing a change in zoning to benefit himself and not the community of Briarwood Circle.

The 30 year Covenant that we all signed upon purchase of our homes were put in place to maintain the character and quality of our neighborhood, which can positively impact property values.

With the suggested proposed changes in zoning, Briarwood Circle will most definitely have an altered feel and appeal which will potentially impact its charm. Many of us have experienced the quaintness and uniqueness of this one entrance and exit community,

from its manicured lawns to its well maintained homes that are a Texas A and M professors dream location for a short commute to the University.

In closing, if a failed sale in a certain zoning category is enough justification to keep rezoning on the whim of a parcel owner, one could infinitely extend that reasoning to other parcels are eventually zoned haphazardly. Somewhere the line has to be drawn and maintained there. Continuing to suggest rezoning our neighborhood does not serve in the best interests of those residing in Briarwood Circle or in Pleasant Grove Central.

Sincerely,
Marlaina A Luebbert

Mel Luebbert

TX-Swanson, Jessica

From: TEX-Puckett, Laura
Sent: Thursday, August 21, 2025 4:26 PM
To: TX-Swanson, Jessica
Subject: Fwd: OPPOSITION TO ZONING CHANGE REQUEST

Can you print out on my desk
 Sent from my iPhone

Begin forwarded message:

From: Beth Hague <dbhague2005@gmail.com>
Date: August 21, 2025 at 3:38:08 PM CDT
To: "TEX-Puckett, Laura" <lpuckett@texarkanatexas.gov>, "TEXCC-Meador, Cole (Personal)" <colemeadorward5@gmail.com>
Cc: Beth Hague <dbhague2005@gmail.com>
Subject: OPPOSITION TO ZONING CHANGE REQUEST

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Texarkana Planning and Zoning Commission,

We are the owners of 22 BRIARWOOD CIRCLE in PLEASANT GROVE CENTRAL, WARD 5. Our neighborhood has a single entrance/exit into the circle, and we pride ourselves in keeping our neighborhood pleasant, with manicured lawns and pleasing curb appeal.

We are writing to respectfully voice our strong opposition to the "Zoning Change Request" that would permit multi-family dwellings on Briarwood Circle, which is currently zoned for single-family dwellings.

Lots 16 and 17, the lots being requested for re-zoning, are right next door to our property. It is our concern that any multi-family dwelling constructed on those lots would critically impact our property values, as well as those of the entire neighborhood of Briarwood Circle. In addition, there are other vacant lots available for purchase on the Circle. If the rezoning requests for lots 16 & 17 are approved, that opens the floodgates for others to potentially add multi-family dwellings throughout the neighborhood.

As property owners in Pleasant Grove Central, we are highly concerned that our lovely, close knit Circle, could fall victim to the pitfalls and hazards that could potentially come with multi-family dwellings/rentals.

We invite each of you to visit the lots in question in order to put eyes on the proposed re-zoning properties, so that you might better understand our concerns.

Please accept this as formal notification of our OPPOSITION to re-zoning lots on Briarwood Circle for multi-family housing.

Thank you in advance for your consideration.

Darryl & Beth Hague
Central.

22 Briarwood Circle
Texarkana, TX 75503

Pleasant Grove
903-277-8199

August 24, 2025

2025-137 ATTH 05

To the Planning and Zoning Commission,

This letter is to address Case Z-25-14, the proposed rezoning of the addresses known as 25 and 26 Briarwood Circle, Texarkana, Texas, 75503 (also known as lots 16-17, Block 1, Pleasant Grove Central) from Single Family - 1 to Two Family - 1.

My name is Vickie Seames my husband Ed and I live at 19 Briarwood Circle, across the street - only 60 yards - from the lots being petitioned for rezoning. We are the second owners of our home which was built in 2000. My understanding is that the restrictions of the neighborhood covenant indicate that homes must be built to a minimum of 2200 square feet. The only exceptions to this are 3 lots on which homes must be built to a minimum of 1800 square feet. Obviously this was (and is) a planned neighborhood with every landowner agreeing to the mutually beneficial restrictions concerning housing.

There are some obviously adverse effects of rezoning property on Briarwood Circle.

Rezoning would lower the property value of not only the houses like mine that are within 200 feet of the lots but, due to the nature of the subdivision being a circle with one entrance and exit, it will affect all 34 existing homes.

Rezoning of these 2 lots would open the door to multifamily dwellings (duplexes or apartments) on the other 6 vacant lots. So instead a total of 42 families, our Circle would have to absorb an increase of nearly twenty percent - or more - beyond what was originally planned for the neighborhood. Because we do not have sidewalks, the increase in traffic alone will compromise the safety of residents who moved to Briarwood Circle to enjoy walking on a quiet street where their children can ride a bicycle.

The neighborhood covenant has been honored for 25 years. Rezoning makes sense on streets and neighborhoods that have the potential for increased traffic and accessibility. This does not apply to us. With the one entrance and exit, the nature of our circle prohibits this.

Please weigh the financial gain of a few people against the investments of all the owners and the negative impact - particularly the safety on our one street - this move will make on our contained neighborhood.

Respectfully,



Vickie Seames
19 Briarwood Circle
Texarkana, TX 75503

TEX-Puckett, Laura

From: David Hunt <davhun52@yahoo.com>
Sent: Monday, August 25, 2025 9:41 AM
To: TEX-Puckett, Laura
Subject: Public Hearing - Zone change request CASE NUMBER Z-25-14

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Ms. Puckett: We (David C Hunt and Diana C Hunt) are current owners of Lot 13, whose address is 32 Briarwood Circle Texarkana, Texas 75503. In 2005 we purchased our home due to its convenient location and the curb appeal of the single-family homes on the circle. The homeowners on the circle have been very attentive to the appearance of their homes and yards for the 20 years that we have lived in the area.

The request to rezone lots 16 and 17 on Briarwood Circle from Single Family to Two Family homes is a slap in the face to us who have lived on this circle since it was created. We **EMPHATICALLY OPPOSE** the zone change request identified in CASE NUMBER Z-25-14.

Our home is well within 200 feet of the property identified as lots 16-17 Block1, Pleasant Grove Central. We oppose this request because our property and all property on the Circle will see a **SIGNIFICANT** value **DECREASE** if we seek to sell with our homes with Duplexes', Modular, or manufactured buildings next door or anywhere on Briarwood Circle.

Please note that we are against any zone change request as it may apply to Briarwood Circle now and in the future.

Thank you for hearing our concerns.

David C. Hunt and Diana C. Hunt
Residents of 32 Briarwood Circle Texarkana, Texas 75503

To The planning and Zoning Commission:

Dear Sir/ Madam,

We live on 13, Briarwood Circle, Texarkana, TX-75503. We have been residents of this community since 2004.

I am writing this letter with great concern of the proposed change in Zoning for 25 and 26

Case# Z-25-14.

Currently, as you know our neighborhood is a single-family dwelling. We live in a safe, quiet, and peaceful neighborhood. Children can ride their bikes and play on the streets with no fear of unexpected traffic. Adults can do their morning and evening walks on the streets as there is no side walk. So, also the people on their bikes.

This change in zoning is going to adversely affect the residents living in this circle.

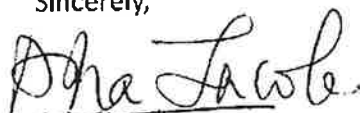
1. The value of our houses will drop dramatically.
2. Increase in Traffic flow will cause safety concerns. Please keep in mind that there is only one entry and exit.
3. This will change the face of Briarwood Circle from single dwelling homes to multifamily homes.
4. The peace and quiet of our neighborhood will be lost; which is the main reason many of us chose to live in this neighborhood.
5. Changing the zoning will also result in coming up of more multi family units in the other vacant lots of Briarwood Circle. Thereby, increasing the number of residents in this neighborhood and more traffic. With only one entry and exit, it would be impossible for people to get to work on time and kids to their schools.

When we brought this home in 2004, we were convinced by our realtor and the builder that future homes coming here will be single family units. Our neighborhood covenant has been honored for 25 years.

We would appreciate if the committee would understand our concerns and make a favorable decision.

Please weigh the financial gain of a few people over the investment of all the residents in this circle.

Sincerely,


Asha Jacob.

September 2, 2025

Planning and Zoning Commission

Texarkana, Texas

Request of Residents of Briarwood Circle

Texarkana, Texas


We are writing to express our opposition regarding the application for rezoning Briarwood Circle from single family housing to dual family housing affecting the addresses of residences listed below, which are in proximity of the property proposed for development.

If this zoning is changed to dual family housing, it will be inconsistent with the character of the neighborhood. The design of this neighborhood circle is for single housing development. Increasing density of the population with dual housing will increase traffic flow and increase in the number of vehicles. This area has families with children and adults walk, ride bicycles, and push babies in strollers. A safety concern with increased traffic.

Our property values will decrease due to less expensive housing in proximity to our homes. Briarwood Circle is a closed circle, one way in and one way out from Pleasant Grove Road.

We respectfully ask the Planning and Zoning Commission to grant our request opposing this change.

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>
JAMES J TURCHI	<i>James J. Turchi</i>	TEXARKANA, TX 75503 44 BRIARWOOD Circle
Carolyn Y. Turchi	<i>Carolyn Y. Turchi</i>	TEXARKANA TX 75503-9605 42 Briarwood
Dawn P. Bone	<i>Dawn A. Bone</i>	Texarkana, TX 75503

Print Name	Signature	Address
Jeffrey L. Bone	Jeffrey L. Bone	42 Briarwood Circle Texarkana, TX, 75503
Melanie Melson	Melanie Melson	33 Briarwood Circle Texarkana, TX 75503
David Melson		33 Briarwood Circle Texarkana, TX 75503
Marleina A Luehbert	Marleina Luehbert	50 Briarwood Cir Texarkana TX 75503
Kotarra Pone	Kotarra Pone	31 Briarwood Circle Texarkana TX 75503
Ny BORN KYCH	Ny	14 Briarwood 75503
DAVEY HAGUE	DAVEY HAGUE	22 Briarwood Cir
Beth Hague	Beth Hague	22 Briarwood Cir
Steven Rogers	Steven Rogers	18 Briarwood Cir
Michelle Rogers	Michelle Rogers	18 Briarwood Cir.
Taron Burkett	Aron Burkett	1 Briarwood Cir
Kathy Chandler	Kathy Chandler	3 Briarwood Cir
EARL PARKS	Earl Parks	52 Briarwood CR
Odessa PARKS	Odessa Parks	52 Briarwood CR
Jared Johnson	Jared Johnson	46 Briarwood Cir
Shaunte Johnson	Shaunte Johnson	46 Briarwood Cir.
Damm Icehower	Damm Ice	48 Briarwood Cir
Paige Icehower	Paige Icehower	48 Briarwood Cir.

Print Name

Signature

Address

Nickie Seamer

Nickie Seamer

19 Briarwood Circle

Edward Seamer

Edward Seamer

19 Briarwood Circle

Print Name

Signature

Address

ASHA JACOB Asha Jacob 13 Briarwood Cir

SYVEL IVERSEN Syvel Iversen 16 Briarwood Cir

DEREK IVERSEN Derek Iversen 16 Briarwood Cir

Amy High Amy High 6 Briarwood Cir

Brooks High Brooks High 6 Briarwood Cir

Joel Iglesias Joel Iglesias 2 Briarwood Cir

DeAnna Doles DeAnna Doles 36 Briarwood Cir

David Hunt David Hunt 32 Briarwood Cir

Diana Hunt Diana Hunt 32 Briarwood Cir

Kathrine Dy Kathrine Dy 20 Briarwood Circle

ELLEN DY ELLEN DY 20 BRIARWOOD CIRCLE

LLUVIA HORDE Lluvia Horde 17 BRIARWOOD CIRCLE

Patrick Eihe Patrick Eihe 15 Briarwood Circle

MARY ANN TAYLOR Mary Ann Taylor 7 Briarwood Cir

Bryan Wilhite Bryan Wilhite 40 Briarwood Cir.

Jon Cunningham Jon Cunningham 10 Briarwood Cir.

Amy Tankersley Amy Tankersley 4 Briarwood Cir.

Paula Dannerfield Paula Dannerfield 30 Briarwood Cir

August 27, 2025

Laura Puckett, Zoning Administrator
Planning and Zoning Commission
City of Texarkana, Texas

Ms. Puckett,

We the undersigned received the Notice of Public Hearings for the proposed zoning change of Lots 16-17, Block 1, Pleasant Grove Central, case number: Z-25-14.

Please consider this letter a written protest of opposition by owners of the land that is within 200 feet of the proposed change.

Thank you,

Paula Dangerfield Paula Dangerfield, 30 Briarwood Circle, Texarkana, TX

Ellen Dy Ellen Dy, 20 Briarwood Circle, Texarkana, TX

Katherine E. Dy Katherine E. Dy, 20 Briarwood Circle, Texarkana, TX

Darryl Hague Darryl Hague, 22 Briarwood Circle, Texarkana, TX

Beth Hague Beth Hague, 22 Briarwood Circle, Texarkana, TX

David Hunt David Hunt, 32 Briarwood Circle, Texarkana, TX

Diana Hunt Diana Hunt, 32 Briarwood Circle, Texarkana, TX

Michelle Rogers Michelle Rogers, 18 Briarwood Circle, Texarkana, TX

Steve Rogers Steve Rogers, 18 Briarwood Circle, Texarkana, TX

Vickie Seames Vickie Seames, 19 Briarwood Circle, Texarkana, TX

Ed Seames Ed Seames, 19 Briarwood Circle, Texarkana, TX

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	<input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community <input type="checkbox"/> Provide a Safe Community <input type="checkbox"/> Deliver Quality Services <input type="checkbox"/> Foster a Healthy Community
Run the Operations	<input type="checkbox"/> Enhance Community Preparedness & Responsiveness <input type="checkbox"/> Maximize Partnership Opportunities <input type="checkbox"/> Provide Courteous & Responsive Customer Service <input type="checkbox"/> Model a Positive City Image <input type="checkbox"/> Deliver Efficient Services <input type="checkbox"/> Cultivate Community Involvement & Access
Manage the Resources	<input type="checkbox"/> Maintain Fiscal Strength <input type="checkbox"/> Maximize Utilization & Resources <input type="checkbox"/> Invest in Infrastructure & Transportation
Develop Personnel	<input type="checkbox"/> Develop a Skilled & Diverse Workforce <input type="checkbox"/> Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Input Session	<input type="checkbox"/> Press Release
<input type="checkbox"/> E-News Distribution	<input type="checkbox"/> Website Notice
<input type="checkbox"/> Social Media (Twitter, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Posted	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:** Laura Puckett, Zoning Administrator

Subject: Ordinance No. 2025-165 granting a Specific Use Permit to allow one additional use of a new/used auto sale outdoor display on Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard (Ward 3). Perry Steitler, owner, and Sandra Wright, agent.

Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Perry Steitler, owner and Sandra Wright, agent, for a Specific Use Permit to allow new and used car sales (outdoor lot) on Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard. The property is zoned General Retail.

The Future Land Use Map has designated this property as “Neighborhood Retail”.

The adjacent zoning is Single Family-2 north and west, Neighborhood Service south, and Office east. The adjacent land usage is residential north and west, trophy shop south, and law office east.

A Specific Use Permit is required to allow a new or used auto sales outdoor lot in this zoning district.

Staff recommends for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notifications and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-165

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-816 TO ALLOW NEW AND USED AUTO SALES (OUTDOOR LOT) ON LOT 56, BLOCK 2, WADE & KUHL BOULEVARD, LOCATED AT 2801 TEXAS BOULEVARD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of new and used auto sales (outdoor lot) on **Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted allowing new and used auto sales (outdoor lot)** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-816** to allow the location of new and used auto sales (outdoor lot) on **Lot 56, Block 2, Wade & Kuhl Boulevard, located at 2801 Texas Boulevard**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 3: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2801 Texas Boulevard



2801 Texas Boulevard



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-166 rezoning on an approximate 0.77-acre tract of land (being Tracts 58 & 59), J.A. Talbot HRS, A-564, located at 5817 Richmond Road (Ward 5) from Single Family-1 to General Retail. Bun Leng Tann "Alex", owner.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Bunn Leng Tann "Alex", owner, to rezone on an approximate 0.77-acre tract of land (being Tracts 58 & 59) J.A. Talbot HRS, A-564, located at 5817 Richmond Road from Single Family-1 to General Retail.

The Future Land Use Map designates this property as "Suburban Residential".

The adjacent zoning is Single Family-1 north, south, and west and Planned Development office east. The adjacent land use are Churches north, south, and west and vacant lot to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request and placed a Planned Development.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-166

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 0.77-ACRE TRACT OF LAND (BEING TRACTS 58 & 59) J.A. TALBOT HRS, A-564, LOCATED AT 5817 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT GENERAL RETAIL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on an approximate 0.77-acre tract of land (being Tracts 58 & 59) J.A. Talbot HRS, A-564 (EXH 'A')**, located at **5817 Richmond Road**, in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development General Retail**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Single Family-1 to Planned Development General Retail on an approximate 0.77-acre tract of land (being Tracts 58 & 59) J.A. Talbot HRS, A-564 (EXH 'A')**, located at **5817 Richmond Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-1 to Planned Development General Retail**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-1 to Planned Development General Retail** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on an**

approximate 0.77-acre tract of land (being Tracts 58 & 59) J.A. Talbot HRS, A-564 (EXH 'A'), located at 5817 Richmond Road in the City of Texarkana, Bowie County, Texas, from Single Family-1 to Planned Development General Retail.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

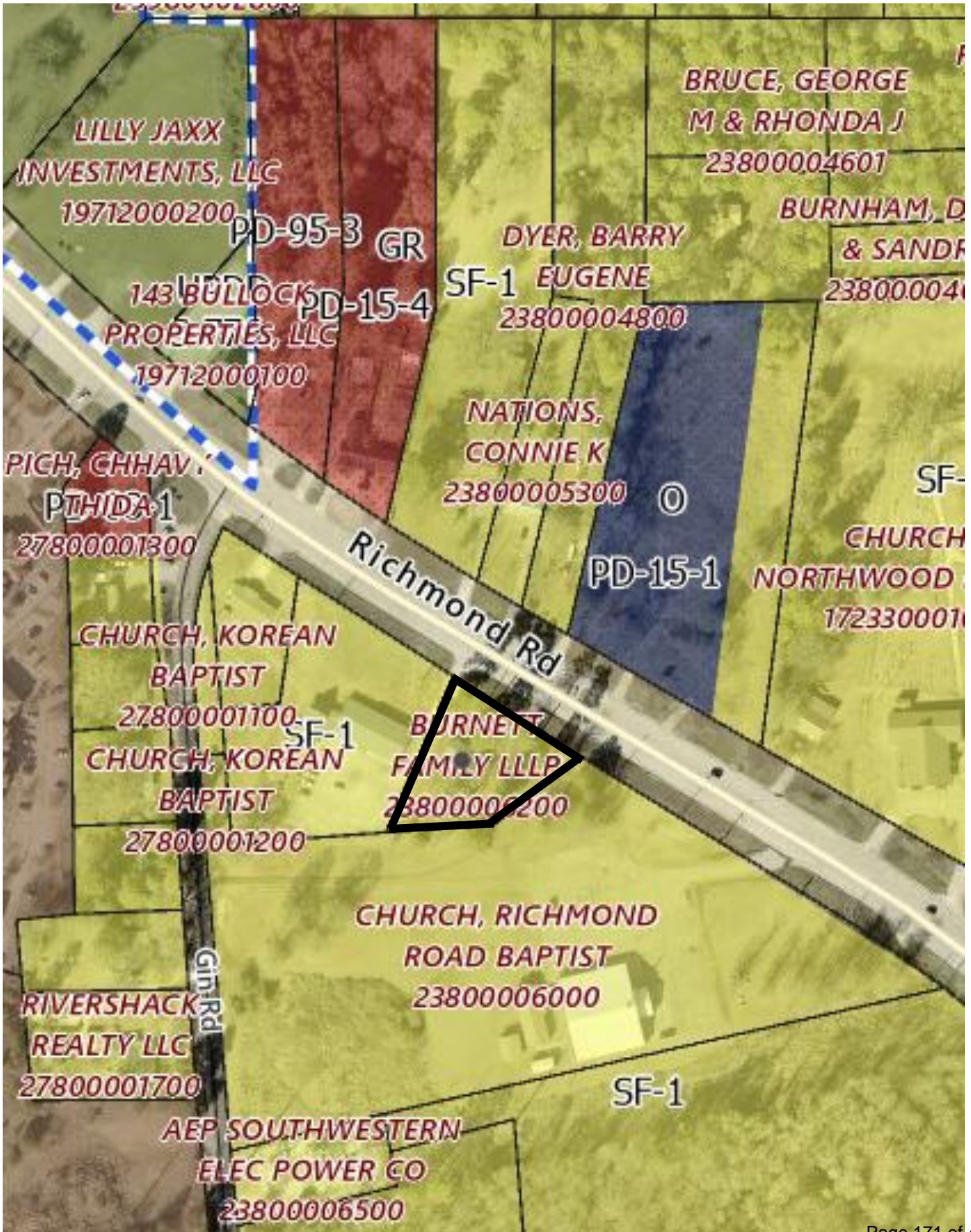
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

FIELD NOTE DESCRIPTION OF A 0.82 ACRE TRACT OF LAND LOCATED IN THE JOHN A. TALBOT SURVEY, ABSTRACT 564, BOWIE COUNTY, TEXAS. BEING A PART OF TRACTS ONE AND THREE AS DESCRIBED IN THE GENERAL WARRANTY DEED TO BURNETT FAMILY, LLLP, RECORDED IN INSTRUMENT NUMBER 2018-00001465, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 0.82 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

*BEGINNING AT A REINF BAR FOUND (N: 7248043.98, E: 3308979.17) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF TRACT THREE;
THENCE SOUTH 85°10'14" WEST 210.13 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 24°09'35" EAST 233.81 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 61°16'00" EAST 242.78 FEET TO A REINF BAR FOUND IN THE SOUTH LINE OF RICHMOND ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 51°29'31" WEST 126.77 FEET TO THE PLACE OF BEGINNING.
AREA, BEARINGS AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*

5817 Richmond Road



5817 Richmond Road



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-167 rezoning on the south part of Lots 42 and 45, North Robison Courts, located at 210 E. Midway Drive (Ward 2) from Multiple Family-1 to Single Family-3. Brenda Woolridge, owner.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Brenda Woolridge, owner, to rezone on the South Part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive from Multiple Family-1 to Single Family-3.

The Future Land Use Map designates this property as “Neighborhood Residential”.

The adjacent zoning is Multiple Family-1 north, south, east and west. The adjacent land use is residential north, south, and west and vacant lot to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-167

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON THE SOUTH PART OF LOTS 42 AND 45, NORTH ROBISON COURTS, LOCATED AT 210 EAST MIDWAY DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM MULTIPLE FAMILY-1 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on the south part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive**, in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1 to Single Family-3**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Multiple Family-1 to Single Family-3 on the south part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Multiple Family-1 to Single Family-3**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Multiple Family-1 to Single Family-3** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on the south part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive** in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1 to Single Family-3**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

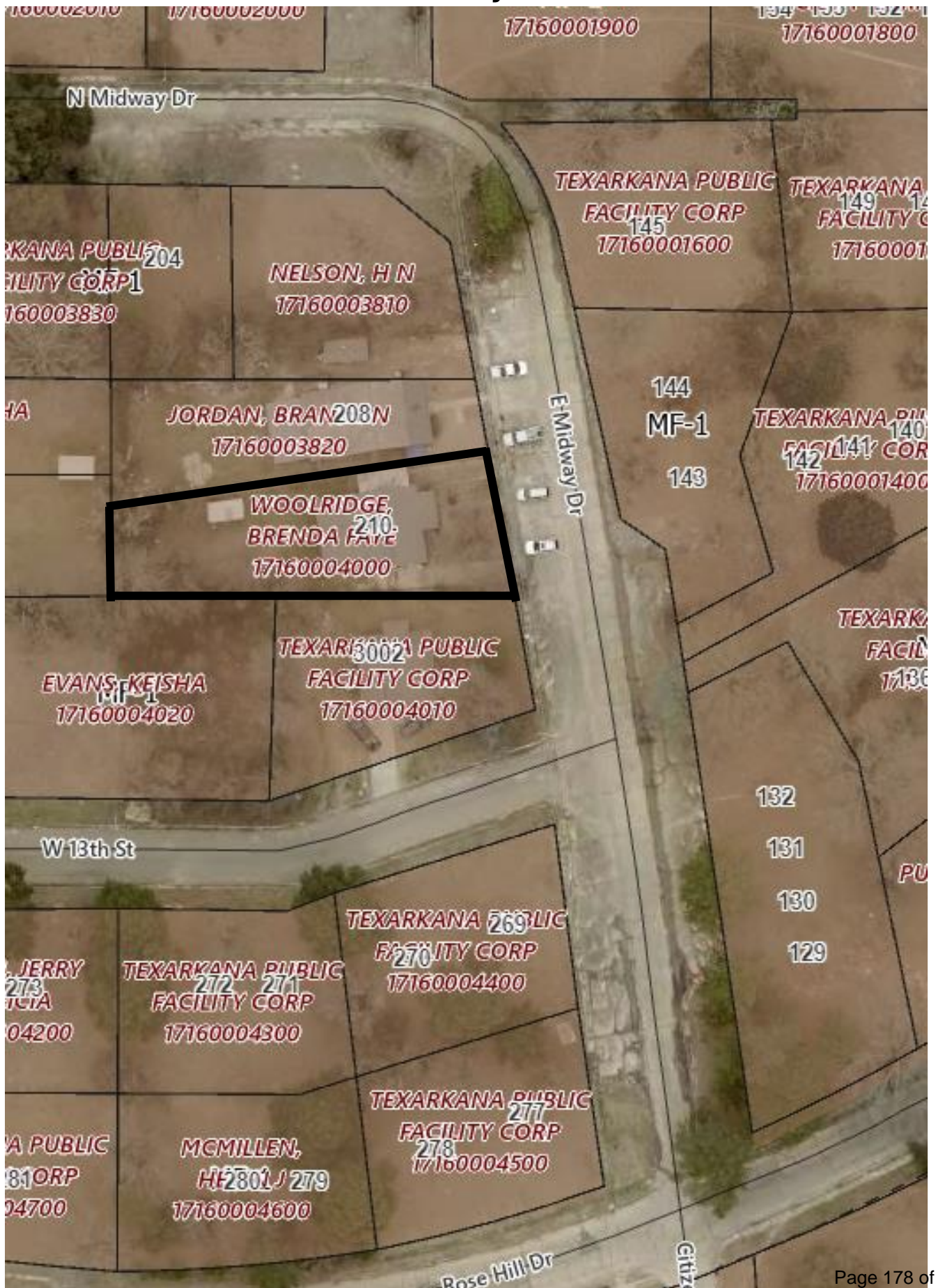
PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

210 E Midway Drive



210 E Midway Drive



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-168 granting a Specific Use Permit to allow the location of a HUD code manufactured home on the south part of Lots 42 and 45, North Robison Courts, located at 210 E. Midway Drive (Ward 2). Brenda Woolridge, owner.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Brenda Woolridge, owner, for a Specific Use Permit to allow the location of a HUD code manufactured home on the South part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive. The property is zoned Multiple Family-1.

The Future Land Use Map has designated this property as “Neighborhood Residential”.

The adjacent zoning is Multiple-1 north, south, east and west. The adjacent land usage is residences to the north, south, west, and vacant land to the east.

Staff recommend approval of this request with the following stipulations:

1. That one 2020 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner’s responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

All notification and application requirements have been met to consider this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-168

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-817 TO ALLOW THE LOCATION OF A HUD CODE MANUFACTURED HOME ON THE SOUTH PART OF LOTS 42 AND 45, NORTH ROBISON COURTS, LOCATED AT 210 EAST MIDWAY DRIVE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the location of a HUD code manufactured home on the **South Part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive**, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a HUD code manufactured home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-817** to allow the location of a HUD code manufactured on the **South Part of Lots 42 and 45, North Robison Courts, located at 210 East Midway Drive**, in the City of Texarkana, Bowie County, Texas.

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2020 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only and human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval.

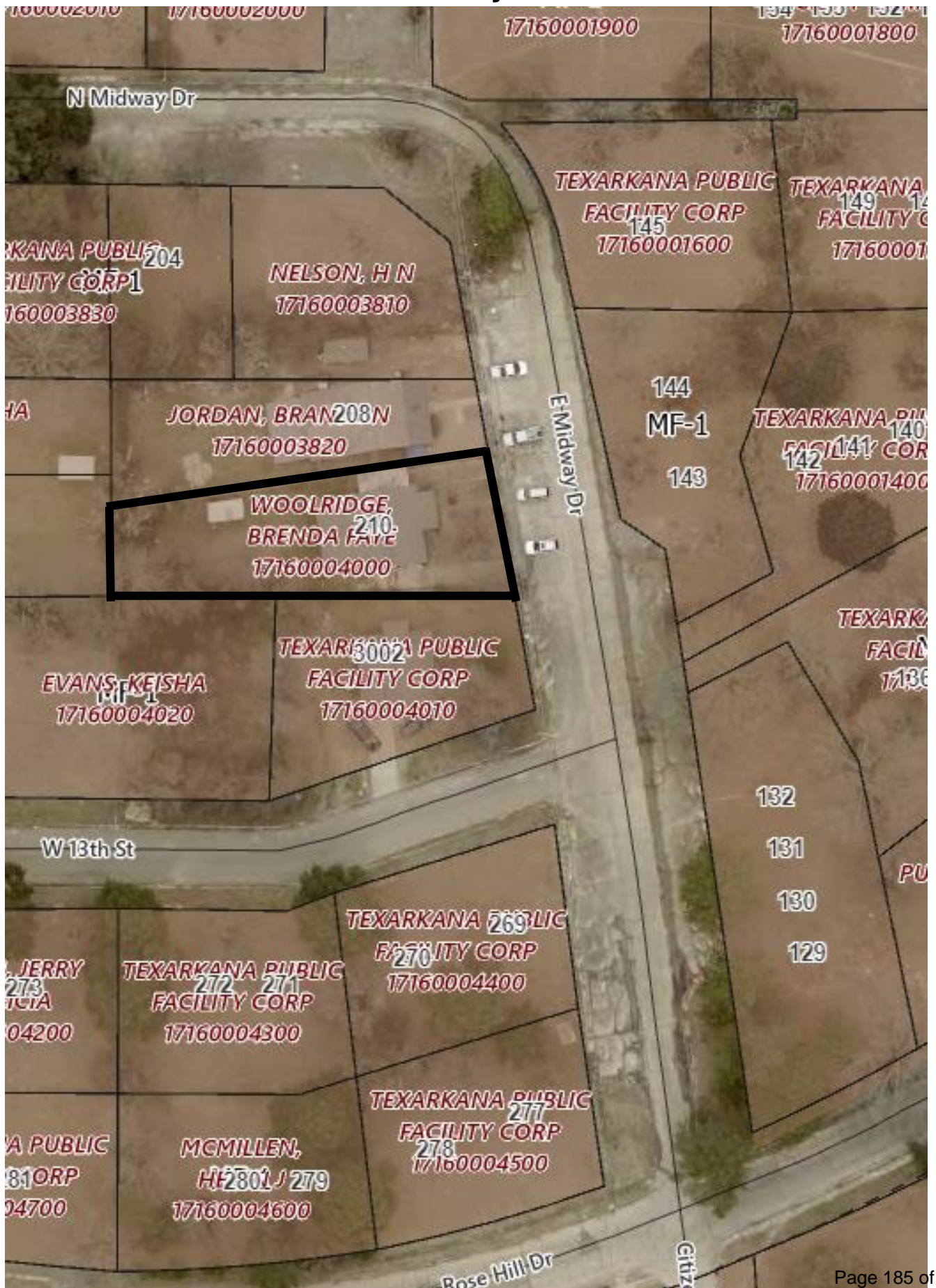
PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

210 E Midway Drive



210 E Midway Drive



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture
Additional Comments:	

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-169 rezoning on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W & X, located at 1003 S. Lelia (Ward 1) from Agriculture to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 and City PT BL W&X, located at 1003 S Lelia Street from Agriculture to Industrial-2.

The Future Land Use Map designates this property as “Industrial”.

The adjacent zoning is Industrial-1 west, Commercial north, Single Family-2 south, and rail yard outside city limits. The adjacent land use is businesses to the west, north and south and rail yard to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-169

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON AN APPROXIMATE 10.25-ACRE TRACT OF LAND, JACOB CARNSER HRS, A-116 & CITY PT BL W & X, LOCATED AT 1003 SOUTH LELIA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM AGRICULTURE TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 & City Pt BL W & X (EXH 'A')**, located at 1003 South Lelia Street, in the City of Texarkana, Bowie County, Texas, from **Agriculture to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Agriculture to Industrial-2 on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 & City Pt BL W & X (EXH 'A')**, located at 1003 South Lelia Street to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Agriculture to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Agriculture to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on an approximate 10.25-acre tract of land, Jacob Carsner HRS, A-116 & City Pt BL W & X (EXH**

‘A’), located at 1003 South Lelia Street in the City of Texarkana, Bowie County, Texas, from Agriculture to Industrial-2.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Property Description
 Tract 1 – 2.696 Acres
 Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jacob Carsner Headright Survey, Abstract 118, Bowie County, Texas, being all of that certain tract of land described as Tract One with 2.68 acres in the deed from Sandra Mauldin Coleman to Mark Coleman, dated September 13, 2023, recorded in Document No. 2023-00009142 of the Real Property Records of Bowie County, Texas, same being a part of Krouse First Addition, according to the plat recorded in Volume 40, Page 138 of the Plat Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the East line of Beaumont Street, the Southwest corner of the said 2.68 acre tract, and the Northwest corner of that certain tract of land described as 1.87 acres in the deed from Robert Torrans to International Warehouse and Distribution Co., Inc., dated March 7, 1997, recorded in Volume 2632, Page 138 of the Real Property Records of Bowie County, Texas, said corner bears South 02 degrees 43 minutes 31 seconds East a distance of 265.96 feet to the Southwest corner of Block No. 3 of said Krouse First Addition;

THENCE North 02 degrees 43 minutes 31 seconds West a distance of 314.04 feet along the West line of the said 2.68 acre tract and the East right-of-way line of Beaumont Street to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner in the West line of the said 2.68 acre tract;

THENCE North 87 degrees 16 minutes 29 seconds East a distance of 5.00 feet along the West line of the said 2.68 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an inside ell corner in the West line of the said 2.68 acre tract;

THENCE North 02 degrees 43 minutes 31 seconds West a distance of 27.00 feet along the West line of the said 2.68 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northwest corner of the said 2.68 acre tract, and lying in the South line of that certain tract of land described as 0.759 acres in the deed from Texarkana Stock Yards Company, Inc. to Texarkana and Fort Smith Railway Co., dated January 17, 1940, recorded in Volume 175, Page 439 of the Deed Records of Bowie County, Texas;

THENCE North 88 degrees 00 minutes 39 seconds East a distance of 472.37 feet along the North line of the said 2.68 acre tract and the South line of the said 0.759 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northeast corner of the said 2.68 acre tract, the Southeast corner of the said 0.759 acre tract, and lying in the West line of a Kansas City Southern Railway Company Railroad;

THENCE South 23 degrees 44 minutes 30 seconds West a distance of 256.41 feet along the East line of the said 2.68 acre tract and the West right-of-way line of said railroad to a scribed X set in concrete for a corner, at a fence corner, the Southeast corner of the said 2.68 acre tract, and the Northeast corner of the said 1.87 acre tract;

THENCE North 66 degrees 02 minutes 28 seconds West a distance of 121.73 feet generally along a fence line, the South line of the said 2.68 acre tract and the North line of the said 1.87 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, at a fence corner, an inside ell corner in the South line of the said 2.68 acre tract, and an outside ell corner in the North line of the said 1.87 acre tract;

THENCE South 23 degrees 25 minutes 23 seconds West a distance of 205.08 feet generally along a fence line, the South line of the said 2.68 acre tract, and the North line of the said 1.87 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, an outside ell corner in the South line of the said 2.68 acre tract, and an inside ell corner in the North line of the said 1.87 acre tract;

THENCE North 84 degrees 24 minutes 01 seconds West a distance of 165.65 feet generally along a fence line, the South line of the said 2.68 acre tract and the North line of the said 1.87 acre tract to the Point of Beginning and containing 2.696 acres of land, at the time of this survey.

Property Description
 Tract 2 - 7.700 Acres
 Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jacob Carsner Headright Survey, Abstract 116, Bowie County, Texas, being a part of that certain tract of land described as 10.00 acres in the deed from Sandra Mauldin Coleman to Mark Coleman, dated September 13, 2023, recorded in Document No. 2023-00009142 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the South right-of-way line of South Lelia Avenue, lying in the North line of the said 10.00 acre tract, and being the Northwest corner of that certain tract of land described as Tract 1, with 1.188 acres in the deed from Roberts Torrans to International Warehousing & Distribution Co., Inc., dated March 7, 1997, recorded in Volume 2632, Page 140 of the Real Property Records of Bowie County, Texas;

THENCE South 26 degrees 51 minutes 42 seconds West a distance of 237.59 feet along the West line of the said 1.188 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, at an angle point;

THENCE South 26 degrees 33 minutes 14 seconds West a distance of 33.98 feet along the West line of the said 1.188 acre tract to a scribed X set in concrete for a corner, the Southwest corner of the said 1.188 acre tract;

THENCE North 87 degrees 20 minutes 38 seconds East a distance of 225.30 feet along the South line of the said 1.188 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southeast corner of the said 1.188 acre tract, lying in the East line of the said 10.00 acre tract, and the West right-of-way line of the Kansas City Southern Railway Company Railroad;

THENCE South 23 degrees 44 minutes 30 seconds West a distance of 433.95 feet along the East line of the said 10.00 acre tract and the West right-of-way line of the said Railroad to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northeast corner of that certain tract of land described as 0.759 acres in the deed from Texarkana Stock Yards Company, Inc. to Texarkana and Fort Smith Railway Company, dated January 17, 1940, recorded in Volume 175, Page 439 of the Deed Records of Bowie County, Texas;

THENCE South 88 degrees 00 minutes 39 seconds West a distance of 489.24 feet along the North line of the said 0.759 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the East right-of-way line of Beaumont Street;

THENCE North 02 degrees 43 minutes 31 seconds West a distance of 616.27 feet along the East right-of-way line of Beaumont Street to a 1/2 inch steel rod, capped MTG ENG, set for a corner, lying in the North line of the said 10.00 acre tract, lying in the East right-of-way line of Beaumont Street, and lying in the South right-of-way line of South Lelia Avenue;

THENCE North 87 degrees 02 minutes 17 seconds East a distance of 286.48 feet along the North line of the said 10.00 acre tract and the South right-of-way line of South Lelia Avenue to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Northwest corner of that certain tract of land described as 0.286 acres conveyed to Bob Keaton, et ux, according to the deed recorded in Volume 275, Page 427 of the Deed Records of Bowie County, Texas;

THENCE South 04 degrees 01 minutes 50 seconds East a distance of 103.00 feet along the West line of the said 0.286 acre tract to a 1/2 inch steel rod, found for a corner, the Southwest corner of the said 0.286 acre tract;

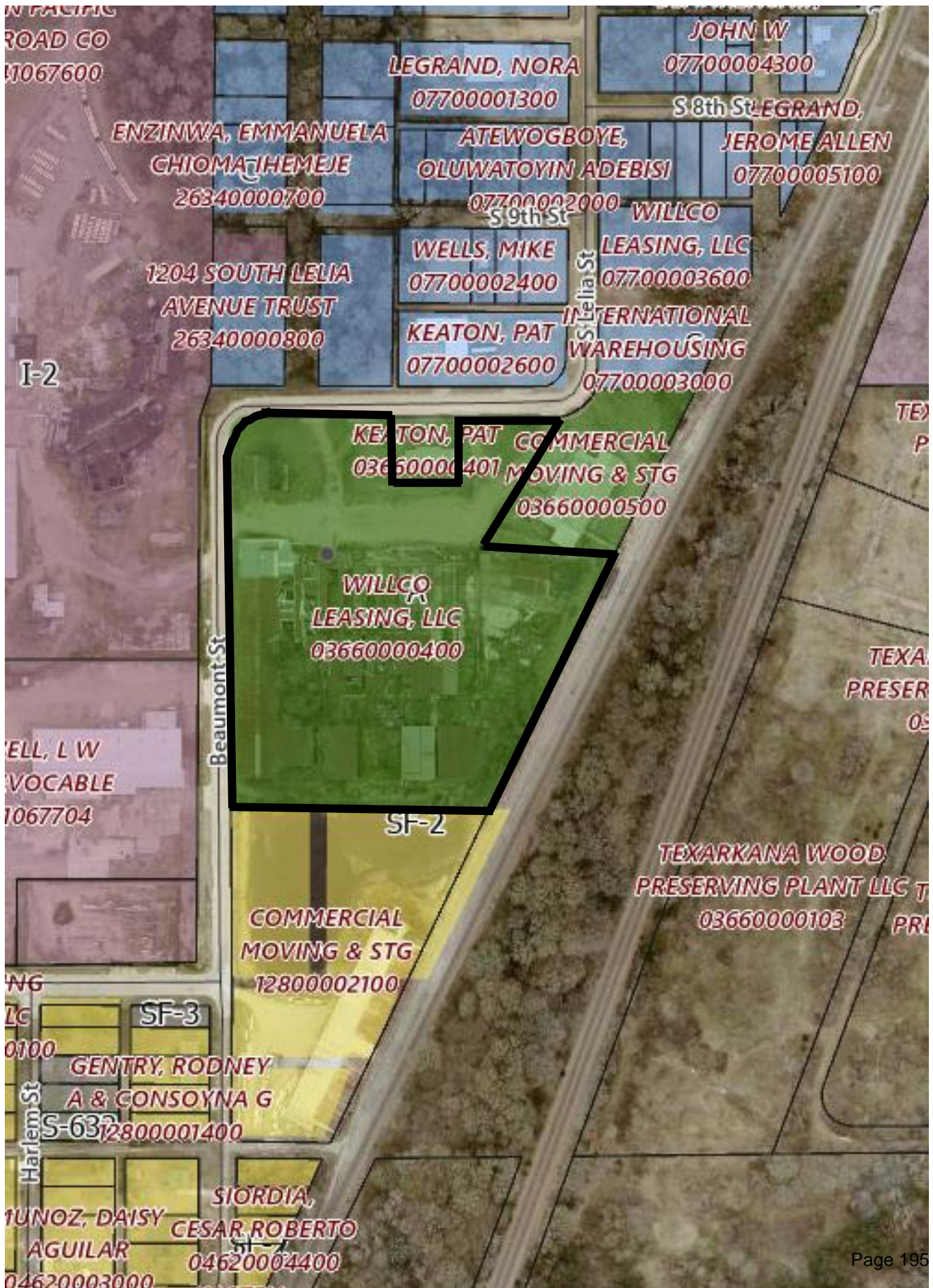
THENCE North 85 degrees 37 minutes 49 seconds East a distance of 122.82 feet along the South line of the said 0.286 acre tract to a 1/2 inch steel rod, capped MTG ENG, set for a corner, the Southeast corner of the said 0.286 acre tract;

THENCE North 04 degrees 33 minutes 27 seconds West a distance of 100.00 feet along the East line of the said 0.286 acre tract to a 1/2 inch steel rod (control monument), found for a corner, the Northeast corner of the said 0.286 acre tract, lying in the North line of the said 10.00 acre tract, and lying in the South right-of-way line of South Lelia Avenue;

THENCE North 87 degrees 02 minutes 17 seconds East (basis of bearings) at a distance of 157.98 feet along the North line of the said 10.00 acre tract and the South right-of-way line of South Lelia Avenue passing a 1/2 inch steel rod, found for a reference, and continuing along said course at a distance of 24.85 feet for a total distance of 182.83 feet to the Point of

Beginning and containing 7.735 acres of land, at the time of this survey.

1003 S. Lelia Street



1003 S. Lelia Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture
Additional Comments:	

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-170 rezoning on Lot 4, Block 6, Factory Heights, located at 606 S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner and Vance Liles, MTG Engineers and Surveyors, agent.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on Lot 4, Block 6, Factory Heights, located at 606 S 8th Street from Commercial to Industrial-2.

The Future Land Use Map designates this property as “Industrial”.

The adjacent zoning is Commercial north, south, east, and west. The adjacent land use is vacant land to the north, south, east, and west.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-170

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOT 4, BLOCK 6, FACTORY HEIGHTS, LOCATED AT 606 SOUTH 8TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM COMMERCIAL TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on Lot 4, Block 6, Factory Heights, located at 606 South 8th Street**, in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Commercial to Industrial-2 on Lot 4, Block 6, Factory Heights, located at 606 South 8th Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Commercial to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Commercial to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on Lot 4, Block 6, Factory Heights, located at 606 South 8th Street** in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

606 S. 8th Street



606 S. 8th Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation Provide a Safe & Welcoming Community through Leadership Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities Foster Proactive Communication to the Community Provide Courteous & Professional Customer Service Model a Positive City Image through Character Deliver Efficient Services with Accountability Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Maintain Fiscal Strength with Integrity Maximize Accountability & Resource Utilization Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> <input type="checkbox"/>	Promote Teamwork through Cross Department Collaboration Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/>	Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/>	Public Hearing (Required by Statute)
<input type="checkbox"/>	Public Forum/Workshop Session	<input type="checkbox"/>	Press Release (Through Marketing & Communications)
<input type="checkbox"/>	Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/>	Website Notice (Through Marketing & Communications)
<input type="checkbox"/>	Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/>	Special Mailing
<input type="checkbox"/>	Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/>	Banners Posted
<input type="checkbox"/>	Survey	<input type="checkbox"/>	Automated Phone Call
<input type="checkbox"/>	None Required	<input type="checkbox"/>	

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance 2025-171 rezoning on Lots 5-6, Block 6, Factory Heights, located at 608 S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on Lot 5-6, Block 6, Factory Heights, located at 608 S 8th Street from Commercial to Industrial-2.

The Future Land Use Map designates this property as “Industrial”.

The adjacent zoning is Commercial north, south, east, and west. The adjacent land use is vacant land to the north, south, east, and west.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-171

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOTS 5-6, BLOCK 6, FACTORY HEIGHTS, LOCATED AT 608 SOUTH 8TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM COMMERCIAL TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on Lots 5-6, Block 6, Factory Heights, located at 608 South 8th Street**, in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Commercial to Industrial-2 on Lots 5-6, Block 6, Factory Heights, located at 608 South 8th Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Commercial to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Commercial to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on Lots 5-6, Block 6, Factory Heights, located at 608 South 8th Street** in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

608 S. 8th Street



608 S. 8th Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-172 rezoning on Lots 7-12, Block 6, Factory Heights, located at 804 S. Lelia Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on Lots 7-12, Block 6, Factory Heights, located at 804 S Lelia Street from Commercial to Industrial-2.

The Future Land Use Map designates this property as “Industrial”.

The adjacent zoning is Commercial north, south, and west, and Industrial-1 east. The adjacent land use is vacant land to the north, south, east, and west.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-172

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON LOTS 7-12, BLOCK 6, FACTORY HEIGHTS, LOCATED AT 804 SOUTH LELIA STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM COMMERCIAL TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on Lots 7-12, Block 6, Factory Heights, located at 804 South Lelia Street**, in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Commercial to Industrial-2 on Lots 7-12, Block 6, Factory Heights, located at 804 South Lelia Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Commercial to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Commercial to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **Lots 7-12, Block 6, Factory Heights, located at 804 South Lelia Street** in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

804 S. Lelia Street



804 S. Lelia Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-173 rezoning on the west 30’ of Block 13, Factory Heights, located at 508 S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on West 30’ of Block 13, Factory Heights, located at 508 S 8th Street from Commercial to Industrial-2.

The Future Land Use Map designates this property as “Industrial”.

The adjacent zoning is Commercial north, south, east, and west. The adjacent land use is vacant land to the south, east, and west, and residential to the north.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-173

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON THE WEST 30' OF BLOCK 13, FACTORY HEIGHTS, LOCATED AT 508 SOUTH 8TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM COMMERCIAL TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on the West 30' of Block 13, Factory Heights, located at 508 South 8th Street**, in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Commercial to Industrial-2 on the West 30' of Block 13, Factory Heights, located at 508 South 8th Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Commercial to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Commercial to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on the West 30' of Block 13, Factory Heights, located at 508 South 8th Street** in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

508 S. 8th Street



508 S. 8th Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Development Services **Action Officer:**
Subject: Ordinance No. 2025-174 rezoning on the east PT FR of Block 13, located in the 500 block of S. 8th Street (Ward 1) from Commercial to Industrial-2. Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, agent.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Ryan Berry, owner, and Vance Liles, MTG Engineers and Surveyors, to rezone on the E PT FR of Block 13, Factory Heights, located in the 500 block of S 8th Street from Commercial to Industrial-2.

The Future Land Use Map designates this property as “Industrial”.

The adjacent zoning is Commercial north, south, and west, and Industrial-1 to the east. The adjacent land use is vacant land to the south, and west, residential to the north and the rail yard to the east.

Staff recommend for approval of this request.

The applicant should also be aware that if this zoning change is approved, all other applicable city code/ordinance requirements must be met including but not limited to new drainage ordinance, stormwater design manual, building codes, setbacks, subdivision, fire, parking, drainage, water and sewer prior to the issuance of building permits.

All notification and application requirements have been met to consider this request.

Potential Options:

Approved

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommend approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

November 3, 2025

ORDINANCE NO. 2025-174

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING ON THE E PT FR OF BLOCK 13, FACTORY HEIGHTS, LOCATED IN THE 500 BLOCK OF SOUTH 8TH STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM COMMERCIAL TO INDUSTRIAL-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **on the E PT FR of Block 13, Factory Heights, located in the 500 block of South 8th Street**, in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend for approval of the application for rezoning from Commercial to Industrial-2 on the E PT FR of Block 13, Factory Heights, located in the 500 block of South 8th Street** to the City Council of Texarkana, Texas; and

Whereas, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Commercial to Industrial-2**; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Commercial to Industrial-2** is in the best interest of the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **on the E PT FR of Block 13, Factory Heights, located in the 500 block of South 8th Street** in the City of Texarkana, Bowie County, Texas, from **Commercial to Industrial-2**.

SECTION 2: It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

S. 8th Street



S. 8th Street



City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision	Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> Promote a Thriving Community through Innovation <input type="checkbox"/> Provide a Safe & Welcoming Community through Leadership <input checked="" type="checkbox"/> Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> Provide Leadership through Regional Partnership Opportunities <input type="checkbox"/> Foster Proactive Communication to the Community <input type="checkbox"/> Provide Courteous & Professional Customer Service <input type="checkbox"/> Model a Positive City Image through Character <input checked="" type="checkbox"/> Deliver Efficient Services with Accountability <input type="checkbox"/> Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input type="checkbox"/> Maintain Fiscal Strength with Integrity <input type="checkbox"/> Maximize Accountability & Resource Utilization <input type="checkbox"/> Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> Promote Teamwork through Cross Department Collaboration <input type="checkbox"/> Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Staff recommends approval

Advisory Board/Committee Review:

N/A

Board/Committee Recommendation:

N/A

Advisory Board/Committee Meeting Date and Minutes:

N/A

ORDINANCE NO. 2025- 179

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ABANDONING PART OF AN EASEMENT AND DECLARING SURPLUS A PORTION OF CITY-OWNED PROPERTY OFF NORTH ANN STREET; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, is the recorded owner of property located off of North Ann Street consisting of approximately 7.52 acres; and

WHEREAS, there exists a 20' City easement running along the boundary of N. Ann Street (the "Easement"); and

WHEREAS, the City owns a narrow strip of property running parallel to the Easement and to N. Ann Street (the "City Property"); and

WHEREAS, Cook Partners, Ginger & Charlie, LTD owns property located at 1616 N. Ann Street where they reside (the "Cook Property"); and

WHEREAS, there exists circumstances upon which a portion of the Cook Property home encroaches upon the Easement and City Property; and

WHEREAS, the City Property is such that because of its shape and small area that it cannot be used independently, and does not have a viable use for the City; and

WHEREAS, a portion of the land has been fenced within the adjacent property owner's parameters (prior to the owner's acquisition of the property) and maintained by adjacent property owner Ginger and Charlie Cook, Cook Partners, LTD ("Cook"); and

WHEREAS, the City has discussed selling a portion of this property to resolve maintenance and potential ownership issues that have been created over the past years; and

WHEREAS, the City and Cook desire to resolve the encroachment and maintenance issues to resolve future title issues and cost; and

WHEREAS, the value of the City Property per the Bowie County Appraisal District is \$1,200; and

WHEREAS, the City has obtained an estimate from MTG Engineering of the cost associated with abandonment of a portion of the Easement, declaration of surplus for a portion of the City Property, and the survey(s) necessary to accomplish this, and the City, pursuant to the Local Government Code, may take certain actions for fair market value in exchange for the property; and

WHEREAS, based upon the estimated expense of \$2,675 from MTG plus the abandonment costs of \$750, for a total estimated cost of \$3,425, compared to the valuation of the property with the

Bowie County Appraisal District, the City is agreeable to offer a portion of the above defined properties to Cook to resolve the above issues, with the expense to be paid by Cook, which said expense is at or greater than the fair market value of the Property; and

WHEREAS, Cook has agreed to pay for all costs associated with the abandonment of a portion of the easement, declaration of surplus for a portion of the City Property, and the survey(s) necessary to accomplish this; and

WHEREAS, the City Council finds and determines that abandonment of a portion of the Easement, and selling the Surplus Property set forth in **Exhibit “A”** attached hereto to the adjacent property owner for the costs of the abandonment and survey, which is estimated to be \$2,675 (an amount equal to or greater than the fair market value of the Properties) is in the best interests of the City and should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The City Council authorizes abandonment of a portion of the Easement and selling the Surplus Property, as set forth in **Exhibit “A”** attached hereto, to the adjacent property owner, for the costs of the abandonment and survey to be paid by Cook, which is estimated to be \$2,675 (an amount equal to or greater than the fair market value of the Properties).

SECTION 2: The City Manager is hereby authorized to execute any and all documents necessary to effectuate the abandonment of a portion of the Easement and selling the Surplus Property set forth in **Exhibit “A”**.

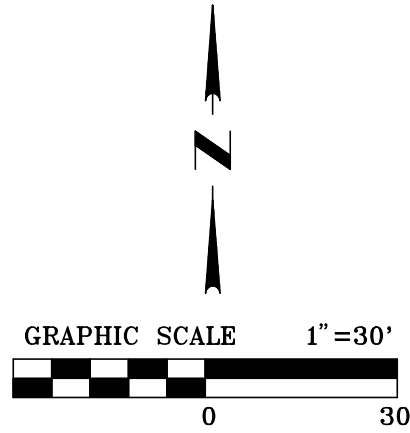
SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

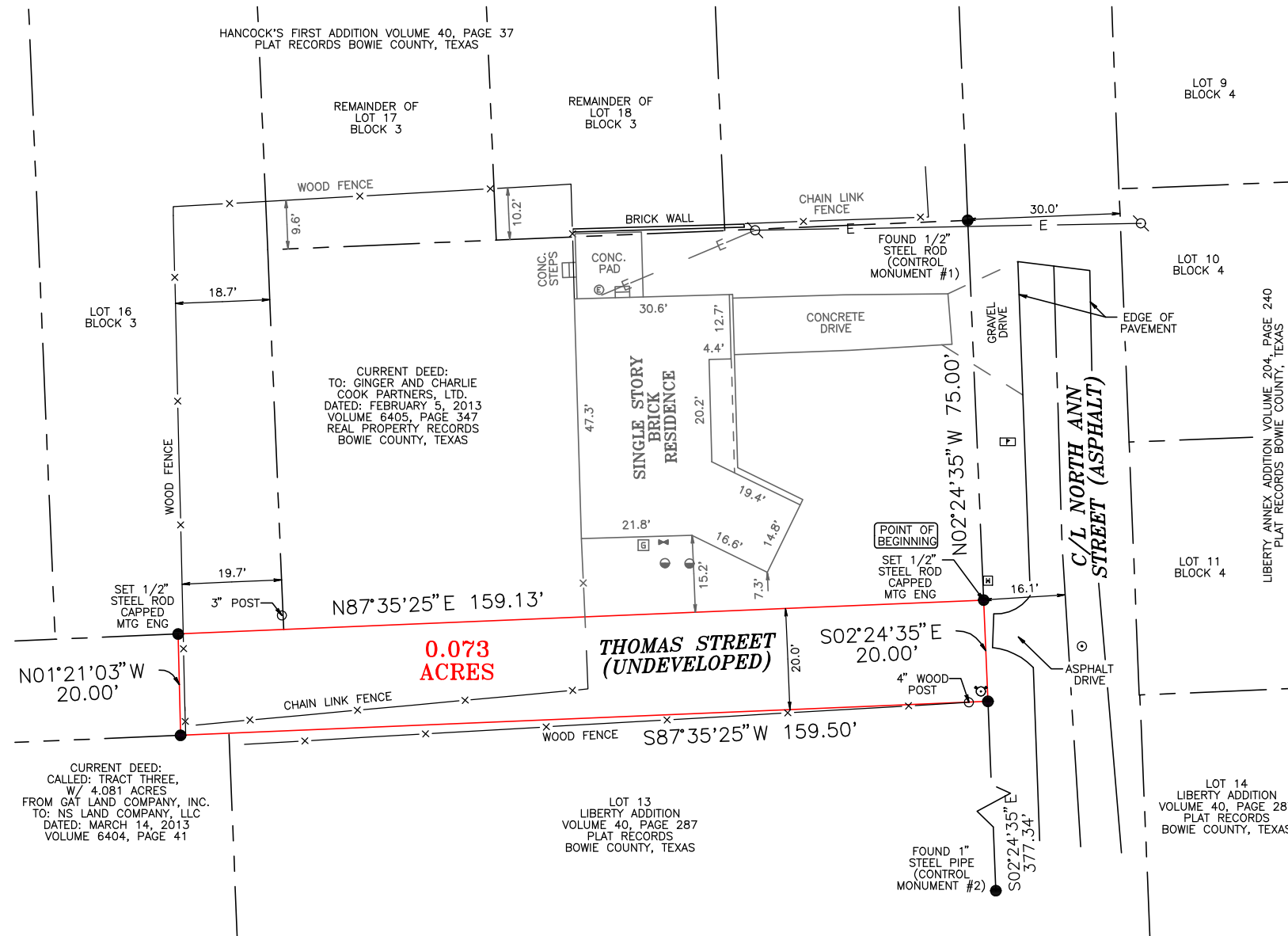
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



LEGEND

⊠	WATER METER
⊕	FIRE HYDRANT
⊞	GAS METER
⊙	CLEANOUT
⊚	MANHOLE
⊛	IRRIGATION CONTROL VALVE
⊜	METER LOOP
⊝	POWER POLE
⊞	MAILBOX



Property Description
0.073 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Johnson Headright Survey, Abstract 308, Bowie County, Texas, being a part of Thomas Street right-of-way, lying South of Block 3 of Hancock's First Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 40, Page 37 of the Plat Records of Bowie County, Texas, same being all of, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying at the intersection of the West right-of-way line of the said North Ann Street and the North right-of-way line of Thomas Street, the Southeast corner of that certain tract of land described in the Sheriff's deed to Ginger and Charlie Cook Partners, LTD, dated February 5, 2013, recorded in Volume 6405, Page 347 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 24 minutes 35 seconds East a distance of 20.00 feet along the East right-of-way line of the said Thomas Street and the West right-of-way-line of North Ann Street to a 1/2 inch steel rod set for a corner, capped MTG ENG, the Northeast corner of Lot 13 of Liberty Addition, according to the plat recorded in Volume 40, Page 287 of the Plat Records of Bowie County, Texas;

THENCE South 87 degrees 35 minutes 25 seconds West a distance of 159.50 feet along the South right-of-way line of the said Thomas Street, the North line of the said Lot 13, and the North line of that certain tract of land described as Tract Three, with 4.081 acres in the deed from GAT Land Company, Inc. to NS Land Company, LLC, dated March 14, 2013, recorded in Volume 6404, Page 41 of the Real Property Records of Bowie County, Texas;

THENCE North 01 degrees 21 minutes 03 seconds West a distance of 20.00 feet across and through the said Thomas Street to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the North right-of-way line of the said Thomas Street, and the South line of Lot No. 16 of the said Block 3;

THENCE North 87 degrees 35 minutes 25 seconds East a distance of 159.13 feet along the North right-of-way line of the said Thomas Street and the South line of the said Block 3 to the point of beginning and containing 0.073 acres of land, at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2025. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GINGER & CHARLIE COOK PARTNERS, LTD AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: OCTOBER 10, 2025



NOTE:

- 1.) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.
- 2.) ALL MONUMENTS ARE SET 1/2" STEEL RODS, CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (GCRS96, EPOCH 2002.0), GRID, WITH A BEARING OF SOUTH 02 DEGREES 24 MINUTES 35 SECONDS EAST. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1 N=7222563.5930 E=3320679.0690	CONTROL MONUMENT #2 N=7222166.6000 E=3320695.7750
---	---

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

BOUNDARY SURVEY

0.076 ACRES IN THE
J. W. JOHNSON HEADRIGHT SURVEY
BOWIE COUNTY, TEXAS

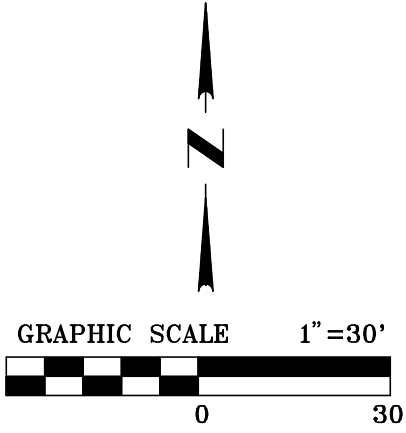
Date	Revision/Description

Drawn By BW	Checked By JW	Project No. 252237	Dwg. Date 4/16/2025
----------------	------------------	-----------------------	------------------------



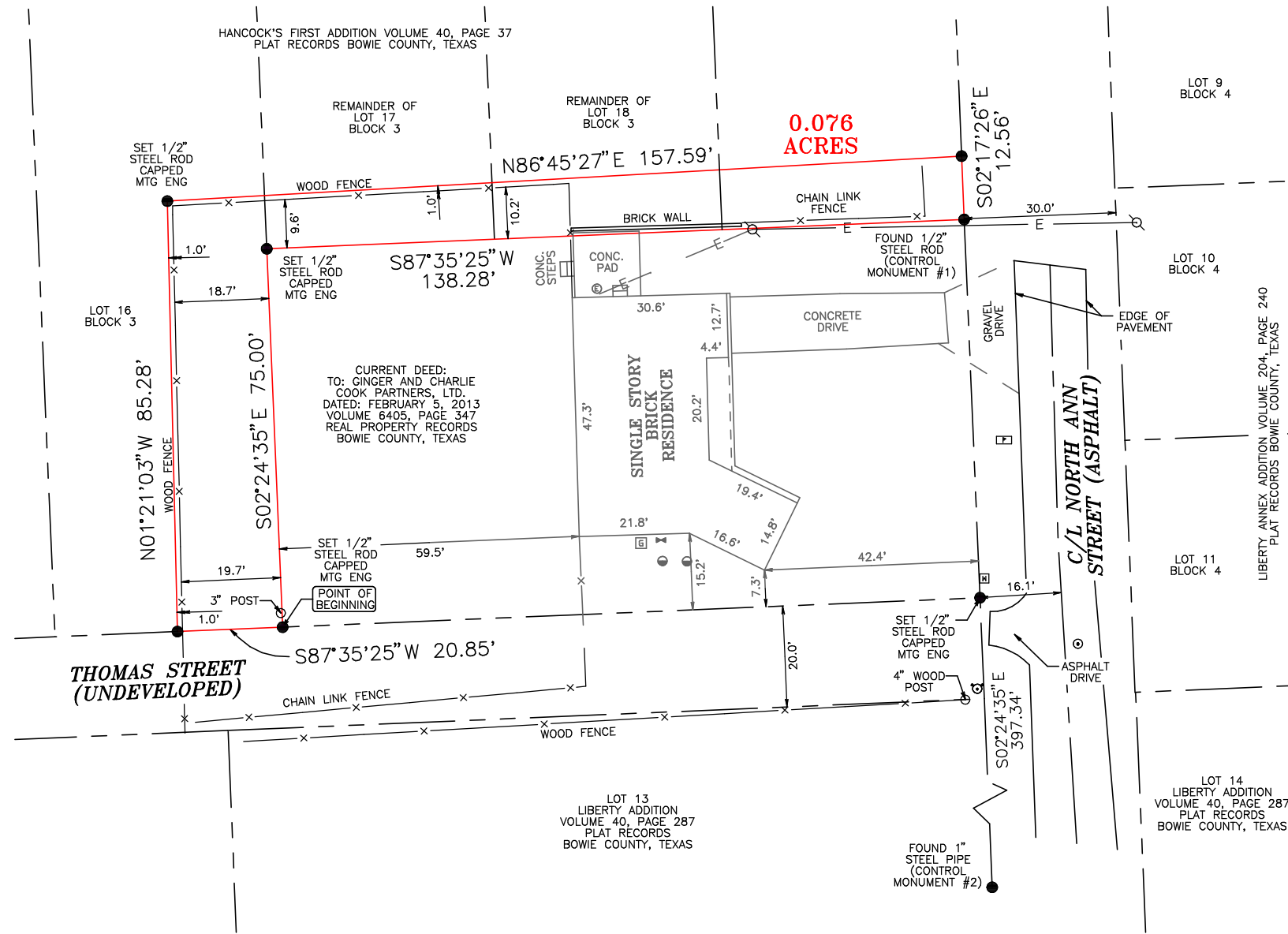
5930 SUMMERHILL ROAD TEXARKANA, TX
P. 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2025

File No. 252237	Sheet No. 1 OF 1
--------------------	---------------------



LEGEND

☐	WATER METER
⊕	FIRE HYDRANT
⊞	GAS METER
⊙	CLEANOUT
⊗	MANHOLE
⊠	IRRIGATION CONTROL VALVE
⊚	METER LOOP
⊡	POWER POLE
⊞	MAILBOX



Property Description
0.076 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the J. W. Johnson Headright Survey, Abstract 308, Bowie County, Texas, being a part of Lots 16, 17 and 18, Block 3 of Hancock's First Addition to the City of Texarkana, Bowie County, Texas, according to the plat recorded in Volume 40, Page 37 of the Plat Records of Bowie County, Texas, same being all of, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the North right-of-way line of Thomas Street (undeveloped), the Southwest corner of that certain tract of land described in the Sheriff's deed to Ginger and Charlie Cook Partners, LTD, dated February 5, 2013, recorded in Volume 6405, Page 347 of the Real Property Records of Bowie County, Texas, same being the Southwest corner of the said Lot 17 and the Southeast corner of the said Lot 16;

THENCE South 87 degrees 35 minutes 25 seconds West a distance of 20.85 feet along the South line of the Lot 16 and the North right-of-way line of the said Thomas Street to a 1/2 inch steel rod set for a corner, capped MTG ENG;

THENCE North 01 degrees 21 minutes 03 seconds West a distance of 85.28 feet across the said Lot 16 to a 1/2 inch steel rod set for a corner;

THENCE North 86 degrees 45 minutes 27 seconds East a distance of 157.59 feet across and through the said Lots No. 16, 17, and 18 to a 1/2 inch steel rod set for a corner, capped MTG ENG, lying in the West right-of-way line of North Ann Street;

THENCE South 02 degrees 17 minutes 26 seconds East a distance of 12.56 feet along the West right-of-way line of the said North Ann Street to a 1/2 inch steel rod found for a corner, the Northeast corner of the said Cook Partners tract;

THENCE South 87 degrees 35 minutes 25 seconds West a distance of 138.28 feet along the North line of the said Cook Partners tract to a 1/2 inch steel rod set for a corner, capped MTG ENG, the Northwest corner of the said Cook Partners tract;

THENCE South 02 degrees 24 minutes 35 seconds East a distance of 75.00 feet along the West line of the said Cook Partners tract to the point of beginning and containing 0.076 acres of land.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2025. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GINGER & CHARLIE COOK PARTNERS, LTD AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: OCTOBER 10, 2025



- NOTE:
- 1.) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR EASEMENTS OF RECORD OR NOT OF RECORD.
 - 2.) ALL MONUMENTS ARE SET 1/2" STEEL RODS, CAPPED MTG ENG, UNLESS OTHERWISE INDICATED.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (GCRS96, EPOCH 2002.0), GRID, WITH A BEARING OF SOUTH 02 DEGREES 24 MINUTES 35 SECONDS EAST. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1 N=7222563.5930 E=3320679.0690	CONTROL MONUMENT #2 N=7222166.6000 E=3320695.7750
---	---

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

BOUNDARY SURVEY		MTG ENGINEERS & SURVEYORS
0.076 ACRES IN THE J. W. JOHNSON HEADRIGHT SURVEY BOWIE COUNTY, TEXAS		
Date	Revision/Description	
Drawn By BW	Checked By JW	Project No. 252231
		Dwg. Date 4/16/2025
File No. 252231	Sheet No. 1 OF 1	

5930 SUMMERHILL ROAD TEXARKANA, TX
P. 903.838.8533 www.mtgengineers.com
TBPE FIRM NO. F-354 AR COA NO. 125
© MTG 2025



CITY OF
TEXARKANA
Public Works Department TEXAS

220 Texas Blvd
Texarkana, TX 75501
Phone (903) 798-3900

October 17th, 2025

City Departments and Utility Representatives

Re: Proposed ROW Abandonment

The City of Texarkana, Texas has received a letter from Ginger & Charlie Cook at 1616 N Ann Street requesting the abandonment and closure of a 20' ROW formerly known as Thomas Street in the Hancocks 1st Addition.

Please refer to the attachments and provide any comments to me by October 31st, 2025 if you are in favor of abandonment.

Your prompt response is appreciated. If you have any questions, please contact me at my office or through email.

Sincerely,

A handwritten signature in cursive script that reads "Jonathan Wade".

Jonathan Wade, PE, CFM

City Engineer

Office: (903) 798-3251

Cell: (903) 908-2725

Jonathan.wade@texarkanatexas.gov



CITY OF TEXARKANA TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

Application for Public R.O.W. Abandonment

Type: Street Alley Other

Purpose of Abandonment: Take in land into property - Thomas Street - Hancock (S) Addition

Applicant/Agent Information:

Name: GINGER + CHARLITE COOK PARTNERS

Address: 3903 S LAKE DR TEXARKANA, TX 75501

Phone: (703) 838-5379 Fax: (603) 838-9439 Work E-mail: CRCOOK@COOKPROPERTYMAN.COM

Required Documents needed to proceed with review:

- Letter requesting abandonment
- Electronic Copy of plat/deed/plot plan showing requested abandonment
- Letter/Petition from all adjacent property owners agreeing to abandonment

Required Documents needed prior to City Council Meeting:

- Abandonment release form signed by owner/applicant
- Abandonment release form signed by adjacent land owners
- Legal Exhibit and Property Description of property being abandoned
- Application Fee

Note: Partial abandonment requests will not be accepted.

GREG COOK

Applicant's Printed Name

[Signature]

Applicant's Signature

10/3/20

Date

Application Fee: \$750

Received by: _____

Application Fee Paid: _____

Receipt No.: _____

Property Description
0.073 Acres
Bowling County, Texas

All that certain lot, tract or parcel of land lying and situated in the Block 3 of the Liberty Addition, Volume 294, Page 240, being a part of Thomas Street right-of-way, lying South of Block 3 of Hancock's Flat Addition to the City of Tarkenton, Bowling County, Texas, according to the plat recorded in Volume 40, Page 37 of the Plat Records of Bowling County, Texas, some being in the air, and being more particularly described by metes and bounds as follows:

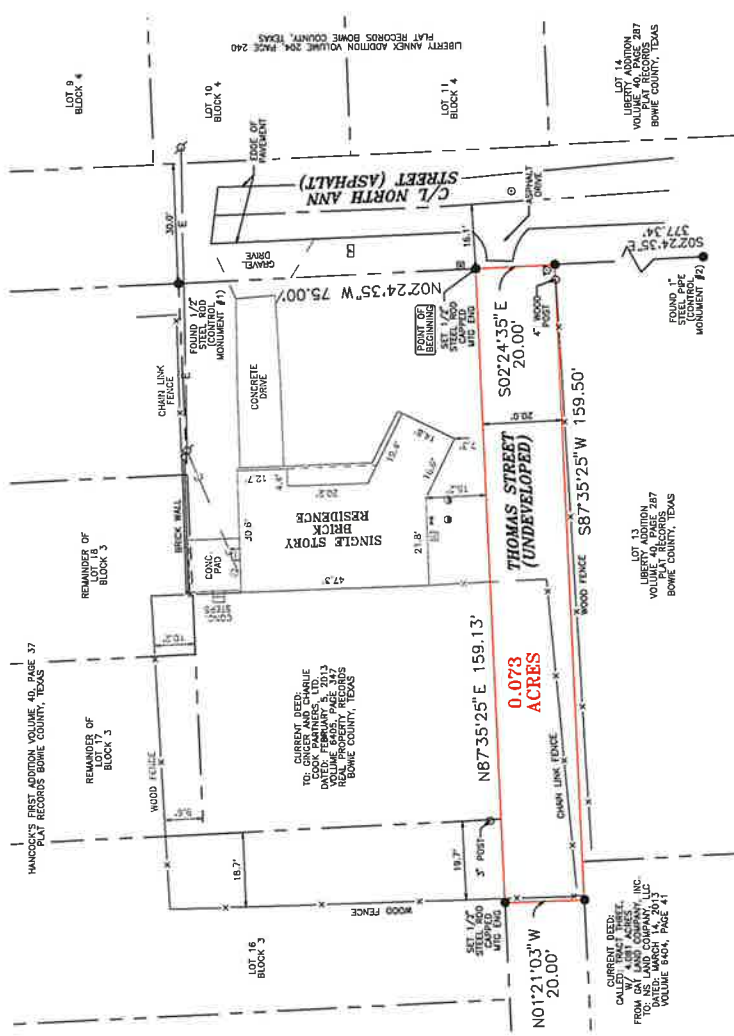
BEGINNING at a 1/2 inch steel rod set for a corner, capped MTC ENG, lying at the intersection of the West right-of-way line of the said South Ann Street and the East right-of-way line of the said Thomas Street, the South line of the corner of that certain tract of land described in the Sheriff's deed to Ginger and Charlie Cook Partners, LTD, dated February 5, 2013, recorded in Volume 6405, Page 347 of the Real Property Records of Bowling County, Texas;

THENCE South 02 degrees 24 minutes 35 seconds East a distance of 20.00 feet along the East right-of-way line of the said Thomas Street and the West right-of-way line of MTC ENG, to the Northeast corner of Lot 13 of Liberty Addition, according to the plat recorded in Volume 40, Page 287 of the Plat Records of Bowling County, Texas;

THENCE South 87 degrees 35 minutes 25 seconds West a distance of 159.13 feet along the South right-of-way line of the said Thomas Street, the North line of the said Lot 13, and the North line of that certain tract of land described as Tract Three, with 4.081 acres in the deed from GAT Land Company, Inc. to MS Land Company, LLC, dated March 14, 2013, recorded in Volume 6404, Page 41 of the Real Property Records of Bowling County, Texas;

THENCE North 01 degrees 21 minutes 03 seconds West 9 feet distance of 20.00 feet across and through MTC ENG, lying at the intersection of the East right-of-way line of the said Thomas Street, and the South line of Lot No. 16 of the said Block 3;

THENCE North 87 degrees 35 minutes 25 seconds East a distance of 159.13 feet along the North right-of-way line of the said Thomas Street and the South line of the said Block 3 to the point of beginning and containing 0.073 acres of land, at the time of this survey.



LEGEND

⊠	WATER METER
⊡	PIPE (POBANT)
⊞	GAS METER
⊙	CLEANOUT
⊕	MANHOLE
⊕	REGULON CONTROL VALVE
⊕	METER LOOP
⊕	POWER POLE
⊕	MALIBOX

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 15, 2025. THAT THIS PLAT (MAP OR DRAWING) REPRESENTS THE RESULTS OF A SURVEY MADE IN ACCORDANCE WITH THE STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF GINGER & CHARLIE COOK PARTNERS, LTD AS EVIDENCE OF THE PROPERTY BOUNDARIES. IT IS NOT TO BE REPRODUCED, COPIED, ASSASSINABLE OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. ANY CHANGES IN GOVERNANCE OR INTERPRETATIONS MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS MADE BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS. THIS PLAT IS NOT TO BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
PLAT CERTIFICATE NO. 101011-00
DATE: OCTOBER 10, 2025



THE BOUNDARIES ARE BASED ON GROUND SURVEY WITHIN THE TERMS GOVERNMENT AREA, WITH A BEARING OF SOUTH 02 DEGREES 24 MINUTES 35 SECONDS EAST. MONUMENTS WERE USED TO ESTABLISH THE BOUNDARIES.

CONTROL MONUMENT #1
N=722263-9530
E=332689-7700

CONTROL MONUMENT #2
N=722263-9530
E=332689-7700

NOTE: This boundary survey was intended to establish or show data concerning boundaries, lines, depth, location, or location of any utility existing on the site, whether public or private, and no warranty is made concerning the existence of underground or overhead utilities, or facilities that may affect the use or development of this property.

X:\2025-Projects\252237_1818 N Ann\252237_rdw.prt
Plat Oct 10, 2025 3:54PM

MTG
ENGINEERS & SURVEYORS

8830 JAMARILL ROAD, TEXARKANA, TX 75781 (PH. NO. 1-254-791-0000 FAX NO. 1-254-791-0000) © MTG 2025

BOUNDARY SURVEY

0.075 ACRES IN THE
JOHNSON HEADRIGHT SURVEY
BOWLING COUNTY, TEXAS

J. W. JOHNSON

Drawn By: Project No: 252237 Dwg. Date: 09/02/2025 Sheet No: 1 of 1

Checked By: JW Date:



Texarkana Water Utilities

801 Wood Street, P.O. Box 2008, Texarkana, Texas 75504

(903) 798-3800 Phone
711 TTY
(903) 791-0724 Fax

MEMORANDUM

To: Jonathan Wade, P.E., CFM, City Engineer, City of Texarkana, Texas

From: Gary L. Smith, P.E., Executive Director, TWU

Date: October 20, 2025

Re: **Thomas St. 20' ROW Abandonment – Hancocks First Addition**

The Utility staff has reviewed the above referenced request for a ROW abandonment and has the following comments:

1. The Utility does not have any water or sewer mains in this section of ROW to be abandoned.
2. The Utility does not oppose the abandonment of this section of ROW.
3. The size and location of the existing water and sewer main has not been field verified. The developer's representative shall field verify the size and location of the existing utilities before any construction.

If you should have any questions or require further information, please do not hesitate to contact me. Thank you.

cc: Kenny Icenhower, P.E., Assistant Director - Operations, TWU
Bill Moss, GIS Asset Management Administrator, TWU
Teresa Akard, O & M Coordinator, TWU
Michelle Warren, Executive Assistant, TWU

TEX-Wade, Jonathan

From: Brandon Brooks <bbrooks@summitutilities.com>
Sent: Monday, October 20, 2025 10:30 AM
To: TEX-Wade, Jonathan
Subject: RE: [EXTERNAL EMAIL] Proposed Hancocks 1st ROW Abandonment

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Summit has no facilities affect on the ROW. Thanks



Brandon Brooks
Operations Supervisor | Texarkana, Arkansas
903.824.1304 c.
bbrooks@summitutilities.com

From: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Sent: Friday, October 17, 2025 3:32 PM
To: TWU-McBride, Len <len.mcbride@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; Zac Pianalto <zspianalto@aep.com>; Brandon Brooks <bbrooks@summitutilities.com>; joe.langley@sparklight.biz; Katie Hall <Katie.Hall@rittercommunications.com>; tray.mcneill@rittercommunications.com; dmcdowell@swrea.com; Stephanie Green <sgreen@conterra.com>; Adam Keahey <akeahey@conterra.com>; Tod Corbin <todc@bcec.com>
Subject: [EXTERNAL EMAIL] Proposed Hancocks 1st ROW Abandonment

All,

The City has received a request to abandon a 20' ROW formerly known as Thomas Street within the Hancocks 1st Addition. Please review the attached documents and provide me with your comments by October 31st. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, PE, CFM
City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@texarkanatexas.gov

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

TEX-Wade, Jonathan

From: Tray McNeill <Tray.McNeill@rittercommunications.com>
Sent: Monday, October 20, 2025 7:48 AM
To: TEX-Wade, Jonathan; TWU-McBride, Len; TWU-Icenhower, Kenny; Latham, Michael A; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; Zac Pinalto; bbrooks@summitutilities.com; joe.langley@sparklight.biz; Katie Hall; dmcdowell@swrea.com; Stephanie Green; Adam Keahey; Tod Corbin
Subject: Re: Proposed Hancocks 1st ROW Abandonment

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ritter is clear!

Tray McNeill
ENTERPRISE CONSTRUCTION MANAGER - WEST
Mobile: 870.243.4459
Email : tray.mcneill@rittercommunications.com



From: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Sent: Friday, October 17, 2025 3:32 PM
To: TWU-McBride, Len <len.mcbride@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com <chris.jackson@windstream.com>; brandon.k.mccormick@windstream.com <brandon.k.mccormick@windstream.com>; Zac Pinalto <zspinalto@aep.com>; bbrooks@summitutilities.com <bbrooks@summitutilities.com>; joe.langley@sparklight.biz <joe.langley@sparklight.biz>; Katie Hall <Katie.Hall@rittercommunications.com>; Tray McNeill <Tray.McNeill@rittercommunications.com>; dmcdowell@swrea.com <dmcdowell@swrea.com>; Stephanie Green <sgreen@conterra.com>; Adam Keahey <akeahey@conterra.com>; Tod Corbin <todc@bcec.com>
Subject: Proposed Hancocks 1st ROW Abandonment

You don't often get email from jonathan.wade@texarkanatexas.gov. [Learn why this is important](#)

CAUTION: This is an external e-mail originating outside of Ritter Communications. Do not click on links or open any attachments unless you recognize the sender and know the content is safe. [Please contact IT](#) if you received this warning and the sender address appears to be an employee of Ritter Communications.

All,

TEX-Wade, Jonathan

From: Zac Pianto <zspianto@aep.com>
Sent: Wednesday, October 29, 2025 8:30 AM
To: TEX-Wade, Jonathan; Dusty Wiley
Subject: RE: Proposed Hancocks 1st ROW Abandonment

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jonathan,

SWPCO has no objections to abandoning the Thomas St ROW located on the south side of 1616 N Ann St. SWPCO does have one electric pole located on the north side of 1616 N Ann St.

Thank you,



ZAC PIANALTO | ENGINEER
ZSPIANTO@AEP.COM | C: 903.826.5027
3708 W 7TH ST, TEXARKANA, TX 75501-8324

From: TEX-Wade, Jonathan <jonathan.wade@texarkanatexas.gov>
Sent: Friday, October 17, 2025 3:32 PM
To: TWU-McBride, Len <len.mcbride@txkusa.org>; TWU-Icenhower, Kenny <Kenny.Icenhower@txkusa.org>; Latham, Michael A <michael.a.latham@windstream.com>; chris.jackson@windstream.com; brandon.k.mccormick@windstream.com; Zac Pianto <zspianto@aep.com>; bbrooks@summitutilities.com; joe.langley@sparklight.biz; Katie Hall <Katie.Hall@rittercommunications.com>; tray.mcneill@rittercommunications.com; dmcdowell@swrea.com; Stephanie Green <sgreen@conterra.com>; Adam Keahey <akeahey@conterra.com>; Tod Corbin <todc@bcec.com>
Subject: [EXTERNAL] Proposed Hancocks 1st ROW Abandonment

All,

The City has received a request to abandon a 20' ROW formerly known as Thomas Street within the Hancocks 1st Addition. Please review the attached documents and provide me with your comments by October 31st. If you have any questions, feel free to contact me at any time.

Thank you,

Jonathan Wade, PE, CFM
City Engineer
City of Texarkana, Texas
Office: (903) 798-3251
Cell: (903) 908-2725
Email: Jonathan.Wade@texarkanatexas.gov

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation
	<input checked="" type="checkbox"/>	Provide a Safe & Welcoming Community through Leadership
	<input checked="" type="checkbox"/>	Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities
	<input checked="" type="checkbox"/>	Foster Proactive Communication to the Community
	<input checked="" type="checkbox"/>	Provide Courteous & Professional Customer Service
	<input type="checkbox"/>	Model a Positive City Image through Character
	<input checked="" type="checkbox"/>	Deliver Efficient Services with Accountability
	<input type="checkbox"/>	Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input checked="" type="checkbox"/>	Maintain Fiscal Strength with Integrity
	<input checked="" type="checkbox"/>	Maximize Accountability & Resource Utilization
	<input type="checkbox"/>	Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/>	Promote Teamwork through Cross Department Collaboration
	<input type="checkbox"/>	Enhance Professionalism & Positive Work Culture

Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Low

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Briefing Sheet

Department: Planning, Community Dev. & Health **Action Officer:**
Subject: Resolution No. 2025-182 approving the DRAFT CDBG PY2024 Consolidated Annual Performance Evaluation Report.
Briefing: 11/10/2025 **Public Hearing:** 12/8/2025 **Council Vote:** 12/8/2025

Item Schedule:

Updates/History of Briefing:

Executive Summary and Background Information:

Potential Options:

Fiscal Implications:

Staff Recommendation:

Advisory Board/Committee Review:

Board/Committee Recommendation:

Advisory Board/Committee Meeting Date and Minutes:

RESOLUTION NO. 2025 – 182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL PERFORMANCE EVALUATION REPORT AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAID REPORT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the U. S. Department of Housing and Urban Development has provided the City of Texarkana, Texas, with Community Development Block Grant (CDBG) funds; and

WHEREAS, the City of Texarkana, Texas, hereby gives notice that the DRAFT of the Community Development Block Grant 2024 Program Year (Fiscal Year 2025) Consolidated Annual Performance Evaluation Report (CAPER) will be available for public review and comment; and

WHEREAS, the Department of Housing and Urban Development requires all recipients of CDBG funds to submit an annual report, and all interested persons or groups are encouraged to review the DRAFT CAPER and formally present their comments for inclusion in this report; and

WHEREAS, the City Council held a public hearing on the DRAFT CAPER during its regular meeting on December 8, 2025, for all interested persons or groups to formally present their comments for inclusion in this report; and

WHEREAS, the City Council has determined it to be appropriate to approve the Community Development Block Grant 2024 Program Year CAPER.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: The Community Development Block Grant 2024 Program Year Consolidated Annual Performance Evaluation Report (CAPER) is hereby approved.

SECTION 2: The City Manager is hereby authorized to submit said Community Development Block Grant 2024 Program Year Consolidated Annual Performance Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development and provide such additional information as may be required.

SECTION 3: This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



City of Texarkana, Texas

CAPER

Consolidated Annual Performance Evaluation Report

Community Development Block Grant Program
October 1, 2024 through September 30, 2025
Program Year 2024

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During CDBG Program Year 2023 (October 1, 2023 – September 30, 2024= PY23), the City of Texarkana had a total of \$720,970 in CDBG resources to address various community needs. These funds included carryover resources in the amount of \$345,261 from prior allocations, \$13,658 in Program Income and \$362,051 for the Program Year 2023 allocation. The City expended \$145,292.82 leaving an unexpended balance at the beginning of the 2024 program year of \$330,978.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing Affordability - Homebuyer Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	0	0.00%	2	0	0.00%
Housing Affordability - Homeowner Housing Rehab	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	3	3	100.00%	2	0	0.00%

Increase Capacity of Public Service - Homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	50		0	0	
Increase Capacity of Public Service - Homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Increase Capacity of Public Service - Homelessness	Homeless	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Planning and Administration	Planning and administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Public Facility - Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	50	100.00%	50	50	100.00%
Public Infrastructure Improvements - Neighborhood	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	50	100.00%	50	150	300.00%
Public Service - General Services Programs	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	46	98	213.04%	36	98	272.22%

Public Service - General Services Programs	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Service - Youth Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	25	100.00%	25	25	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The City carried out the following activities during this reporting period:

Administration - \$72,285: Administration of CDBG program to provide services to LMI &/or homeless individuals/families

Public Service - MT Litter Program \$8,765: Litter program for downtown area

Public Service - Haven Homes Men Shelter \$10,027: Supplies for Haven Homes Men Shelter LMI

Public Service - The Scholars \$15,437.72: Supplies for Youth Services LMI

Public Service – Randy Sams Outreach Shelter \$10,000: Supplies for Homeless Overnight Shelter

Public Service – Pol Care \$17,309.54: Supplies for Youth Services LMI

Public Infrastructure Improvements - \$37,524: Sidewalks in LMI City Areas

Public Infrastructure Improvements- \$18,074: Tree Planting in LMI City Areas

Public Infrastructure Improvements - \$2,811: Community Gardens installed/improved for LMI neighborhoods in Beverly, New Town and Rosehill.

Public Infrastructure Improvements- \$13,890: Island Landscaping in LMI City Areas

Public Facility Improvements - \$32,318: Randy Sams Outreach Shelter Upgraded Awning and Lighting

Public Facility Improvements - \$46,881: Kidtopia Park Upgrades to include accessible equipment in LMI Area

Public Facility Improvements - \$114,565: Southwest Center Upgrades to basketball court and bleachers in LMI Area

Demolition of Slum & Blight – \$13,362: Demolition of Slum & Blight at 1611 Atlanta Street in LMI Neighborhood

Affordable Housing / Housing Repairs - \$39,064: Habitat for Humanity repaired houses in LMI City Areas

CAPER

7

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	152
Black or African American	177
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	329
Hispanic	11
Not Hispanic	318

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Downtown Texarkana is located in Census Tract #48037010500. This tract has a poverty rate of 49.8%. Of the 3232 residents that call the Downtown area home, 1,009 are white, 2,050 are Black or African American. Population continues to decline in the area as fewer and fewer make their homes here. In this area of just over 200 acres, there are over 200 confirmed or suspected Brownfield properties ranging from suspected lead and asbestos contamination to petroleum and MTBE's. Nearly half of the buildings in the area are no longer open or functioning.

The Beverly area (Census Tract #48037010600) population has decreased from 2,612 in 1990 to 2,293 in 2010, with the number of households for the same period also declining from 921 to 774. Total number of housing units decreased from 1,103 to 918 households. The number of vacant housing units decreased from 182 to 144. During this same time period, renter occupied housing units rose from 441 to 506 while owner occupied housing units dramatically decreased 44.17% from 480 to 268. In 2012, average median household income for Texarkana, Texas was \$37,526, but only \$17,262 in Beverly, a variance of 46%. Per capita income was also lower by 45% as compared to the city at \$23,297 per person in the city and only \$10,477 in Beverly. Median home values in the city were reported at \$136,770 and only \$37,863 in Beverly.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	372,667	443,312

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Beverly Community Revitalization	37	19	
City-Wide	4	3	For Housing Rehab and & Homeowner Assistance
Downtown Area	39	63	
Rose Hill Redevelopment Area			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Beverly Boundaries are New Boston Rd (Hwy 82), Robinson Rd, College Dr & Richmond Rd to Summerhill Rd- qual census tract 106. It is bordered by commercially zoned streets with interior comprised of older housing stock & many vacant, boarded buildings & has minority, elderly, & poverty concentrations. Staff worked closely with community leaders & it became clear that residents needed neighborhood cleanups. The city committed staff time to help while the Neighborhood Assoc has taken on the responsibility of the actual cleanups. The Downtown Area (Tract 105) is bound by the Kansas City Southern Railroad (Front St) & 7th St (MLK Blvd.), Stateline Ave, & Lake Dr. Citizens asked staff to focus on downtown revitalization for the past ten years. Consultations with numerous agencies, public meetings/hearings, citizen surveys, & votes of elected City Council Members establish a strong consensus for moving forward to arrest the decline of this historic center of the town & revitalize the area's potential for economic growth & provide affordable housing close to area services. These regions were chosen because they have great potential & need. They are bordered by major transportation routes, prime real estate for commercial development. New multifamily & new single-family housing will provide safe, secure, quality, affordable housing for families. The economic development potential can bring jobs to sustain these LMI areas.

In PY2024, expenditures included:

Downtown area:

Litter program, coffee shop, sidewalks/trees.

Kidtopia Park Upgrades to include accessible equipment in LMI Area

Planting of trees

Upgrades to sidewalks

Other LMI Areas: Down payment assistance to 1 LMI household. Public services are implemented with Texarkana Homeless Coalition to provide a one-stop shop for homeless people to receive needed services. Community garden work completed in Rosehill, Beverly, and New Town neighborhoods.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City recognizes the importance of leveraging resources. It is estimated that these community development projects will bring \$1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most projects require substantial private investments at a 9 to 1 ratio, especially the Revolving Loan Fund program for Downtown Business economic development. Matching requirements for other grant programs are met by in-kind donations of labor and/or materials rather than by the use of CDBG funds. Publicly owned land or property located within the jurisdiction includes housing lots owned by the city, city parks, and scattered properties located downtown. This property may be used to promote economic development, provide support for homeless programs, and/or affordable housing in Texarkana, Texas. Publicly owned land may also be used to support public health activities, infrastructure, and public services, promoting livability and sustainability within the jurisdiction. The City expects to use CDBG funding as a leveraging tool to support community and economic development within the jurisdiction. Other grant programs that magnify the impact the City's commitment of CDBG resources and provide significant leverage to CDBG investments in the Downtown and Beverly Target Areas include the:

- \$ 440,000 EPA Brownfields Multi-Purpose Grant
- \$ 900,000 EPA Brownfields Revolving Loan Fund
- \$ 200,000 EPA Brownfields Petroleum Assessment Grant
- \$ 200,000 EPA Brownfields Hazardous Materials Assessment Grant
- \$ 100,000 NEA Grant for Downtown redevelopment

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	3	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	3	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	2	0
Number of households supported through Acquisition of Existing Units	1	0
Total	3	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City’s 5 Year Consolidated Plan for meeting Housing goals primarily consisted of projects and activities relying on Non-CDBG funding. Significant changes in funding streams the City relied upon for meeting these goals, including both CDBG and Non-CDBG funding, necessitated changes in plans for the 2019 Action Plan and will impact future Action Plans.

In the past, the City has included outcomes associated with projects funded with Non-CDBG funding sources like TDHCA in the 5 Year Plan & 1 Year Action Plans. For example, the City included four Housing Rehabilitation projects in the Con Plan funded through TDHCA. Those funds are now not available. Without a replacement funding source, those programs have been removed from the City’s expected outcomes. However, even though these no longer exist as projects in HUD’s (Housing and Urban Development) database system due to the way IDIS archives projects associated with these plans, the expected outcomes still appear in this report. The more significant issue is the decrease in funding in CDBG and Non-CDBG funding programs. This directly impacts real outcomes in Texarkana communities. The City does provide capacity building support for Homeless Coalition members, including Randy Sams Homeless Shelter, ArkTex Council of Governments and Mission Texarkana. The outcomes for these activities are reported as organizations assisted.

Discuss how these outcomes will impact future annual action plans.

Future action plans will incorporate more activities funded by the CDBG program leading to improvements in meeting the goals & outcomes specified in the 5 Year Consolidated Plan. The City has submitted a new Consolidated Plan to allow for future annual action plans to specify the use of CDBG funds to address priority needs areas, especially those relating to housing, homelessness, & homelessness prevention activities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

The city operates a Homebuyers Assistance Program to increase affordable housing in LMI neighborhoods. Additionally, the city is actively involved with mortgage lenders as a part of the Community Advisory Committee to increase access to affordable housing products & loan services in Texarkana. The city made available a First Time Home Buyer Down Payment Assistance Grants Program in Program Year 2022 (October 1, 2022 – September 30, 2023) that require eligibility determination and is currently available in PY2024.

The city is a grantee for ESG & CoC funds to assist extremely low-income individuals & families. Homeless PIT numbers have decreased 17% or to 120 individuals during the last homeless count period.

The city has several infrastructure projects including over 30,000 LF of new sidewalks & ramps to increase access/safety/mobility for persons with disabilities.

The city is an active partner & providing a 2.3-million-dollar loan package for the Hotel Grim Lofts that will provide 93 additional housing units with 20 affordable units for low to moderate income individuals & families.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The priorities for Texarkana in addressing the needs of these population groups include:

- To assist public and nonprofit agencies in providing housing & supportive services to the elderly & frail elderly.
- To assist public & nonprofit agencies in providing housing & supportive services to homeless persons & those "at-risk" of homelessness.
- To assist the Texarkana Homeless Coalition & those agencies that are part of the coalition, serving special needs populations.

The city of Texarkana is a long-time advocate for ending homelessness. As such, the city is an active participant in the Texarkana Homeless Coalition. Staff lend their expertise & the city contributes countless hours to assisting the Coalition in its endeavors to reduce duplication of services, benefit from efficient models of service delivery, & create economies of scale. Additionally, the city has partnered with homeless services providers to apply for Continuum of Care & Emergency Solutions Grant funds & works closely with the Texas Homeless Network to ensure Texarkana will one day end homelessness. CDBG funding was used to meet outcomes associated with the Continuum of Care Program. Specifically, the city focused on building capacity in non-profits associated with the Homeless Coalition, its partnership with the Texas Homeless Network & Texas Balance of State Continuum of Care. Future Action Plans will also incorporate the use of CDBG funding to meet goals & objectives related to ending homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Housing, Transitional Housing & Rapid Re-Housing:

RSOS for the Homeless (emergency shelter for 86 unaccompanied adults) provides services under ESG & CoC grants. The Salvation Army, Texarkana, Arkansas (9 family rooms for up to 36 people & 25 beds for individual men). ArkTex Council of Governments (ATCOG) provides services under the ESG grant. Mission Texarkana provides services under the CoC grant.

RSOS provides the only available beds for people who are chronically homeless in Texarkana, Texas. The Salvation Army Homeless Shelters for Families, & Unaccompanied Men are located in Texarkana, Arkansas. Their facility is listed here because they are the only local provider of shelter for homeless families in the region. Crossing state lines for shelter is problematic for many homeless persons because

assistance is usually tied to state of residence. Mission Texarkana (formerly Texarkana Friendship Center) provides services to the needy & homeless in downtown Texarkana. They are a non-profit care provider rendering life sustaining assistance to the indigent & job training/placement for able bodied clients without regard to religious preference, political affiliation, sex, race, handicap, or other classification. They feed an average of 300 people a day as well & provide groceries for over 20 families daily. Additionally, MT provides Rapid Rehousing to more than forty formerly homeless families through Continuum of Care grant as a partner to the City. Special Health Services of Texas provides some support for HIV/AIDS patients in the region. Community Health Core plans to provide supportive housing & permanent supportive housing to homeless veterans & their families as well as supportive housing for MHMR clientele. Additionally, the city has partnered with homeless services providers for Emergency Solutions Grant funds & works closely with the THN to ensure Texarkana will one day end homelessness.

CDBG funding was used to meet outcomes associated with the Program Year 2024 Action Plan. Specifically, the City focused on providing support through Public Services to non-profits associated with the Homeless Coalition, its partnership with the Texas Homeless Network and Texas Balance of State Continuum of Care. The City worked closely with Randy Sams Outreach Shelter and Mission Texarkana by administering the Continuum of Care Grant. The City made payments directly to the non-profit providers of Rapid Rehousing and Case Management services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS & their families, public housing residents, & victims of domestic violence present a range of complex problems that put them at greater risk of severe income limitations & homelessness. These populations have a much more difficult time finding, securing, & maintaining adequate housing & necessary social services. The city serves as the fiscal agent for a CoC – Rapid Re-Housing grant administered through RSOS & MT. These agencies provided rapid housing &/or case management under the CoC grant. The program moved from a Transitional Housing model to a Rapid Rehousing model as of March 1, 2015. In both cases, the program meets the needs of these residents by providing case management, counseling, life skills training, & assistance for job seekers. The program assists these persons & families learn self-sufficiency. These formerly homeless persons transition gradually to paying their own rent. They are considered permanently housed at the point that they are paying their own way. CDBG funding was used to meet outcomes associated with the Program Year 2024 Action Plan. Specifically, the City focused on assisting three (6) non-profits under Public Services. The City worked closely with RSOS, Texarkana Homeless Coalition, Mission Texarkana, Pol Care, The Scholars, and Haven Homes Men’s Shelter to provide services such as life skills, job training and youth programs that are

designed to improve the lives of homeless persons & provide help in gaining self-sufficiency.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The primary goal for serving special needs populations is to assist public & nonprofit agencies in expanding & enhancing their provision of housing & services to the elderly, disabled & dually/multiply diagnosed, persons with HIV/AIDS, victims of domestic violence, & persons with addictions. The city recognizes services required by special-needs populations often overlap with the housing needs & supportive services for the homeless as identified & addressed throughout the Consolidated Plan. CDBG funding was used to meet outcomes associated with the Program Year 2024 Action Plan. Specifically, the city focused on assisting three (5) non-profits under Public Services: RSOS, THC, Pol Care, The Scholars, Haven Homes Men Center & Mission Texarkana to provide services such as life skills, job training & youth programs that are designed to improve the lives of homeless persons & provide help in gaining self-sufficiency. The City made payments directly to the non-profit providers of Public Services. Future Action Plans will also incorporate the use of CDBG funding to meet goals & objectives related to ending homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Texarkana & the Housing Authority of Texarkana (HATT) have made significant, meaningful strides to ensure that extremely low, low-, and moderate-income citizens have access to safe, affordable housing. While these gains are meaningful, the city's goals have not been fully realized.

Public Housing currently has less than a 2% vacancy rate & maintains a Section 8 waiting list in excess of 800 families at any given time. Clearly, there is more work to be done to provide affordable housing in Texarkana. The city continues to assist the PHA in the acquisition of lots, demolition & clearance. Subsidized housing on the existing PHA site & the surrounding community is a part of the replacement housing. The Rosehill area continues to be a priority for the City, though the emphasis has shifted to the Beverly Area where the homes are primarily owner occupied or rentals & not public housing units.

Program Administration funds include time spent working with HATT to ensure quality public housing exists in Texarkana.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

HATT's community centers, an active communications program, & frequent, positive resident engagement encourages residents to seek out & use services offered & participate in the management of public housing in Texarkana. HATT transitioned to a referral-based system ensuring that public housing residents have access to services provided by federal, state, local, &/or non-profit agencies, including educational resources like GED preparation & computer skills training through the Literacy Council, vocational & job training programs offered through Workforce Solutions, Texarkana Community College, & Texas A&M Texarkana, financial management skills training, childcare, & other relevant support services. These programs help to connect residents to information that can help them to obtain better paying jobs & greater financial literacy. By buying down some of the mortgages of homes built with Hope VI funds, & providing information on home purchasing options to residents, HATT can improve home ownership rates in some of the poorest neighborhoods of the city. Staff continue to work closely with HATT to improve resident engagement & homeownership. Additionally, the city continues to educate lenders & HATT personnel on the availability of First Time Home Buyer Down Payment Assistance through the CDBG program. CDBG funding was used to meet outcomes associated with the Program Year 2024 Action Plan in Public Housing as Administrative planning funds. Future Action Plans may incorporate the use of CDBG funding to meet goals and objectives related to the support of Public Housing.

Actions taken to provide assistance to troubled PHAs

HATT is an exemplary public housing authority & is not designated as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

To maintain the City's commitment to prevent barriers to affordable housing the City will continue to:

- Conduct public outreach regarding availability of housing & housing assistance including ensuring that programs are culturally competent and translation of housing application materials into Spanish & maintains bi-lingual staff to assist applicants & clients who are not English-proficient.
- Maintain flexibility in zoning & building requirements when appropriate to allow for infill housing development.
- Maintain an Affirmative Marketing Plan to directly market newly developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders & home builders to encourage the use of non-traditional client loan qualifying & loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification.
- Support local Continuum of Care efforts for homeless populations & provide ongoing support & technical assistance to the Texarkana Homeless Coalition.
- Work with local agencies that provide financial case management & credit counseling.
- Review and, when applicable, revise the Fair Housing ordinance which ensures that fair housing options are available to its citizens.
- Monitor city-sponsored projects for equal access & compliance of the Fair Housing Act.
- Monitor code compliance with HQS and Fair Housing standards.
- Hold periodic Public Hearings providing information & requesting public comment on affordable and fair housing issues.
- Work with local housing service providers to conduct homebuyer & homeowner education.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The city will work with its community partners to assist LMI residents in meeting underserved needs consisting of employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing training.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The city will continue to implement countermeasures to minimize exposure of lead-based paint hazards found in existing housing built prior to 1978 through its city administered housing program. The city will

provide all rehab clients, homebuyer clients, HOME program clients and potential clients with the “Lead-Based Paint” pamphlet that describes hazards of lead-based paint. Pursuant to 24 CFR Part 35, all rental and homeowner dwelling units that wish to receive federal assistance and were built prior to 1978 are tested for lead-based paint. The city distributes lead-based paint information at several events throughout the year, i.e., Rosehill Neighborhood Celebration, neighborhood association meetings, farmers market events, etc. The information is also provided in the downpayment & closing cost program packets.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

There are a variety of actions the city undertakes throughout the year in an effort to reduce the number of poverty-level families and increase self-sufficiency. The programs funded through CDBG to address this goal includes youth programs, senior assistance programs, and emergency services (i.e., rent, mortgage, and utility assistance programs). The city’s anti-poverty strategy focuses on helping all low-income households improve their economic status and remain about poverty levels.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

City staff work throughout the year to increase institutional structure, both within the city and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as growing their knowledge of Davis-Bacon requirements, financial management and other grant management procedures. Staff maintain contact with partner agencies throughout the year, offering referrals for funding and training opportunities where appropriate. During the year, the Planning & Community Development Department will assist nonprofit/social service providers, Village Communities of Texarkana, Texas, and various other community-based organizations to provide training and technical assistance to subrecipients.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city is heavily invested in collaborations throughout the community and has successfully paired with multiple service providers to achieve its goals of providing affordable, safe and decent housing. This collaboration has allowed the city, public agencies and service providers of Texarkana Homeless Coalition to better serve the needs of underserved residents. The city will also continue to further its initiative to leverage funding to increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

As part of the City’s plan to utilize Community Development Block Grant and other funds, the City is committed to addressing issues of fair housing choice. A detailed list of the actions taken during the

past five years is provided above and in the body of the plan. The list below, based on the findings of the Analysis of Fair Housing, Texarkana, Texas commits to the following actions, many of which are a continuation of existing actions:

Impediment A: The primary area of minority and low-income concentration is located in the core of the city with fewer amenities than the newer areas of town.

Action Step A1: The City will continue to focus virtually all of its non-public service CDBG funds to enhance the area's infrastructure in order to improve the commercial and mixed-use viability of the area. This will bring more amenities to the area in the form of improved recreational opportunities, improved employment opportunities, better mobility, less flooding, and improved retail access.

Impediment B: Incomes are lower and unemployment higher for minority residents.

Action Step B1: The City will continue to work on expanding job opportunities through the recruitment of corporations, the provision of incentives for local corporations seeking to expand, and other private sector activities aimed at reducing unemployment and expanding the base of higher income jobs.

Action Step B2: Emphasize recruitment for jobs that best mirror the job skills and education levels of those populations most in need of jobs, i.e. high school education, GED's and in some instances, community college or technical training.

Action Step B3: Increase the GED, high school graduation, technical training, and college matriculation rates among residents by collaborating with the TISD, Texarkana Community College, and Texas A&M to assess how the City can provide assistance and support to improving graduate rates in the high school and improve the rates of students entering college and completing successfully.

Impediment C: Lack of access to healthy, affordable food choices within the high minority and high low-income area inside the loop.

Action Step C1: Continue to evaluate funding sources and continue to apply for USDA Food Desert and other related grant funding.

Action Step C2: Continue progress in addressing "Food Desert" areas. Suggested solutions include increasing the number of supermarkets, farmers' markets, and community gardens.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Texarkana continuously monitors programs & activities to ensure compliance with City/State/Federal regulations & policies. Monitoring focuses on the following areas:

Financial: PCD & Finance staff work closely to ensure that funds drawn down are used for authorized activities on approved projects. Activities agreements, expense documentation, & approvals must be in place for funds to be expended. The City ensures a system of checks & balances & that staff requesting payments of funds are not authorized to approve them. The City is also subject to an annual single audit, conducted by an independent accounting firm.

Environmental: All projects & individual activities are subject to a review of environmental impacts prior to funding approval. Remediation of impacts is implemented where required & projects unable to meet environmental requirements are abandoned or alternative locations or solutions are sought.

Programmatic: Results &/or impacts are expected of all projects. Staff are charged with monitoring progress toward program goals on a regular basis. Accomplishments & outcome data are entered into IDIS by staff. The ability to reimburse funds is tied directly to reporting accomplishments.

Sub-Recipient Monitoring: The City currently has no sub-recipients for the CDBG program.

Labor Standards: The City of Texarkana monitors labor standards for all CDBG funded projects. Labor requirements are included in all bid documents & discussed again during the required pre-construction conference. Contractor payments are not processed until all required forms are submitted & verified to be accurate and correct.

Minority Business Outreach: Purchasing standards are closely monitored to maximize the number of minority & women owned businesses utilized. The City uses the State of Texas Purchasing System when local minority & women owned businesses are not available.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City gave notice that the Draft of the PY2024 Caper would be available for public review & comment at:

Texarkana, Texas City Hall
Department Planning & Community Development
220 Texas Boulevard
Texarkana, Texas 75501

The comment period for this review will begin on November 10 and will run through December 1, 2025, during regular business hours. The Draft Caper was also available on the Texarkana, Texas website (www.ci.texarkana.tx.us) for the duration of the comment period. Public meetings were conducted in accordance with the Texas Open Meetings Law (V.T.C.A. Government Code 551) & in accordance with the Americans with Disabilities Act 42 USC 12101 (1991). The facility is wheelchair accessible & handicap parking is available. Requests for sign interpretive services are available upon request, which must be received at least 48 hours prior to the meeting. Spanish translation was available. Citizen comments are included as an attachment to this document.

Comments received during the comment period & the Public Hearing December 8th City Council Meeting will be attached, as will the minutes for that meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The most significant changes that have occurred in Texarkana's program objectives have been the exclusion of Non-CDBG Funded projects & activities from the Five-Year Consolidated Plan & Annual Action Plan. Moving from city led to volunteer-driven neighborhood association clean-up projects staff at the city have been able to forge stronger relationships that will prove invaluable as the City continues to work at transforming Beverly from a Target Area to a desirable neighborhood. The short-term impact of excluding Non-CDBG funds on the CAPER is the creation of perception that the program is not meeting its targets & goals. In the past, the City has included outcomes associated with projects funded with Non-CDBG funding sources like TDHCA to meet Housing goal indicators. For example, the City included four Housing Rehabilitation projects in the Consolidated Plan funded through TDHCA & administered through City staff. Those funds are now not available & the City has been directed to remove those programs from the City's expected outcomes. However, even though these no longer exist as projects in HUD's database system (called IDIS – the Integrated Disbursement & Information System) due to the way IDIS archives projects associated with these plans, the expected outcomes still appear in this report. Another important change to the City's planning is that the City was able to partner with the TxDot to provide needed ADA improvements to sidewalks & curbs for its downtown infrastructure projects, allowing the City to leverage these CDBG dollars.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City provides public service dollars to Randy Sams Outreach & Mission Texarkana who provide job/assistance skills training to help persons who are homeless or in danger of homelessness.

Attachment

PR26 Texarkana PY2024

Financial Summary PY2024 Txk

Txk PY2024 Cover Page



City of Texarkana, Texas CAPER

Consolidated Annual Performance Evaluation Report

Community Development Block Grant Program
October 1, 2024 through September 30, 2025
Program Year 2024

Txk PY2024 Public Notice

Notice of Public Comment

The City of Texarkana, Texas hereby gives notice that the DRAFT of the Community Development Block Grant 2024 Program Year *Consolidated Annual Performance Evaluation Report (CAPER)* will be available for public review/comment. The Department of HUD requires all recipients of CDBG funds to submit an annual report. All interested persons or groups are encouraged to review the DRAFT CAPER & formally present their comments for inclusion in this report.

The CAPER DRAFT can be reviewed during the 15 Day Public Comment Period at the following location during regular business hours between November 10 to December 1, 2025:

Texarkana, Texas City Hall
220 Texas Boulevard
Texarkana, Texas 75501

The DRAFT CAPER is also available on the Texarkana, Texas website (www.texarkanatexas.gov).

The City will hold a Public Hearing for the CAPER will occur on December 8, 2025. Citizens are asked to present their comments at this Public Hearing or to submit written comments to the City by 5:00 p.m. December 8, 2025.

These meetings are conducted in accordance with the Texas Open Meetings Law (V.T.C.A. Government Code 551) & in accordance with the Americans with Disabilities Act 42 USC 12101 (1991). The facility is wheelchair accessible & handicap parking is available. Requests for sign interpretive services are available upon request, which must be received at least 48 hours prior to the meeting.



CITY OF
TEXARKANA
TEXAS

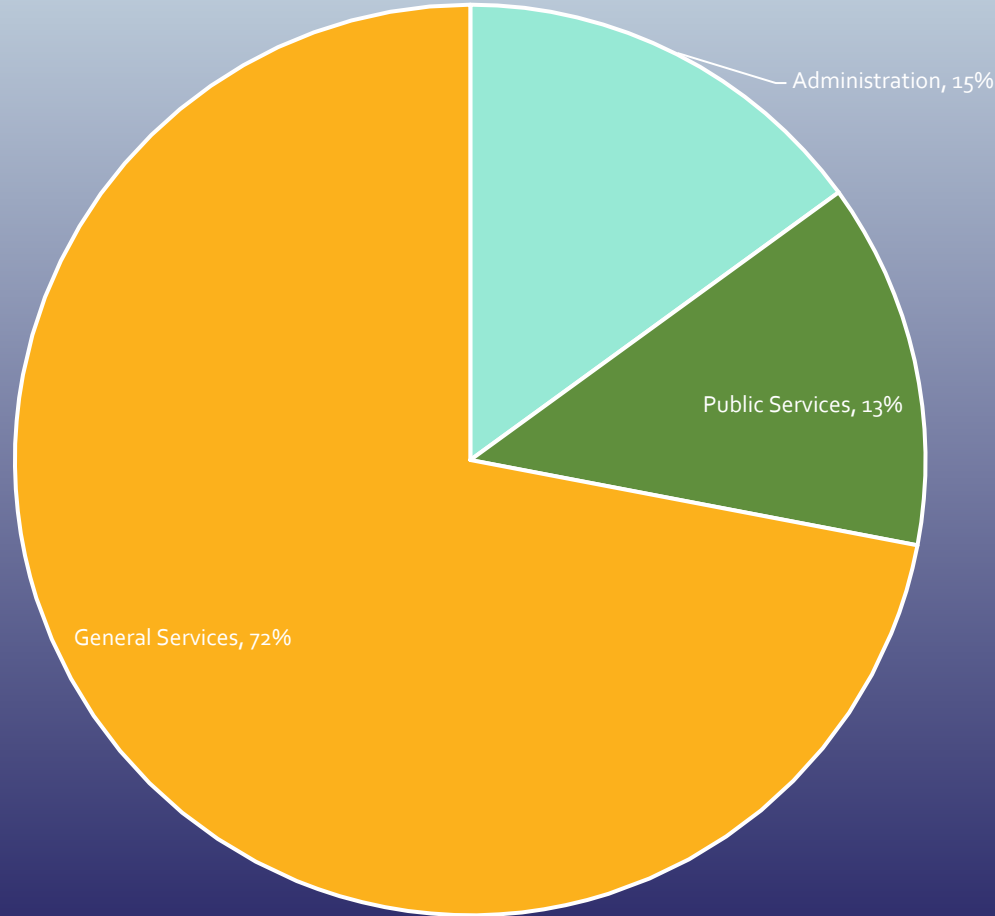
CDBG CAPER Report

CDBG CAPER Report

- The annual report includes expenditures and accomplishments for the 2024 Community Development Block Grant (CDBG) Action Plan (October 1, 2024 -- September 30, 2025)
- Public Comment Period (November 10th – December 1st, 2025)
- Public Hearing on Monday, December 8th



PY2024 Expenditures



HUD requires Entitlement Communities receiving CDBG funds to spend at least seventy percent of program expenditures on activities that benefit low- and moderate-income persons. One hundred percent of Texarkana's program expenditures benefitted low- and moderate-income persons.

Fifteen percent of total expenditures went toward administration of the program.

	Project/Activity	Status	Percent	Funded	Drawn Current Year	
CDBG:	Down Payment Assistance	Completed	0%	10,000.00	-	10,000.00
	Public Service - Mission Texarkana Job Training	Completed	5%	20,000.00	8,765.00	11,235.00
	Public Service - Haven Homes	Completed	2%	10,027.00	10,027.00	-
	Public Service - The Scholars	Completed	4%	18,000.00	15,437.72	2,562.28
	Public Service - Randy Sams Outreach Shelter	Completed	2%	10,000.00	10,000.00	-
	Public Service - Pol Care	Completed	2%	17,309.54	17,309.54	-
	Sidewalks	Completed	7%	37,524.00	37,524.00	-
	Tree Planting	Completed	4%	18,074.00	18,074.00	-
	Community Gardens	Completed	1%	2,811.00	2,811.00	-
	Island Landscaping	Completed	3%	13,890.00	13,890.00	-
	Parks - Kidtopia Park	Open	22%	109,000.00	46,881.00	62,119.00
	Randy Sams Shelter Upgrades	Completed	6%	32,318.00	32,318.00	-
	Southwest Center Basketball Court & Bleachers	Open	28%	139,500.00	114,565.00	24,935.00
	Demoliton of Slum & Blight	Completed	5%	25,000.00	13,362.00	11,638.00
	Housing Repairs - Habitat for Humanity	Open	20%	100,000.00	39,064.00	60,936.00
	Administration (Max 20%)	Completed	15%	72,285.00	72,285.00	-
	TOTAL			635,738.54	452,313.26	183,425.28
	CDBG PY2024 Allocation:	\$372,668.00				
	CDBG Prior Year Rollover Funds:	\$300,264.49				
	Total:	\$672,932.49				
	New CDBG PY2025 Rollover Funds:	\$220,619.23				



Citizens are asked to present their comments at this Public Hearing for inclusion in the report or to submit written comments for inclusion in the report to the Department of Planning and Community Development, City of Texarkana, Texas 220 Texas Boulevard, P.O. Box 1967, Texarkana, Texas 75504. Comments may be mailed or delivered to this office before 5:00 p.m. December 1, 2025



City of Texarkana, Texas

√Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	<input checked="" type="checkbox"/> Promote an Environmentally Sensitive & Livable Community <input type="checkbox"/> Provide a Safe Community <input checked="" type="checkbox"/> Deliver Quality Services <input type="checkbox"/> Foster a Healthy Community
Run the Operations	<input type="checkbox"/> Enhance Community Preparedness & Responsiveness <input type="checkbox"/> Maximize Partnership Opportunities <input type="checkbox"/> Provide Courteous & Responsive Customer Service <input checked="" type="checkbox"/> Model a Positive City Image <input checked="" type="checkbox"/> Deliver Efficient Services <input checked="" type="checkbox"/> Cultivate Community Involvement & Access
Manage the Resources	<input checked="" type="checkbox"/> Maintain Fiscal Strength <input checked="" type="checkbox"/> Maximize Utilization & Resources <input type="checkbox"/> Invest in Infrastructure & Transportation
Develop Personnel	<input type="checkbox"/> Develop a Skilled & Diverse Workforce <input type="checkbox"/> Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input checked="" type="checkbox"/> Newspaper Notice (Required by Statute)	<input checked="" type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Input Session	<input type="checkbox"/> Press Release
<input type="checkbox"/> E-News Distribution	<input type="checkbox"/> Website Notice
<input type="checkbox"/> Social Media (Twitter, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Posted	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:

Supporting materials include:

- ATTH 01 Clean Amended Rate Schedules 1, 2, 3
- ATTH 02 CPI Rider authorized by Ordinance No. 2025-103
- ATTH 03 SUA-submitted Core CPI calculation applied to rates
- ATTH 04 SUA-submitted cover letter and redlined rate schedules
- ATTH 05 SUA-submitted franchise agreement calculation, comparing revised TX to AR rates, with average rate calculations

Potential Options:

Implementation of adjusted rates by operation of Core CPI Rider.

Fiscal Implications:

A modest rate increase will correspond to a modest increase in the franchise fee owed by SUA to the City.

Staff Recommendation:

Staff recommends approval consistent with the Core CPI Rider approved by Ord. No. 2025-103.

Advisory Board/Committee Review:

Not applicable.

Board/Committee Recommendation:

Not applicable.

Advisory Board/Committee Meeting Date and Minutes:

Not applicable.

ORDINANCE NO. 2025-188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING NATURAL GAS RESIDENTIAL AND COMMERCIAL RATE SCHEDULES—TARIFF SECTION PART I, RATE SCHEDULES NOS. 1, 2, AND 3—BY OPERATION OF CPI RIDER AUTHORIZED BY ORDINANCE NO. 2025-103; ORDERING THE RATES TO BE CHARGED BY SUMMIT UTILITIES ARKANSAS, INC., FOR NATURAL GAS AND NATURAL GAS SERVICE TO RESIDENTIAL AND COMMERCIAL CUSTOMERS WITHIN THE CITY OF TEXARKANA, TEXAS; PROVIDING FOR SUPERSEDING AND SEVERABILITY CLAUSES; CONTAINING LEGISLATIVE FINDINGS; AND ESTABLISHING AN EFFECTIVE DATE OF JANUARY 1, 2026.

WHEREAS, by Ordinance No. 2025-103 [July 14, 2025], the City Council amended both tariff and rider schedules contained in Ordinance No. 2022-004, adopting rate schedules submitted by Summit Utilities Arkansas, Inc. (SUA), with qualifications and deletions; and

WHEREAS, as recited in Ordinance No. 2025-103, the City Council rejected certain riders approved by the Arkansas Public Service Commission for Arkansas customers, and instead adopted a Consumer Price Index rider utilizing Core CPI (“the CPI Rider”), a more stable and appropriate inflation index that insulates customers from the volatility of food and energy costs while allowing the utility to recover reasonable inflation-driven increases; and the City Council tempered adoption of the CPI Rider by subordinating it to the ceiling set out in the City’s Natural Gas Franchise Ordinances—collectively, Ord. No. 335-84 [Nov. 12, 1984], as amended by Ord. No. 188-87 [Sept. 14, 1987], and Ord. No. 241-05 [Oct. 10, 2005]—which, among other things, expressly state that in no event shall the City’s natural gas franchisee have the right to charge a higher rate for natural gas and natural gas service within the City of Texarkana, Texas, than is charged for the same and similar services in the City of Texarkana, Arkansas; and

WHEREAS, SUA timely submitted documentation per the requirements of the CPI Rider of price adjustments, together with revised tariff sheets and calculations, set out in **ATTH 01** to this Ordinance, incorporated herein by reference for all purposes, and submitted comparative calculations as between Texas customers and Arkansas customers to confirm compliance with the requirements of the City’s Natural Gas Franchise Ordinances; and

WHEREAS, by this Ordinance, the City Council intends to implement rate changes effective January 1, 2026, by operation of the CPI Rider, to Tariff Section Part I Rate Schedules approved in Ordinance No. 2025-103, by amending only the following rate schedules, and only as set forth in **ATTH 01**:

- Rate Schedule No. 1 RESIDENTIAL FIRM SALES SERVICE (RS-1)
- Rate Schedule No. 2 SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)
- Rate Schedule No. 3 Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1. The residential and commercial rate schedules for natural gas and natural gas service to residential and commercial customers within the City of Texarkana, Texas, authorized in Ordinance No. 2025-103, are amended only to the extent that Rate Schedule Nos. 1, 2, and 3 adopted by Ordinance No. 2025-103 are replaced and superseded with the following rate schedules set forth in **ATTH 01**, which shall be effective with bills rendered on or after January 1, 2026:

- Rate Schedule No. 1 RESIDENTIAL FIRM SALES SERVICE (RS-1)
- Rate Schedule No. 2 SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)
- Rate Schedule No. 3 Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1).

SECTION 2. This Ordinance, amending the level of rates to be charged and applied by SUA, shall be served upon SUA by United States Mail.

SECTION 3. Although the tariff sheets approved in Section 1 of this Ordinance reference other Texas municipalities, nothing in this Ordinance should be construed as the City Council exercising any jurisdiction or authority on behalf of said municipalities in approving tariffs, rates, or rate schedules for those municipalities; no such jurisdiction nor authority has been extended to the City, and such should not be inferred.

SECTION 4. All applications and motions to intervene in this matter, if any, however designated, are hereby denied.

SECTION 5. Except as otherwise provided below, all ordinances or parts of ordinances in conflict herewith are specifically superseded to the extent of such conflict; provided, however, that nothing in this ordinance shall be construed to repeal, modify, supersede, or interpret the City's Natural Gas Franchise Ordinances, which shall also supersede and control over this ordinance in the event any part of this ordinance shall be declared to be in conflict or noncompliant with the City's Natural Gas Franchise Ordinances.

SECTION 6. If any portion of the rates or service charges established herein shall be declared invalid for any reason, the invalidity hereof shall in no manner affect the validity and enforcement of the remainder of such rates for service charges.

SECTION 7: The Recitals set out in this Resolution are true and correct and are incorporated herein and made a part hereof as legislative findings of the City Council for all purposes.

SECTION 8: This Ordinance shall be in full force and effect on January 1, 2026.

PASSED AND APPROVED in Regular Council Session on this the **8th day of December, 2025.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

TEXARKANA, TEXAS SERVICE AREA

Replacing: Second Revised Sheet No. 1-1.1/3
First Revised Sheet No. 1-1.1/3

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Residential

PART I – Rate Schedule No. 1

Title: RESIDENTIAL FIRM SALES SERVICE (RS-1) Effective: January 1, 2026

1. RESIDENTIAL FIRM SALES SERVICE (RS-1)

1.1. AVAILABILITY

1.1.1. This rate is available to any consumer where gas is delivered to an individually metered, single, private dwelling and its appurtenances, the major use of which is for household appliances, and for the personal comfort and convenience of those persons residing therein. This rate schedule is not available for any dwelling used principally for commercial purposes. Natural gas supplied hereunder is for the individual use of the customer at the point of delivery and shall not be resold or shared with others. Standby service is not available under this rate schedule.

1.2. RATES

1.2.1. Each customer receiving service under this rate schedule shall be charged the sum of (a), (b), and (c) as follows:

- (a) Monthly Customer Charge -- \$18.02. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.
- (b) Distribution Rate:
First 15 Ccf at \$0.75998 per Ccf
Over 15 Ccf at \$0.61314 per Ccf
- (c) Gas Supply Rate - The Gas Supply Rate will be calculated and adjusted periodically as defined in the Company's Gas Supply Rate Rider.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Replacing: Second Revised Sheet No. 1-1.2/3
First Revised Sheet No. 1-1.2/3

Summit Utilities Arkansas, Inc.
 (Name of Company)

Kind of Service: Natural Gas Class of Service: Residential

PART I – Rate Schedule No. 1

Title: RESIDENTIAL FIRM SALES SERVICE (RS-1) Effective: January 1, 2026

(d) WNA Rider will be applicable only to volumes in excess of 15 Ccf per month.

1.3. MINIMUM CHARGE

1.3.1. Monthly Customer Charge -- \$18.02. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.

1.4. RIDERS

1.4.1. In addition to the Gas Supply Rate Rider, the following riders are applicable to service under this rate schedule:

<u>Rider Name</u>	<u>Description</u>	<u>Identification on Customer Bills</u>
CPI	Consumer Price Index Rider	CPI
TA	Municipal Tax Adjustment	Municipal Franchise Adj
WNA	Weather Normalization Adjustment	Weather Normalization Adj
EECR	Energy Efficiency Cost Recovery Rider	EE Cost Rate

1.4.2. Service will be rendered under this rate schedule until service is discontinued to customer or the schedule is superseded.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-1.3/3</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-1.3/3</u>

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Residential

PART I – Rate Schedule No. 1

Title: RESIDENTIAL FIRM SALES SERVICE (RS-1) Effective: August 1, 2025

1.5. RULES AND REGULATIONS GOVERNING UTILITY SERVICE

1.5.1. The Company's Standard Rules and Regulations, as the same may from time to time be changed in accordance with the law, shall be applicable to service under this rate schedule.

TEXARKANA, TEXAS SERVICE AREA

First Revised Sheet No. 1-2.1/7
 Replacing: Original Sheet No. 1-2.1/7
Summit Utilities Arkansas, Inc.
 (Name of Company)
 Kind of Service: Natural Gas Class of Service: Small
 Commercial
 PART I – Rate Schedule No. 2
**Title: SMALL COMMERCIAL FIRM SALES
 SERVICE (SCS-1)**

Effective: August 1, 2025

2. SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)**2.1. AVAILABILITY**

- 2.1.1. This rate schedule is available at points of adequate capacity and suitable pressure on the Company's existing facilities. This rate schedule is available to any consumer engaging in business, professional, institutional or other non-residential activity supplied at an individually metered point of delivery for all uses of gas. Natural gas supplied hereunder is for the individual use of the customer at the point of delivery and shall not be resold or shared with others. Standby service is not available under this rate schedule.
- 2.1.2. Gas consumption under this rate schedule is limited to 365,000 Ccf in any 12 consecutive month period. If at any time, it is anticipated, based on Company's estimate, that the customer will consume in excess of 365,000 Ccf per year in the succeeding 12 consecutive month period, the customer shall become subject to the applicable large commercial firm service rate schedule.
- 2.1.3. Company has historically allowed the volume usage of meters at business facilities under common ownership and subject to this rate schedule to be aggregated for the sole purpose of establishing eligibility for transportation as referenced in Part 3.1.3. of Rate Schedule LCS-1. Customers historically qualifying for transportation under this aggregation provision shall remain subject to the rates and charges under this rate schedule in addition to any additional specific rates, charges, or adjustment riders peculiar to the Transportation Supply Option ("TSO") set out in Rate Schedule LCS-1, such as, but not limited to, administrative fees. Customers aggregating volume shall be subject to all provisions and policies governing TSO option customers as specified in LCS-1, except as provided for herein. Although no aggregation will be allowed for eligibility, the ability to

 Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-2.2/7</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-2.2/7</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: Small <u>Commercial</u>
PART I – Rate Schedule No. 2		
Title: SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)		

Effective: August 1, 2025

aggregate for eligibility purposes at existing and new locations shall remain unchanged for transportation customers eligible under such aggregation provision prior to September 21, 2002. Future aggregation for the purpose of qualification, except as otherwise referenced herein, is prohibited. Each individual account of historically qualified customers shall be treated as a separate account and shall be subject to the same rates and charges under the originating SCS-1 or LCS-1 rate schedule, and are additionally subject to any specific rates, charges or riders specific to the TSO.

For the purpose of establishing eligibility for the “TSO” defined in the LCS rate schedule, customers experiencing or anticipating an average daily demand of 10 MMBtu per day during the preceding or succeeding twelve months will be eligible for the TSO. Customers qualifying for transportation who choose the TSO shall be subject to rates and charges under the SCS-1 rate schedule, and are additionally subject to any additional specific rates, charges or riders specific to the TSO.

- 2.1.4. Customers converting from transportation service to sales service will be required to contract for such sales services between the months of February through April preceding the expiration of the primary or any succeeding term of the Customer’s existing contract. Customers seeking to contract for sales service during the required time frame will be allowed to convert to sales service provided that the Company is able to secure firm upstream transportation capacity and other upstream pipeline services sufficient to meet the Customer’s needs. Any such conversion will be effective upon the expiration of the term of the Customer’s existing contract, unless the Company and the Customer agree otherwise.
- 2.1.5. Seasonal Transportation. Customer facilities experiencing more than 80% of annual load during the flow months April through October, and who experience or anticipate an average daily demand of more than 10 MMBtu

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>Second Revised</u>	Sheet No. <u>1-2.3/7</u>	
Replacing:	<u>First Revised</u>	Sheet No. <u>1-2.3/7</u>	
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)		
Kind of Service:	<u>Natural Gas</u>	Class of Service: Small	
		<u>Commercial</u>	
PART I – Rate Schedule No. 2			
Title: SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)			Effective: January 1, 2026

per day during any consecutive 30-day period of the preceding or succeeding April through October, are eligible to transport on a seasonal basis. Customers meeting the aforementioned criteria, may elect the TSO option and choose a subsequent return to the System Supply Option (“SSO”) only once during the calendar year. Customers electing the TSO on a seasonal basis, pursuant to notice given prior to May 31st or thirty days prior to commencement of service, whichever is earlier, may receive transportation service for a continuous period of at least 30 days between April 1 and October 31. Customers electing the TSO option on a seasonal basis are subject to the TSO contract administration fee. Additionally, each participating location shall pay a \$300 set-up fee upon initial election and upon any subsequent return to transportation service.

2.2. RATES

2.2.1. Each customer receiving service under this rate schedule shall be charged the sum of (a), (b), and (c) as follows:

(a) Monthly Customer Charge - \$19.43. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.

(b) Distribution Rate for customers electing the SSO option:

First 1,500 Ccf at	\$0.22690
1,501 – 15,000 Ccf at	\$0.17162
Over 15,000 Ccf at	\$0.07357

Distribution Rate for customers electing the TSO option:

First 150 MMBtu at	\$2.38866
--------------------	-----------

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-2.5/7</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-2.5/7</u>
	<u>Summit Utilities Arkansas, Inc.</u>	
	(Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: Small
		<u>Commercial</u>
PART I – Rate Schedule No. 2		
Title: SMALL COMMERCIAL FIRM SALES		
SERVICE (SCS-1)		

Effective: August 1, 2025

wireless telemetry options. Customer will pay Company for telemetry equipment under one of the following payment options as chosen by the customer:

() Option 1: Customer agrees to provide an analog phone line for each meter and pay for standard telemetry equipment and installation costs for each meter. Customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 1 is limited to existing Option 1 customers and not available for new customers electing transportation service.

() Option 2: Customer will provide an analog phone line for each meter but elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$30 per month per meter for meters that do not require pressure instrumentation and \$84 per month per meter for meters that do require pressure instrumentation. The customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 2 is limited to existing Option 2 customers and will not be available to new customers electing transportation service.

() Option 3: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and agrees to pay for standard telemetry equipment and installation costs for each meter. The wireless service fee will be \$10 per month per meter, and Customer will not be subject to meter reading fees.

() Option 4: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$40 per month for meters that do not require pressure instrumentation and \$94 per month per meter for meters that do require

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-2.6/7</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-2.6/7</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: Small <u>Commercial</u>
PART I – Rate Schedule No. 2		
Title: SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)		

Effective: August 1, 2025

pressure instrumentation. The customer will not be subject to meter reading fees.

In the event customer has in place working telemetering facilities and equipment; and the customer receives system supply service; and Company determines it necessary to keep the telemeter(s) operational, Company will arrange and pay for the associated telecommunications cost while the customer receives sales service under this rate schedule.

- 2.4.2. If an existing Option 1 or Option 2 customer has chosen analog telemetry, then customer shall be responsible for installing and maintaining telecommunications lines. Should customer fail to maintain or repair telecommunications lines required to communicate with telemetry equipment, Company shall have the right to bill customer all labor and expense required to manually read the meter, at whatever intervals the Company may deem necessary. If a repair is not made within forty-five (45) days, Summit Utilities Arkansas, Inc. will install wireless telemetry equipment pursuant to Option 4. At such times when telecommunication lines, or other such analog equipment, need replacement, customer will be required to elect a wireless telemetry option as listed above.

If customer chooses wireless telemetry, then customer shall pay Company \$10 per month per meter for wireless telemetry service for the entire period such meter(s) is(are) served under this or any other transportation rate schedule.

2.5. RIDERS

- 2.5.1. In addition to the Gas Supply Rate Rider, the following riders are applicable to service under this rate schedule:

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-2.7/7</u>	
Replacing:	<u>Original</u>	Sheet No. <u>1-2.7/7</u>	
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)		
Kind of Service:	<u>Natural Gas</u>	Class of Service: Small	
		<u>Commercial</u>	
PART I – Rate Schedule No. 2			
Title: SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)			Effective: August 1, 2025

<u>Rider Name</u>	<u>Description</u>	<u>Identification on Customer Bills</u>
CPI	Consumer Price Index Rider	CPI
TA	Municipal Tax Adjustment	Municipal Franchise Adj
WNA	Weather Normalization Adjustment	WNA
EECR	Energy Efficiency Cost Recovery Rider	EECR

2.5.2. Service will be rendered under this rate schedule until service is discontinued to customer, the customer qualifies for service under the large commercial firm service rate schedule, or the schedule is superseded.

2.6. RULES AND REGULATIONS GOVERNING UTILITY SERVICE

2.6.1. The Company's Standard Rules and Regulations, as the same may from time to time be changed in accordance with the law, shall be applicable to service under this rate schedule.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.1/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.1/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3. LARGE COMMERCIAL FIRM SERVICE (LCS-1)**3.1. AVAILABILITY**

3.1.1. This rate schedule is available at points of adequate capacity and suitable pressure on the Company's existing facilities. This rate schedule is available to any customer at a particular facility owned or operated by customer who enters into a large volume commercial service agreement ("Agreement") with Company, in the form appended to this rate schedule on reasonable terms and conditions acceptable to the Company, for delivery of gas at the facility, provided such facility has experienced, or anticipates, an average daily demand of more than 100 MMBtu per day during the preceding or succeeding twelve (12) months, respectively.

For the purpose of establishing eligibility for the Transportation Supply Option ("TSO") defined in this rate schedule, customers experiencing or anticipating an average daily demand of 10 MMBtu per day during the preceding or succeeding twelve months will be eligible for the TSO. Customers choosing the TSO will remain under their originating SCS or LCS rate schedules, and are additionally subject to any specific rates, charges or riders specific to the TSO.

3.1.2. Company has historically allowed the volume usage of meters at facilities under common ownership and subject to other commercial rate schedules to be aggregated for the sole purpose of establishing eligibility for transportation. Although no aggregation will be allowed for eligibility, the ability to aggregate for eligibility purposes at existing and new locations shall remain unchanged for transportation customers eligible under such aggregation provision prior to September 21, 2002. Future aggregation for the purpose of qualification, except as otherwise referenced herein, is prohibited. Each individual account of historically qualified customers shall be treated as a separate account and shall be subject to the same rates and charges under the originating SCS or LCS rate schedule, and are

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.2/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.2/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

additionally subject to any specific rates, charges or riders specific to the TSO.

- 3.1.3. Customers under this rate schedule may choose between two sources of supply, as follows:
- (a) System Supply Option (“SSO”) - under which customer will be delivered natural gas supply designated as general system supply of Company.
 - (b) Transportation Supply Option (“TSO”) - under which customer will be delivered natural gas supply received for customer’s account at points of receipt on Company’s distribution facilities.
- 3.1.4. The customer’s election between the two supply options under this rate schedule shall be set forth in the requisite Agreement which will specify the term (duration) of this customer election. Under no circumstances shall the Company be obligated to (a) deliver natural gas volumes to a customer under this rate schedule from a supply source other than the one reflected in customer’s election embodied in the Agreement or (b) enter into an agreement with a term of less than one year. LCS customers failing to execute the requisite agreement setting forth the supply option election, shall default to the System Supply Option, and shall remain until such time that an agreement setting forth the alternative supply option is executed.
- 3.1.5. If customer has human needs requirements, or other requirements necessary for the preservation of life, health or physical property, the Company will require customer to certify and document such requirements in writing prior to the start of service. The Customer shall update the Company in writing when its human needs requirements change.
- 3.1.6. Additionally, if customer has human needs requirements under the TSO, the Company will require customer to certify and document to Company that it:

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.3/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.3/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

- (a) has made firm pipeline capacity and gas supply arrangements sufficient to ensure non-interruptible deliveries to satisfy its level of human needs requirements. This documentation will include written acknowledgement from the upstream pipeline that firm, primary delivery point capacity is under contract for the appropriate location that will service customer, and that such capacity is under contract for the entire November through March time period; or,
- (b) has one or more alternative energy back-up systems in place to provide for continuous energy to satisfy the total human needs requirements that otherwise would be met by natural gas. In such instance, there will be no requirement to meet this firm pipeline capacity and gas supply provision.

- 3.1.7. Customers converting from sales service to transportation service shall bear the supply-related cost/credit shifts or additional costs/credits, if any, directly resulting from that conversion, including existing pipeline commitments, existing gas supply costs, and additional administrative costs. The Company shall maintain adequate records to demonstrate such costs and to substantiate that this result has been achieved, and shall make such information available to the converting customer upon request. Upon request, Company shall provide a good faith estimate of such costs/credits based upon representations made by the customer as to usage, demand, timing, and other factors.
- 3.1.8 Customers converting from transportation service to sales service will be required to contract for such sales service between the months of February through April preceding the expiration of the primary or any succeeding term of the Customer's existing contract. Customers seeking to contract for sales service during the required time frame will be allowed to convert to sales service provided that the Company is able to secure firm upstream transportation capacity and other upstream pipeline services sufficient to

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.4/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.4/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

meet the Customer's needs. Any such conversion will be effective upon the expiration of the term of the Customer's existing contract, unless the Company and the Customer agree otherwise.

3.1.9. Seasonal Transportation. Customer facilities experiencing more than 80% of annual load during the flow months April through October, and who has experienced or anticipates an average daily demand of more than 10 MMBtu per day during any consecutive 30-day period of the preceding or succeeding April through October, are eligible to transport on a seasonal basis. Customers meeting the aforementioned criteria, may elect the TSO option and choose a subsequent return to the SSO option only once during the calendar year. Customers electing the TSO option on a seasonal basis, pursuant to notice given prior to May 31st or thirty days prior to commencement of service, whichever is earlier, may receive transportation service for a continuous period of at least 30 days between April 1 and October 31. Customers electing the TSO option on a seasonal basis are subject to the TSO contract administration fee. Additionally, each participating location shall pay a \$300 set-up fee upon initial election and upon any subsequent return to transportation service.

3.2. MAXIMUM QUANTITIES

3.2.1. Company and customer shall agree upon a Maximum Daily Winter Quantity ("MDWQ") applicable to the period from November through March which will be reflected in the Agreement, and shall establish the maximum MMBtu Quantity that the Company will be obligated to deliver on a firm basis on any given day to customer's point of delivery until such maximum quantity is revised pursuant to Part 3.2.4.

3.2.2. Average Daily Volume shall be calculated by dividing the annual volume by 365.

3.2.3. Under no circumstances is Company required to agree to an MDWQ, Average Daily Volume or other quantity-related obligation under this rate

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.5/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.5/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

schedule that it finds inconsistent with actual expected operating outcomes or load requirements based on observed historical operating data, the level and nature of currently installed natural gas facilities, equipment and appliances, or other relevant, reasonable and appropriate information or data. When entering into a new Agreement, an existing customer will not be required to agree to an MDWQ, Average Daily Volume or other quantity-related obligation under this rate schedule that is less than the quantities in effect during the previous Agreement, provided, however, that the quantities sought by the customer were actually experienced during the two-year period preceding the new Agreement.

- 3.2.4. Unless agreed otherwise, should customer deliveries exceed the Initial MDWQ during the period from November through March, then delivery demand set on that day shall reestablish the MDWQ and shall hereinafter be referred to as the Replacement MDWQ. Should annual deliveries exceed previously established levels, for the prior 12-month period, then the Initial Average Daily Volume will be reestablished for the annual period, and shall be known as the Replacement Average Daily Volume. The Replacement MDWQ or Average Daily Volume, respectively, become effective on the first day of the month after which the excess occurred for all meters read on and after that date, and continue for the remaining term of the contract or until such time that a Replacement MDWQ or Average Daily Volume is established. The Replacement MDWQ or Average Daily Volume shall not, however, exceed the quantity that is capable of being received or delivered on a firm basis. In the event that the Replacement MDWQ or Average Daily Volume would otherwise exceed the quantity that is capable of being received or delivered on a firm basis, then the Replacement MDWQ or Average Daily Volume shall be the maximum level that can be received or delivered on a firm basis.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.6/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.6/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.2.5. Company shall not be obligated to receive or deliver more than the Maximum Hourly Quantity (“MHQ”). If customer takes gas in excess of the specified MHQ at the point of delivery without the approval of Company, and such excess flow causes physical harm to the Company, its other customers or its facilities, then customer shall reimburse Company for the actual cost of damages or harm or repairs to its facilities, plus overhead expenses, within 15 days after the date of Company’s invoice to customer for such damages.

3.3. CAPACITY DEMAND

3.3.1. Each individually metered point of delivery under this rate schedule shall have a capacity demand (“CD”), equal to the higher of:

- (a) The Initial MDWQ specified in customer’s Agreement with Company, subject to the maximum quantities provision herein, or the Replacement MDWQ as established pursuant to the provisions of Part 3.2.4.
- (b) The Initial Average Daily Volume specified in customer’s Agreement with Company, or the Replacement Average Daily Volume as established pursuant to the provisions of Part 3.2.4.

3.3.2. This CD shall be the billing determinant for both distribution demand charges and Fixed Storage Charges, Fixed Gas Supply Charges and Fixed Transportation Charges (GSR Demand) under the Gas Supply Rate Rider. The Initial MDWQ or Initial Average Daily Volume, the higher of which is also known as the Initial CD, shall remain in place until such time as a Replacement MDWQ or Replacement Average Daily Volume, the higher of which is also known as the Replacement CD, is established pursuant to the provisions of Part 3.2.4. During the course of the contract term, the CD established as billing determinant shall be the higher of the Initial CD under the contract or any Replacement CD established during the previous 12-month period. Unless agreed upon otherwise, if during the course of a

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>Second Revised</u>	Sheet No. <u>1-3.7/37</u>
Replacing:	<u>First Revised</u>	Sheet No. <u>1-3.7/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: January 1, 2026

multi-year contract, any Replacement CD established pursuant to Part 3.2.4. does not re-occur during any prior 12-month period, then effective the first day of the following month the Replacement CD will be established as the higher of the Initial CD or highest daily volume during the MDWQ period that falls within the previous twelve months. In no instance shall the Replacement CD be based upon usage occurring before the effective date of the customer's Agreement.

3.4. RATES

3.4.1. Each customer receiving service under this rate schedule, other than small commercial firm sales service customers historically qualifying under the Part 3.1.2. aggregation provision, shall be charged the sum of (a), (b), (c) and (d) as follows:

- (a) Distribution Customer Charge - \$403.76 per month. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.
- (b) Distribution Demand Charge per MMBtu of CD per month:
 - (i) \$11.43972 per MMBtu of CD up to 400 MMBtu of CD plus, if applicable
 - (ii) \$1.76756 per MMBtu of CD over 400 MMBtu of CD.
- (c) Gas Supply Rate Rider :
 - (i) SSQ - The Gas Supply Rate will be calculated and adjusted periodically as defined in the Company's Gas Supply Rate Rider.
 - (ii) TSO - The customer will provide the appropriate LUFG-in-Kind as described in the Company's Gas Supply Rate Rider. Volumes provided as LUFG-in-Kind will not be considered

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>Second Revised</u>	Sheet No. <u>1-3.8/37</u>
Replacing:	<u>First Revised</u>	Sheet No. <u>1-3.8/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: January 1, 2026

in the calculation of Capacity Demand and shall not be subject to Distribution Charges.

3.4.2. Monthly charges applicable to customers under the TSO described in Part 3.1.3. of this rate schedule, including small commercial firm sales service customers historically qualifying under the Part 3.1.2. aggregation provision of this rate schedule or qualifying for transportation under the SCS rate schedule, are as follows:

- (a) Contract Administration Fees:
TSO - \$342.37 per month.

3.5. MINIMUM CHARGE

The sum of (a), (b), and (c) if applicable:

- (a) Distribution Customer Charge - \$403.76 per month. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.
- (b) Distribution Demand Charge - per MMBtu of CD per month:
- (i) \$11.43972 per MMBtu of CD up to 400 MMBtu of CD plus, if applicable
- (ii) \$1.76756 per MMBtu of CD over 400 MMBtu of CD
- (c) Contract Administration Fee – TSO - \$342.37 per month.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.9/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.9/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.6. TELEMETERING EQUIPMENT

3.6.1. Telemetry is required for all customers who receive service pursuant to this rate schedule, including customers qualifying under Part 3.1.2. of the aggregation provision of this rate schedule. If Company does not have telemetry at customer's point of delivery, upon execution of the Agreement, Company shall install telemetry equipment of standard make and manufacture to determine hourly and daily flow of gas at customer's point of delivery. Existing customers shall have the option between analog telemetry and wireless telemetry, if suitable wireless service is available. New customers may choose from one of two wireless telemetry options. Customer will pay Company for telemetry equipment under one of the following payment options as chosen by the customer:

- () Option 1: Customer agrees to provide an analog phone line for each meter and pay for standard telemetry equipment and installation costs for each meter. Customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 1 is limited to existing Option 1 customers and not available for new customers electing transportation service.
- () Option 2: Customer will provide an analog phone line for each meter but elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$30 per month per meter for meters that do not require pressure instrumentation and \$84 per month per meter for meters that do require pressure instrumentation. The customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 2 is limited to existing Option 2 customers and will not be available to new customers electing transportation service.
- () Option 3: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and agrees to pay for standard telemetry equipment and installation costs for each meter. The wireless service fee will be \$10 per month per meter, and Customer will not be subject to meter reading fees.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.10/37
Original Sheet No. 1-3.10/37

Summit Utilities Arkansas, Inc.
 (Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

() Option 4: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$40 per month for meters that do not require pressure instrumentation and \$94 per month per meter for meters that do require pressure instrumentation. The customer will not be subject to meter reading fees.

3.6.2. If an existing Option 1 or Option 2 customer has chosen analog telemetry, then customer shall be responsible for installing and maintaining telecommunications lines. Should customer fail to maintain or repair telecommunications lines required to communicate with telemetry equipment, Company shall have the right to bill customer all labor and expense required to manually read the meter, at whatever intervals the Company may deem necessary. If a repair is not made within forty-five (45) days, Summit Utilities Arkansas, Inc. will install wireless telemetry equipment pursuant to Option 4. At such times when telecommunication lines, or other such analog equipment, need replacement, customer will be required to elect a wireless telemetry option as listed above.

If customer chooses wireless telemetry, then customer shall pay Company \$10 per month per meter for wireless telemetry service for the entire period such meter(s) is(are) served under this or any other transportation rate schedule.

3.7. RIDERS

3.7.1 In addition to the Gas Supply Rate Rider, the following riders are applicable to service under this rate schedule:

<u>Rider Name</u>	<u>Description</u>	<u>Identification on Customer Bills</u>
CPI	Consumer Price Index Rider	CPI
TA	Municipal Tax Adjustment	Municipal Franchise Adj

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.11/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.11/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

EECR Energy Efficiency Cost Recovery EE Cost Rate
Rider

3.7.2. Service will be rendered under this rate schedule until service is discontinued to customer, the customer qualifies for service under the small commercial firm sales service rate schedule, or the schedule is superseded.

3.8. RULES AND REGULATIONS GOVERNING UTILITY SERVICE

3.8.1. The Company's Standard Rules and Regulations, as the same may from time to time be changed in accordance with the law, shall be applicable to service under this rate schedule.

3.9. BILLING AND PAYMENT

3.9.1. Customer's bills will be based on capacity demand and the quantity of MMBtu's delivered to customer at the delivery point. Such bills shall be rendered promptly after the close of each billing period and shall be paid within fourteen (14) days after the date the bill is mailed or made available electronically. Company shall have the right to bill customer each month hereunder on the basis of nominated quantities or estimated quantities, provided that adjustments shall be made to such quantities in subsequent months' billings based on actual quantities delivered. Amounts past due hereunder shall bear interest from the due date until paid at the maximum lawful rate. The Company shall not discontinue service to customer for violation of its rates and policies nor for non-payment of bills, without first having diligently tried to induce the customer to comply with its rates and policies, or to pay amounts due the Company. Company may suspend service to customer after written notice shall have been given to the customer by the Company in the manner provided for in the Commission's Rules. Company may require as a condition of recommencement or

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.12/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.12/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

continuation of service the maximum refundable deposit or bond allowed by the Commission to secure payment of bills. Interest at such rates as are required by the Commission shall be paid on any such deposit amount.

3.10. DEFINITIONS

- 3.10.1. The following terms when used herein shall be construed to have the following meaning, except where the context of their use clearly indicates another meaning:
- 3.10.2. The term "Large Volume Commercial Customer Agreement" (Agreement) shall mean a written and fully executed agreement between Company and customer which provides for service under the applicable supply option of this rate schedule.
- 3.10.3. The term "customer" shall mean the party so identified in the Agreement, or its designee.
- 3.10.4. The term "day" or "daily" shall mean a period of twenty-four (24) consecutive hours, beginning and ending as near as practicable to 9:00 a.m., Central Standard Time, at the point at which delivery of gas is made.
- 3.10.5. The term "month," "Service Month," or "monthly" shall mean the period beginning at or as near as practicable to 9:00 a.m., Central Standard Time, on the first day of the calendar month and ending as near as practicable to 9:00 a.m. on the first day of the next succeeding calendar month.
- 3.10.6. The term "year" or "service year" shall mean a period of three hundred sixty-five (365) consecutive days beginning on the date specified in the Agreement for the commencement of the term of service or any anniversary thereof; provided, however, that any year which contains a date of February 29, shall consist of three hundred sixty-six (366) consecutive days.
- 3.10.7. The term "cubic foot" shall mean the volume of gas which occupies one (1) cubic foot when said gas is at a temperature of sixty degrees (60

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.13/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.13/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

degrees) Fahrenheit, and at a pressure of 14.73 pounds per square inch absolute.

- 3.10.8. The term "Mcf" shall mean one thousand (1,000) cubic feet of gas.
- 3.10.9. The term "Btu" shall mean British Thermal Unit.
- 3.10.10. The term "MMBtu" shall mean one million (1,000,000) Btu's.
- 3.10.11. The term "gas supply" as it relates to purchased gas costs shall mean the charge for the product known as natural gas, and does not include any charges associated with delivery of the product by Company or any supplier pipeline of the Company.
- 3.10.12. The term "balancing" shall mean the service provided by Company when quantities of gas received by Company at the Point(s) of Receipt differ at any time from the quantities of gas delivered by Company at the Point(s) of Delivery under the Agreement.
- 3.10.13. The term "Point(s) of Receipt" shall mean the point or points specified in the Agreement where Company agrees to receive gas for transportation for the account of customer.
- 3.10.14. The term "Point(s) of Delivery" shall mean the point or points specified in the Agreement where Company agrees to deliver gas transported for the account of customer.
- 3.10.15. The term "imbalance" shall mean the difference in the MMBtu's of natural gas which customer takes at the Point(s) of Delivery and the MMBtu's which customer provides for transportation at the Point(s) of Receipt.
- 3.10.16. The term "Average Daily Volume" shall be calculated by dividing the annual volume by 365.
- 3.10.17. The term "Maximum Hourly Quantity" or "MHQ" shall mean the maximum MMBtu Company is obligated to deliver or receive for

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.14/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.14/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

customer's account in any single hour. Company shall not be obligated to agree to a maximum hourly quantity greater than 1/15 of, MDWQ or Average Daily Volume.

- 3.10.18. The term "Initial CD" shall mean the higher of the Average Daily Volume or the Maximum Daily Winter Quantity "MDWQ." The Initial CD shall be negotiated by the Company and the customer.
- 3.10.19. The term "Initial Maximum Daily Winter Quantity" shall mean the Maximum Daily Winter Quantity "MDWQ" reflected on the initial Exhibit A to the Large Volume Commercial Customer Agreement.
- 3.10.20. The term "Replacement CD" shall mean a daily volume higher than the Initial CD, that is substituted and used as a CD pursuant to Part 3.3.2.
- 3.10.21. The term "Replacement Maximum Daily Winter Quantity" shall mean the Maximum Daily Winter Quantity "MDWQ" reflected on the revised Exhibit A to the Large Volume Commercial Customer Agreement.
- 3.10.22. The term "*Inside FERC* Enable-East First-of-the-Month Index," or "Enable Index," shall mean the price published in Platt's *Inside FERC's Gas Market Report* under the heading "Prices of Spot Gas Delivered to Pipelines" for "Enable Gas Transmission, LLC." "East" under the subheading "Index" for the applicable Month of gas delivery. For any month in which Platt's *Inside FERC Gas Market Report* fails to report an Enable Index, Company shall substitute the price published in Platt's *Inside FERC Gas Market Report* under the heading "Market Center Spot Gas Prices" for "Henry Hub" under the subheading "Index" for the applicable Month of gas delivery (the "Henry Hub Index"), adjusted to reflect a historical variance between the Enable Index and the Henry Hub Index. The variance shall be the average of the difference between the Henry Hub Index and the Enable Index for the two most recent months in

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.15/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.15/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

which both indices were published by Platt's *Inside FERC's Gas Market Report*. “

3.11. GOVERNMENTAL REGULATIONS

3.11.1. Service hereunder shall be subject to all relevant present and future local, state and federal laws and all rules, regulations and orders of regulatory authorities having jurisdiction over any of the parties, as applicable, and the obligations of all parties hereunder are subject to obtaining whatever regulatory approvals and authorizations are necessary for the lawful implementation of the Agreement, on continuing conditions satisfactory to the party affected. Customer shall cooperate with the Company by providing promptly all information and in making whatever reports or filings are necessary in regard to service rendered under this rate schedule. Neither party shall be held in default for failure to perform hereunder if such failure is due to good faith compliance with the requirements of any such laws, orders, rules and regulations. Should any governmental body having jurisdiction impose on the Company or the services provided hereunder or otherwise require service hereunder on terms and conditions that are unacceptable to Company, in its sole discretion, then Company may terminate service hereunder at any time thereafter upon notice to customer. Customer shall also reimburse Company, or cause Company to be reimbursed, for any fees, taxes (other than income and property taxes) or other charges levied or paid by Company to any governmental authorities in connection with or attributable to the services provided hereunder.

3.12. MEASUREMENT

3.12.1. Except as may be otherwise provided elsewhere herein or required by law, the measurement and testing of gas received and delivered hereunder shall be done by Company, or its designee, as measuring party in accordance with the following:

3.12.2. The gas received by Company hereunder shall be measured as follows:

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.16/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.16/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
	Kind of Service: <u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
	PART I - Rate Schedule No. 3	
	Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)	

Effective: August 1, 2025

- 3.12.2.A. The unit of volume shall be 1,000 cubic feet of gas (Mcf) at a temperature base of 60 degrees Fahrenheit and at a pressure base of 14.73 pounds per square inch absolute. Whenever the actual conditions of pressure and temperature of the particular gas stream being measured differ from the above standard, conversion of the volume from such actual conditions to the above standard conditions shall be made in accordance with the Ideal Gas Laws corrected for super-compressibility in accordance with the method customarily used by the measuring party.
- 3.12.2.B. Measurements of gas shall always be in accordance with requirements of law, and if the procedures, bases, or standards herein contemplated to be used in the determination of gas volumes are changed by law or regulatory action, the applicable rates shall be appropriately modified and adjusted to the extent necessary to the end that calculations to determine sums of money due hereunder after the change will reach the same end result in dollars and cents as would have been reached in the absence of such change.
- 3.12.2.C. The temperature of the gas at each point of receipt shall be (i) determined by a recording thermometer, (ii) determined by taking the average of the daily readings of an indicating thermometer, or (iii) assumed by mutual agreement to be 60 degrees Fahrenheit, provided that, if a recording thermometer is not being used, customer shall have the right, by reimbursing the cost of the equipment and its installation, to require the use of a recording thermometer. The Btu content of the gas per cubic foot shall be determined on a dry basis in accordance with good engineering practice in a manner reasonably calculated to result in a fair and accurate determination.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.17/37</u>	
Replacing:	<u>Original</u>	Sheet No. <u>1-3.17/37</u>	
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)		
	Kind of Service: <u>Natural Gas</u> Class of Service: <u>Large Commercial</u>		
	PART I - Rate Schedule No. 3		
	Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

- 3.12.2.D. The specific gravity of the gas shall be determined in accordance with good engineering practice as often as found necessary in operation.
- 3.12.2.E. Standard type measuring and testing equipment necessary to measure and determine quantities hereunder shall be installed, operated and maintained in a workmanlike manner. Readings, calibrations, tests, repairs and adjustments of said equipment, and changing of charts, shall be done only by employees or agents of measuring party and in accordance with good engineering practice as often as found necessary in operation. Orifice meters, if used, shall be installed and operated, and volumes computed, in accordance with the latest version of the American Gas Association Gas Measurement Committee Report and Appendices thereto, and such amendments thereof as measuring party may place in use on its system for transactions of this type. Customer shall have access to the measuring and testing equipment at reasonable times, and shall have the right to have a representative present at tests, calibrations and adjustments thereof. Upon request by customer for a special test of any meter or auxiliary equipment, the accuracy of same shall be verified promptly, provided that the cost of such special test shall be borne by customer unless the percentage of inaccuracy is found to be more than two percent (2%), then previous readings shall be corrected to zero error for the period of time during which the equipment was known to be inaccurate, or if not known then to the shorter of six (6) months or the last date that the meter was tested; if said total inaccuracy is not more than two percent (2%), then previous reading shall be considered correct but the equipment shall be adjusted to read correctly. Measuring party shall not be required to verify the

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.18/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.18/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

accuracy of such equipment more than once in any 90-day period, unless customer has a specific and verifiable reason to believe that the equipment is inaccurate by more than 2%.

- 3.12.2.F. If any meter or auxiliary equipment is out of service or out for repair for a period of time so that the quantity of gas delivered cannot be ascertained or computed from the reading thereof, then the quantity delivered during such period shall be estimated upon the basis of the best data available, using the first of the following methods which is feasible: (i) by correcting the error if the percentage of error is ascertainable by calibration, test, or mathematical calculations; (ii) by using the registration of any check equipment installed and accurately registering, or (iii) by estimating the volume on the basis of deliveries during preceding periods under similar conditions when the equipment was registering accurately.
- 3.12.2.G. Upon request, measurement charts and records shall be submitted to customer for examination, the same to be returned within twenty (20) days. The measurement charts and records for a given accounting month shall be conclusively presumed correct if no written objection thereto is served on Company within the 12-month period following the given accounting month. All test data, meter charts and similar records shall be preserved for a period of at least one (1) year.
- 3.12.2.H. The formal measurement and testing of gas hereunder shall only be by the equipment operated by measuring party, but customer may install, operate and maintain, at customer's own cost, risk and expense and in the same manner as is required for the primary equipment hereunder, check measuring and testing equipment of standard type, provided that the same does not

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.19/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.19/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

interfere with the operation of the primary equipment. Company shall have the same rights with respect to check equipment as customer has with respect to the primary equipment.

- 3.12.2.I. If Company causes any or all of the foregoing measurements and testing procedures to be done by a third-party designee, then in such event:
- 3.12.2.I(1) Customer's rights hereunder with respect to the third-party's equipment and procedures will be subject to reasonable arrangements by Company with such third party; and
- 3.12.2.I(2) If the third party's usual and customary procedures differ in particular respects from the detailed procedures set out above, then the third-party's procedures, and measured quantities resulting therefrom shall be acceptable and used hereunder so long as they are consistent with good engineering practice in the industry.
- 3.12.2.J. The gas delivered by Company to customer after transportation shall be measured in the same manner as are volumes sold by Company to customers of similar size as customer under Company's sales rate schedules.
- 3.12.2.K. Volume measured in Mcf will be subject to thermal adjustment and billed in MMBtu as measured on a dry basis. Delivered volumes will be adjusted by the appropriate thermal content factor obtained from the nearest available chromatograph or sampling location. The formula for conversion from Mcf to MMBtu is as follows: $\text{Mcf} \times \text{thermal content factor} = \text{MMBtu}$.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.20/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.20/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.13. FORCE MAJEURE

3.13.1. Neither customer nor Company shall be liable to the other for failure to perform their respective obligations under the Agreement (other than to make any and all payments thereunder) due to acts or conditions beyond the reasonable control of the parties affected. The obligations of the affected party to perform shall be suspended so long as and to the extent that performance is prevented by the occurrence of such acts or conditions. Such acts or conditions shall be deemed to include, but not be limited to, fire, labor disputes, acts of God, the elements, wars, epidemics, riots, civil disturbances, explosions, breakdown of equipment, test and repairs of pipeline facilities, freezing of wells or pipelines, requirements of local, state or federal authorities, failure of any intermediate transporters relied upon by Company to transport the gas for any reason, failure of appropriate regulatory approvals or lack of sufficient capacity, the inability of Company to obtain or maintain such regulatory authorizations as may be necessary for the lawful performance of the service contemplated hereby on continuing conditions satisfactory to Company, the curtailment of service by Company in accordance with Company's curtailment plan as effective from time to time, failure of gas supply and any other cause, similar or dissimilar, not within the reasonable control of the party claiming relief. The party affected shall notify the other promptly and shall remedy the cause of suspension with reasonable diligence, retaining to such party unqualified discretion in settling labor disputes.

3.14. OPERATING INFORMATION AND FORECASTS

3.14.1. Customer, upon request, shall furnish or cause to be furnished to Company from time to time such reasonable data as in Company's judgment is necessary for the proper analysis of the daily and annual gas load requirements of customer for this service. Customer at all times shall keep Company informed of anticipated significant changes in the size and character of such load requirements.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.21/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.21/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.15. USE

3.15.1. All gas delivered to customer under the Agreement shall be for customer's own use and shall not be resold.

3.16. NON-SYSTEM SUPPLY: TERMS AND CONDITIONS

3.16.1. Customer transactions operating under the SSO described in Part 3.1.3. of this rate schedule shall be governed by Company's other generally applicable rates and policies. The operating terms and conditions of service provided hereinafter, in addition to the Company's other generally applicable rates and policies not consistent therewith, shall apply to customer transactions under the TSO of this rate schedule.

3.17. NOTICES

3.17.1. Notices, requests, demands, statements, or bills provided for under this rate schedule and the Agreement (other than those related to nomination, scheduling and other operational issues having immediate operational consequence and requiring shorter notice that either Company or customer may desire to give the other, as provided for under Part 3.32.1.) shall be in writing and if delivered shall be considered as duly delivered when mailed by registered or certified mail to the post office address of Company or customer as indicated in the Agreement, or at such other address as either shall designate by formal written notice to the other. Routine, non-operational communications, including monthly statements and payments if received, shall be considered as duly delivered when mailed by either registered, certified or ordinary mail or when provided electronically.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.22/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.22/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.18. RECEIPT OF GAS FOR TRANSPORT

3.18.1. The customer must tender the gas for transportation hereunder at a mutually agreeable point or points as specified in the Agreement at whatever pressure is necessary to effect deliveries of the gas against the fluctuating working pressures maintained in Company's system at that point from time to time. Company will not be obligated to accept any gas into such system for transportation that does not meet the quality specifications required to be met by Company's suppliers when delivering gas to Company for sales to Company's customers.

3.18.2. Company will be responsible for installing and operating the necessary tap and measurement facilities at each point of receipt to receive and measure the gas delivered for transportation hereunder. If Company agrees to provide new or additional facilities to perform the services requested by customer, upon Company's request, customer shall reimburse Company, or cause Company to be reimbursed, for all costs of construction, installation and/or acquisition of such facilities.

3.19. DELIVERY OF GAS BY COMPANY AFTER TRANSPORTATION

3.19.1. Except as may be otherwise specified elsewhere herein, the gas shall be tendered for delivery after transportation at the working pressures maintained from time to time by the delivering party at the designated point of delivery as specified in the Agreement from time to time. It is recognized that the gas delivered to customer after transportation will not be the same gas that Company received for transportation, but that the gas delivered after transportation will meet the quality specifications applicable to gas that Company sells on its system from its general system supply. Company will use its best efforts consistent with the prudent operation of its system to deliver gas meeting such specifications but shall not be liable in damages for failure to do so. If the gas tendered by Company fails at any time to conform to any of said specifications, then customer shall notify Company

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.23/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.23/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

of such deficiency and thereupon may, at customer's option, refuse to accept delivery pending correction by Company.

- 3.19.2. The point where responsibility for the gas shall pass to customer after transportation shall be at the outlet of the delivery facilities at the designated point of delivery. Customer shall provide reasonable access to the premises at the point of delivery for any purpose connected with this service.
- 3.19.3. Company shall install, operate and maintain whatever facilities are necessary to deliver the gas at the point or points of delivery hereunder and shall indemnify customer and hold it harmless from and against any and all claims, actions, suits, damages, liabilities, penalties, costs and expenses arising out of use, possession or presence of the gas before it passes the point of delivery. If Company agrees to provide new or additional facilities to perform services requested by customer, upon Company's request, customer shall reimburse Company, or cause Company to be reimbursed, for all costs of construction, installation and/or acquisition of such facilities.
- 3.19.4. Customer shall install, operate and maintain at its own expense whatever facilities are necessary to safely receive and utilize the gas at and beyond the point of delivery hereunder, and shall indemnify Company and hold it harmless from and against any and all claims, actions, suits, damages, liabilities, penalties, costs and expenses arising out of the use, possession, or presence of the gas at and after it passes the point of delivery.
- 3.19.5. If the services of one or more other transporters are necessary for Company to provide the service herein contemplated, Company's obligations hereunder shall be subject to the availability of such services by others on continuing terms and conditions acceptable to Company, and in such event, customer agrees that Company may act as agent for customer in arranging for such services, including execution of the necessary agreements therefore and administering same, and arranging and confirming capacity release transactions necessary to facilitate the transaction, provided that, unless

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.24/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.24/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
	Kind of Service: <u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
	PART I - Rate Schedule No. 3	
	Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)	Effective: August 1, 2025

otherwise provided elsewhere, any costs and/or charges or penalties associated with such services by a third party to the point of delivery hereunder shall be borne by customer.

3.20. SCHEDULING AND NOMINATIONS

3.20.1. Nominations for gas flow shall be submitted by customer to Company no later than 10:00 a.m. Central Standard Time the day prior to gas flow; provided however, if a change in the nomination level is desired on a weekend or Company holiday, then nominations shall be submitted by customer to Company no later than 10:00 a.m. Central Standard Time the last business day immediately prior to such weekend or holiday. Nominations shall be submitted via the Company's internet based nomination system. Company and customer may agree on other means of submitting nominations from time to time. Nomination quantities shall be expressed in MMBtu. Company shall not be required to confirm a nomination that is: (A) inconsistent with the recently observed deliveries and projected deliveries for the Service Month; or (B) higher than the MDWQ or MDSQ in the applicable season; or (C) not confirmed by the upstream pipeline. For these purposes, the projected deliveries for the Service Month shall be equal to the arithmetic average of the number of observed deliveries within the Service Month to date multiplied by the number of days in the Service Month. Once a nomination is made and confirmed by the Company, that nomination will remain in effect through the end of the month or until changed by the customer. Company shall confirm nominated volume to Pipeline.

3.20.2. Company will require customer to comply with the scheduling and nominating procedures as set forth in customer's upstream pipeline supplier's transportation tariffs as on file with and approved by the Federal Energy Regulatory Commission. Customer shall be liable for and shall compensate Company for any costs imposed upon Company as a result of customer's scheduling and nomination deviations or non-compliance.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.25/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.25/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.21. BALANCING

3.21.1. General Intent: These balancing provisions are in recognition of the fact that Company's upstream transportation, storage and no-notice service capacity is reserved for the exclusive use by Company for transactions related to its system supply.

3.21.1.A. SSO transactions are allocated costs associated with the Company's upstream transportation, storage and no-notice service capacity. Therefore, SSO transactions have defined relative rights to those upstream services.

3.21.1.B. TSO transactions are not allocated any costs associated with the Company's upstream transportation, storage and no-notice services or associated capacity. Therefore, TSO transactions carry no explicit or implicit right to make use of the Company's upstream services or associated capacity.

3.21.2. [Reserved.]

3.21.3. [Reserved.]

3.21.4. Company shall make available electronically daily imbalance information which shall notify customer of any imbalance under an Agreement in the current Service Month, based on the best information then available to Company, including, but not limited to data such as nominations, allocations, electronic measurement data, and meter observations. The provision of such information shall not relieve customer of its obligations under this tariff to avoid, correct or eliminate actual imbalances.

3.21.5. Customers shall make a good faith effort to: (i) conform their takes each day at delivery points with their deliveries to Company at receipt points on the same day and thereby minimize imbalances; and (ii) to correct any such imbalances as soon as practical. Company shall monitor the accumulation of daily imbalances by customer and shall have the right to

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.26/37</u>	
Replacing:	<u>Original</u>	Sheet No. <u>1-3.26/37</u>	
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)		
	Kind of Service: <u>Natural Gas</u> Class of Service: <u>Large Commercial</u>		
	PART I - Rate Schedule No. 3		
	Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

take corrective action pursuant to this tariff, as required, to eliminate customer encroachment upon upstream transportation, storage, or no-notice service capacity held by Company for general system supply.

3.21.5.A. A Critical Period Event may be called for operational purposes relating to a physical event causing or threatening a system failure and/or existence of an Operational Flow Order (“OFO”) on the upstream pipeline. Additionally, the Company’s declaration of a Critical Period Event will be location-specific, when possible, and the Company is not required to apply the Critical Period Event where corrective action would not be curative of the critical situation. A Critical Period Event declared for economic purposes shall be applicable only to customers with an annual average customer delivery of 100 MMBtu or less. Critical Period Events declared for economic purposes may be declared only on days when the *Gas Daily* price differs by more than \$.50 per MMBtu from the *Inside FERC* Enable-East First-of-the-Month Index. The Company shall notify affected customers verbally of the critical situation and customers shall have a minimum of twenty-four (24) hours to bring receipts and deliveries into balance, or other longer time periods as deemed applicable by the Company. If, after the specified notice period indicated in Company’s notice to customer of critical situation, customer has not balanced receipts and deliveries, Company shall have the right to balance deliveries and receipts. Company shall not be obligated to redeliver a greater volume of gas to the point of delivery than it received at the point of receipt for customer’s account, as indicated by the upstream delivering pipeline, until such time as Company determines that the critical situation no longer exists. An imbalance that occurs during such critical situation, after the

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.27/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.27/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

expiration of the notice period, may not be carried forward for clearing during the month, but instead may, at the Company's option, be cashed out based on the "Critical Period Price."

- (i) The Critical Period Price shall be the applicable regional posting for the upstream pipeline expressed in (\$/MMBtu) for the day of delivery as found in the publication *Gas Daily* under the heading "Daily Price Survey" and under the subheading "Midpoint." If *Gas Daily* fails to publish this information for the upstream pipeline for the day of delivery, then the Critical Period Price shall be based upon the same information published by *Gas Daily* in regard to Henry Hub for the day of delivery, adjusted to reflect the variance between the most recently published monthly indices for the applicable upstream pipeline and Henry Hub.
- (ii) If, on any day during a critical situation, after the expiration of the notice period, customer delivers to Company volumes of gas that are greater than customer's gas requirements at the point of delivery then Company can purchase such over-delivered volumes at the point of delivery from customer at the following rates per MMBtu. The first 6% of over-delivered volumes will be cashed out at the Critical Period Price. Amounts greater than 6% will be cashed out at a rate equal to 50% of the Critical Period Price.
- (iii) If, on any day during a critical situation, after the expiration of the notice period, customer delivers to

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.28/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.28/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

Company volumes of gas that are less than customer's gas requirements at the point of delivery, then Company may require customer to purchase such deficiency at the point of delivery from Company at the following rates per MMBtu. The first 6% of under-delivered volumes will be cashed out at the Critical Period Price. Amounts greater than 6% will be cashed out at a rate equal to 150% of the Critical Period Price for the day in which the deficiency occurred.

- (iv) Any Critical Period imbalance incurred of 10 MMBtu or less shall not be subject to Critical Period cash-out pricing. Such imbalances will be deferred until the end of the month, and will be cashed out in accordance with the terms of Part 3.21.8.
- (v) Company shall make a reasonable effort to provide 24 hours' notice of the issuance of a CPE. Upon issuance of notice of a CPE, Company will allow shipper to submit revised nominations to the extent permitted by the upstream pipeline declaring an OFO, in an attempt to minimize imbalance activity on the Company's system. During any CPE, Company shall remain obligated to deliver all natural gas supplies that it receives on behalf of each individual shipper.

3.21.5.B. For any multi-day period measured from the beginning of the first day of the Month where a cumulative imbalance is equal to or greater than 6% of the projected deliveries for the Service Month, Company may at its option, eliminate, through an intra-month cash-out action, all or part of said cumulative imbalance.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.29/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.29/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

For these purposes, the projected deliveries for the Service Month shall be equal to the arithmetic average of the number of observed deliveries within the Service Month to date multiplied by the number days in the Service Month. The “cash-out” price applicable to such intra-month cash-out transactions for cash out quantities that are 3% or less of deliveries shall be equal to 75% of the Critical Period Price for cash-out purchases by Company from customer and 125% of Critical Period Price for cash-out purchases required of customer from Company. The “cash-out” price applicable to such intra-month cash-out transactions for cash out quantities that are in excess of 3% of deliveries shall be equal to 50% of the Critical Period Price for cash-out purchases by Company from customer and 150% of Critical Period Price for cash-out purchases required of customer from Company. The Company shall give a two-day warning before penalties are imposed.

- 3.21.6. Company shall not be obligated under any circumstances: (i) to deliver more gas to customer during any given day or month than it shall have received for the account of customer during said period; or (ii) to receive or deliver during any given Day a total quantity of gas in excess of the MDWQ.
- 3.21.7. Customer will be responsible for its allocable share of any incremental costs associated with Company’s upstream transportation, storage, or no-notice services attributable to nomination and scheduling activities of customer, including but not limited to incremental overrun charges, commodity charges, daily demand charges, and penalties. The responsibility provided for herein shall not relieve customer of its obligations under this rate schedule or the tariffs of Company’s upstream service providers to avoid, correct or eliminate nomination or scheduling errors.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.30/37</u>	
Replacing:	<u>Original</u>	Sheet No. <u>1-3.30/37</u>	
<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)			
Kind of Service: <u>Natural Gas</u> Class of Service: <u>Large Commercial</u>			
PART I - Rate Schedule No. 3			
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)			Effective: August 1, 2025

3.21.8. At the end of each Service Month, remaining customer Imbalances to the extent the receipts do not equal deliveries under customer’s Agreement shall be cashed out. To the extent customer owes natural gas volumes to Company (deliveries exceeded receipts) customer will purchase said volumes at the applicable cash-out price described below. To the extent Company owes natural gas volumes to customer (receipts exceeded deliveries), Company will purchase said volumes at the applicable cash-out price described below.

Imbalance Level	Overage	Underage
	The Company Pays Customer	Customer Pays the Company
From 0% to 5%	100%	100%
From 5% to 10%	80%	120%
From 10% to 15%	70%	130%
From 15% to 20%	60%	140%
Greater than 20%	50%	150%

Overages in all tiers will be priced, using the applicable percentage, at the lesser of: *Inside FERC* Enable-East First-of-the-Month Index or the Company’s Commodity Cost component. Underages in all tiers will be priced, using the applicable percentage, at the greater of: *Inside FERC* Enable-East First-of-the-Month Index or the Company’s Commodity Cost component under the Gas Supply Rate Rider.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.31/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.31/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.21.9. The imbalances incurred due to customers' reliance on imbalance data that differ materially from subsequently corrected data will be assumed to fall into the 0% to 5% range for the determination of the applicable cash-out price.

3.22. PREDETERMINED ALLOCATION

3.22.1. Should customer elect service under this rate schedule under more than one of the two supply options, such that gas delivered by Company at any single delivery point will involve supply under more than one of the two options, Company and customer shall enter into a Predetermined Allocation Agreement ("PDA") in the form appended to this rate schedule. This PDA will establish the allocation of deliveries, which can be relied upon by either party in the conduct and performance under the Agreement. The method of allocation can be: (i) ranked (order through the meter); (ii) pro rata; (iii) fixed percentage; (iv) swing; or (v) any other method to which both Company and customer agree. Each PDA shall be effective for at least one Service Month and shall remain in effect until superseded by a new PDA.

3.23. POOLING SERVICE

3.23.1 The Company shall make Pooling Service available to any party (hereinafter referred to as Pool Manager) that requests Pooling Service from Company when:

- (a) Company has received, reviewed and accepted a credit application from Pool Manager, and Pool Manager has been deemed creditworthy.
- (b) Company and Pool Manager have executed a Pooling Service Agreement in the form acceptable to Company.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.32/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.32/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

- (c) Pool Manager has submitted formal documentation of agency for customers subject to aggregation under this service.
- (d) Pool Manager complies with all applicable provisions of this rate schedule.

Pooling service shall be available subject to capacity constraints and operational conditions. Company reserves the right to require the Pool Manager to deliver supply adequate to meet the requirements of the customers served by the Pool Manager.

3.23.2. Pooling shall consist of the aggregation of the Receipt Point(s) available to customers subject to the Pooling Service Agreement and deliveries made at Delivery Point(s) delivered subject to the Pooling Service Agreement. The Pool Manager, having documented agency authority, shall submit nominations and allocation information for all customers subject to the Pooling Service Agreement, to Company, in accordance with Part 3.20.

Company shall not have any liability to a Pool Manager or customer as a result of Company's reliance on the performance of Pool Manager.

3.23.3. Pooling Managers shall make Pooling Service available for all customers for which Pooling Manager provides supply services on the Company's system.

3.23.4. Imbalances in a Pool will be calculated by determining the difference between total aggregated receipts into the Pool and the total deliveries allocated out of the Pool to end users. Imbalance tolerances outlined in Part 3.21.5.A., 3.21.5.B. and 3.21.8. shall apply to the aggregated imbalance total, unless and until Pooling rights are interrupted for a specified period.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.33/37</u>	
Replacing:	<u>Original</u>	Sheet No. <u>1-3.33/37</u>	
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)		
Kind of Service:	<u>Natural Gas</u>	Class of Service:	<u>Large Commercial</u>
PART I - Rate Schedule No. 3			
Title:	LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.23.5. Imbalances incurred subject to Parts 3.21.5.A., 3.21.5.B. and 3.21.8. will be billed as specified in the Pooling Service Agreement. In the event that the Pool Manager fails to pay invoices, customer will remain liable for payment of all charges, as acknowledged in the Pooling Service Agreement.

Should Pool Manager fail to pay invoices calculated at the aggregated level, upon default to the individual customer invoice, the invoice shall be recalculated at the individual customer level, without benefit of the aggregated tolerance.

3.23.6. Pooling Service Agreements and Agency Agreements, and changes thereto, shall become effective on the first day of the month provided that the Company receives such Agreements, or changes thereto, at least five (5) business days before the first day of the month.

3.24. WARRANTY OF TITLE

3.24.1. Customer shall have title to and shall warrant its title to all gas delivered to Company under the TSO of this rate schedule, and such gas shall be delivered to Company free and clear of all liens, claims and encumbrances. Customer shall indemnify Company against all suits, actions, debts, accounts and damages arising out of any adverse claims to, against or in respect of such gas. Customer shall also indemnify Company and hold it harmless from and against any and all claims, actions, suits, costs, liabilities and expenses caused by or arising out of possession or presence of such gas before it is delivered into Company's facilities. Customers entering into Agreements as specified in Part 3.1.1. shall have the right to deliver volume for redelivery, available exclusively for customers' own use. Such delivery rights shall not be resold to or shared with third parties.

3.25. ASSIGNMENT

3.25.1. Customer shall not assign the Agreement in whole or in part, nor shall customer agree to provide services to others by use of any capacity

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.34/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.34/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

contracted for under the Agreement, without Company's prior written consent. In addition to all other rights and remedies, Company may terminate the Agreement immediately if it is assigned by customer or if customer subcontracts its transportation capacity to others without such prior consent, whether the assignment be voluntary or by operation of law or otherwise. Subject to the above, the respective rights and obligations of the parties under the Agreement shall extend to and be binding upon their heirs, successors, assigns and legal representatives.

3.26. TRANSPORTATION REGULATIONS

3.26.1. With regard to all aspects of the transportation service, it is recognized that Company operates a local distribution system, and, accordingly, all provisions hereof having to do with transportation of gas and the charge therefore, including Company's obligation to transport gas at all, are subject and subordinate to the provisions of any certificates and rate schedules issued by or filed with the Commission or successor authority, as well as any and all local, state and federal laws, orders, rules and regulations, to the extent applicable to the transportation of gas by Company, as contemplated hereby. To the extent that any local, state or federal authorization and/or approval is required to provide such transportation service, Company will proceed with due diligence to seek to obtain same as and when necessary in such manner as Company considers to be appropriate, provided that due diligence will not obligate Company to accept conditions or rates otherwise unacceptable to Company.

3.27. UNACCEPTABLE QUANTITIES

3.27.1. Company shall have the right to refuse at any time, and from time to time, to receive at any receipt point or to deliver at any delivery point a quantity of gas that Company determines, in its reasonable judgment, to be unduly burdensome from an operating or administrative standpoint.

3.28. LIMITATION OF LIABILITY

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.35/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.35/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.28.1. In no event shall Company be liable (in contract or in tort, including actions based on claims of negligence) to customer or any other claimant for special, indirect, incidental, or consequential damages, including, but not limited to, lost profits and any part of the expense incurred in securing alternative services which exceeds the amount customer would have paid hereunder, resulting from Company's performance, nonperformance or delay in performing its obligations hereunder.

3.29. FACILITIES POLICY

3.29.1. Section VII of the Standard Service Rules and Regulations shall govern when gas is connected to a new facility.

3.30. SALES SERVICE

3.30.1. Company shall only be obligated to provide sales service to customer if and to the extent it is purchased and contracted for by customer pursuant to one of Company's filed rate schedules. In those circumstances in which customer elects to purchase sales service offered by Company during periods of full or partial interruption of transportation service by customer's upstream pipeline transporter, customer shall pay Company the total applicable cost of providing such emergency sales service.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.36/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.36/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title:	LARGE COMMERCIAL FIRM SERVICE (LCS-1)	

Effective: August 1, 2025

3.31. OPERATIONAL NOTICES AND COMMUNICATIONS

3.31.1. Company shall make available scheduling personnel on a twenty-four (24) hour basis. Customer shall provide, and update as necessary, the name, address, and telephone number of an operational contact person or persons who will be available on a twenty-four (24) hour basis to receive or provide communications involving receipts, deliveries, curtailment and for any other purposes relating to customer's service under this rate schedule. Company shall be entitled to rely on such contact person's actions and communications for all purposes and shall have no liability for doing so, and if customer fails to designate such person or such person is unavailable to Company at any time, customer may be liable and shall indemnify and hold Company harmless from and against losses, damages and other expenses which Company or any other person may suffer or for which Company may be liable which are attributable to such failure or unavailability.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.37/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.37/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.32. APPENDICES

3.32.1. The following appendices shall apply to both large commercial and small commercial customers under the TSO. For small commercial customers, references to the "LCS" rate schedule shall be changed to the SCS rate schedule where appropriate.

TEXARKANA, TEXAS SERVICE AREA

Original Sheet No. 2-2.1/3
 Replacing: Sheet No.
Summit Utilities Arkansas, Inc.
 (Name of Company)
 Kind of Service: Natural Gas Class of Service: All

PART II – Rider Schedule No. 2

Title: CONSUMER PRICE INDEX RIDER (CPI)

Effective: August 1, 2025

2. **CONSUMER PRICE INDEX RIDER (“CPI”)**

2.1. The purpose of this rider is to adjust the authorized base rates annually to reflect changes in inflation as measured by the Core Consumer Price Index (Core CPI), not seasonally adjusted, as published by the U.S. Bureau of Labor Statistics.

2.2. Adjusted rates shall become effective each year on January 1, beginning January 1, 2026.

2.3 **CALCULATION OF THE CPI:**

2.3.1 **Index and Measurement Period:** The inflation adjustment shall be based on the annual percentage change in the Core Consumer Price Index Core CPI), U.S. City Average, Not Seasonally Adjusted, as published by the U.S. Bureau of Labor Statistics. The Core CPI change shall be calculated using the index values for June of the current year compared to June of the prior year.

2.3.2 **Application of Core CPI Adjustment:** The following base rate components shall be adjusted annually:
 a. Monthly Customer Charge
 b. Volumetric Charges per Ccf or per MMBtu

2.3.3 **Calculation Formula:**

$$CPI = R_{t+1} = R_t \times (1 + \Delta CPI)$$

Where: R_t = Current Rate in effect

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Original Sheet No. 2-2.2/3
 Replacing: Sheet No.
Summit Utilities Arkansas, Inc.
 (Name of Company)
 Kind of Service: Natural Gas Class of Service: All
 PART II – Rider Schedule No. 2
Title: CONSUMER PRICE INDEX RIDER (CPI)

Effective: August 1, 2025

ΔCPI = Annual Core CPI change calculated as:

$$\Delta CPI = \frac{CPI \text{ June, Current Year} - CPI \text{ June, Prior Year}}{CPI \text{ June, Prior Year}}$$

2.3.4 In no event shall the base rates decrease below the amount established the previous year.

By way of example and not limitation, the CPI Adjustment Rider shall not impact return on equity, return on investment, depreciation, amortization, capital investments, plant additions, or federal/state/local taxes.

2.3.5 Adjustments, if any, shall be subject to the City’s Natural Gas Franchise Ordinances—collectively, Ord. No. 335-84, as amended by Ord. No. 188-87, and Ord. No. 241-05; and in no event shall the Company/utility have the right to charge a higher rate for natural gas and natural gas service within the City of Texarkana, Texas, than is charged for the same and similar services in the City of Texarkana, Arkansas.

2.4 FILING REQUIREMENTS

The utility shall submit to the Texarkana, TX City Manager and City Council revised tariff sheets showing the new base rates as adjusted and the supporting calculations by **November 1** of each year. The submission shall include:

- The relevant Core CPI data
- The calculated percentage change
- The resulting adjusted rates

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Original Sheet No. 2-2.3/3

Replacing: Sheet No.

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: All

PART II – Rider Schedule No. 2

Title: CONSUMER PRICE INDEX RIDER (CPI)

Effective: August 1, 2025

2.5 ADDITIONAL PROVISIONS

2.5.1 Sunset Provision: This CPI Adjustment Rider shall expire on January 1, 2030, unless reauthorized or amended by ordinance of the Texarkana, Texas, City Council.

2.6 APPLICABLE RATE SCHEDULES

- Residential Firm Sales Service (RS-1)
- Small Commercial Firm Sales Service (SCS-1)
- Large Commercial Firm Service (LCS-1)

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

The "Consumer Price Index for All Urban Consumers: All Items Less Food & Energy" is an aggregate of prices paid by urban consumers for a typical basket of goods, excluding food and energy. This measurement, known as "Core CPI," is widely used by economists because food and energy have very volatile prices.

Core CPI Definition:

[Consumer Price Index for All Urban Consumers: All Items Less Food and Energy in U.S. City Average \(CPIA170\) | FRED | St. Louis Fed](https://www.fred.stlouisfed.org/series/CPIA170)

Link to CPI Data:

<https://www.bls.gov/cpi/tables/supplemental-files/>

Click CPI-U, June 2025 (XLSX)

June 2025

- News Release Table 1, June 2025 [\(XLSX\)](#)
- News Release Table 2, June 2025 [\(XLSX\)](#)
- News Release Table 3, June 2025 [\(XLSX\)](#)
- News Release Table 4, June 2025 [\(XLSX\)](#)
- News Release Table 5, June 2025 [\(XLSX\)](#)
- News Release Table 6, June 2025 [\(XLSX\)](#)
- News Release Table 7, June 2025 [\(XLSX\)](#)
- **CPI-U, June 2025 [\(XLSX\)](#)**
- CPI-W, June 2025 [\(XLSX\)](#)
- Historical CPI-U, June 2025 [\(database\)](#) [\(XLSX\)](#)
- C-CPI-U, June 2025 [\(XLSX\)](#)

Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, by expenditure category, June 2025
[1982-84=100, unless otherwise noted]

Indent Level	Expenditure category	Relative importance	Unadjusted indexes							
		May 2025	Jun. 2024	Jul. 2024	Aug. 2024	Sep. 2024	Oct. 2024	Nov. 2024	Dec. 2024	
1	All items less food and energy	79.978	319.003	319.214	320.017	321.109	321.758	321.947	322.007	

Footnotes:

(1) The 'effect' of an item category is a measure of that item's contribution to the All items price change. For example, if the Food index had an effect of 0.40, and the All items index rose 1.2 percent, then the increase in food prices contributed 0.40 / 1.2, or 33.3 percent, to that All items increase. Said another way, had food prices been unchanged for that month, or year, the change in the All items index would have been 1.2 percent minus 0.40, or 0.8 percent. Effects can be negative as well. For example, if the effect of food was a negative 0.1, and the All items index rose 0.5 percent, the All items index actually would have been 0.1 percent higher (or 0.6 percent) had food prices been unchanged. Since food prices fell while prices overall were rising, the contribution of food to the All items price change was negative (in this case, - 0.1 / 0.5, or minus 20 percent).

(2) A statistic's margin of error is often expressed as its point estimate plus or minus two standard errors. For example, if a CPI category rose 0.6 percent, and its standard error was 0.15 percent, the margin of error on this item's 1-month percent change would be 0.6 percent, plus or minus 0.3 percent. If a 12-month percent change rose 2.6 percent, and its standard error was 0.25 percent, the margin of error on this item's 12-month percent change would be 2.6 percent, plus or minus 0.5 percent.

(3) If the current seasonally adjusted 1-month percent change is greater than the previous published 1-month percent change, then this column identifies the closest prior month with a 1-month percent change as (L)arger as or (L)arger than the current 1-month change. If the current 1-month percent change is smaller than the previous published 1-month percent change, the most recent month with a change as (S)maller or (S)maller than the current month change is identified. If the current and previous published 1-month percent changes are equal, a dash will appear. Standard numerical comparisons are used. For example, 0.8% is greater than 0.6%, -0.4% is less than -0.2%, and -0.2% is less than 0.0%. Note that a (L)arger change can be a smaller decline, for example, a -0.2% change is larger than a -0.4% change, but still represents a decline in the price index. Likewise, (S)maller changes can be increases, for example, a 0.6% change is smaller than 0.8%, but still represents an increase in the price index. In this context, a -0.2% change is considered to be smaller than a 0.0% change. The same comparison is done for the 12-month percent change.

(4) Not seasonally adjusted.

(5) Indexes on a December 1997=100 base.

(6) Special indexes based on a substantially smaller sample. These series do not contribute to the all items index aggregation and therefore do not have a relative importance or effect.

(7) Indexes on a December 2007=100 base.

(8) Indexes on a December 2005=100 base.

(9) Indexes on a December 1986=100 base.

(10) Indexes on a December 1993=100 base.

(11) Indexes on a December 2009=100 base.

(12) Indexes on a December 1990=100 base.

(13) Indexes on a December 1983=100 base.

(14) Indexes on a December 2001=100 base.

(15) Indexes on a December 2019=100 base.

(16) Indexes on a December 1982=100 base.

(17) Indexes on a December 1996=100 base.

(18) Indexes on a December 1988=100 base.

Unadjusted indexes	Unadjusted indexes	Unadjusted indexes	Unadjusted indexes	Unadjusted indexes	Unadjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes
Jan. 2025	Feb. 2025	Mar. 2025	Apr. 2025	May 2025	Jun. 2025	Jun. 2024	Jul. 2024	Aug. 2024	Sep. 2024
323.842	325.252	325.933	326.815	327.509	328.364	318.343	318.933	319.839	320.835

Seasonally adjusted percent change	One Month	One Month	One Month	One Month	Twelve Month	Twelve Month	Twelve Month	Twelve Month
May 2025- Jun. 2025	Seasonally adjusted effect on All Items May 2025- Jun. 2025 ⁽¹⁾	Standard error, median price change ⁽²⁾	Largest (L) or Smallest (S) seasonally adjusted change since: ⁽³⁾	Largest (L) or Smallest (S) seasonally adjusted change since: ⁽³⁾	Unadjusted effect on All Items Jun. 2024- Jun. 2025 ⁽¹⁾	Standard error, median price change ⁽²⁾	Largest (L) or Smallest (S) unadjusted change since: ⁽³⁾	Largest (L) or Smallest (S) unadjusted change since: ⁽³⁾
0.2	0.183	0.05	L-Apr. 2025	0.2	2.339	0.14	L-Feb. 2025	3.1

Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Seasonally adjusted indexes	Unadjusted percent change	Unadjusted percent change	Unadjusted percent change
Oct. 2024	Nov. 2024	Dec. 2024	Jan. 2025	Feb. 2025	Mar. 2025	Apr. 2025	May 2025	Jun. 2025	Jun. 2024- 2025	Mar. 2025- Apr. 2025	Apr. 2025- May 2025	
321.688	322.619	323.296	324.739	325.475	325.659	326.430	326.854	327.600	2.9	0.3	0.2	

ΔCPI = **2.93%**

	<u>Current Rate</u>	<u>CPI (Adjusted Rate)</u>	<u>Change in Rate</u>
Residential (RS-1)			
Customer Charge	\$17.51	\$18.02	\$0.51
First 15 Ccf	\$0.73831	\$0.75998	\$0.0217
Over 15 Ccf	\$0.59566	\$0.61314	\$0.0175
Small Commercial (SCS-1 SSO)			
Customer Charge	\$18.88	\$19.43	\$0.55
First 1,500 Ccf	\$0.22043	\$0.22690	\$0.0065
1,501 -15,000 Ccf	\$0.16673	\$0.17162	\$0.0049
Over 15,000 Ccf	\$0.07147	\$0.07357	\$0.0021
Small Commercial (SCS-1 TSO)			
Admin. Charge	\$332.61	\$342.37	\$9.76
Customer Charge	\$18.88	\$19.43	\$0.55
First 150 MMBtu	\$2.32056	\$2.38866	\$0.0681
151 - 1,500 MMBtu	\$1.75513	\$1.80663	\$0.0515
Over 1,500 MMBtu	\$0.75242	\$0.77450	\$0.0221
Large Commercial (LCS-1 TSO)			
Admin. Charge - TSO	\$332.61	\$342.37	\$9.76
Customer Charge	\$392.25	\$403.76	\$11.51
Dist. Demand 0 - 400 MMBtu	\$11.11360	\$11.43972	\$0.32612
Dist. Demand - Over 400 MMBtu	\$1.71717	\$1.76756	\$0.05039
Dist. Rate - All MMBtu	\$0.00000	\$0.00000	\$0.00000

2.3 **CALCULATION OF THE CPI:**

Index and Measurement Period: The inflation adjustment shall be based on the **annual percentage change in the Core Consumer Price Index Core CPI), U.S. City Average, Not Seasonally Adjusted**, as published by the U.S. Bureau of Labor Statistics. The Core CPI change shall be calculated using the index values for June of the current year compared to June of the prior year.

2.3.1

2.3.2 **Application of Core CPI Adjustment: The following base rate components shall be adjusted annually:**

- a. Monthly Customer Charge
- b. Volumetric Charges per Ccf or per MMBtu

2.3.3 **Calculation Formula:**

CPI = $R_{t+1} = R_t \times (1 + \Delta CPI)$

Where: R_t = Current Rate in effect

ΔCPI = Annual Core CPI change calculated as:

$$\Delta CPI = \frac{CPI\ June, Current\ Year - CPI\ June, Prior\ Year}{CPI\ June, Prior\ Year}$$

June 2024 Core CPI: 319.003 **June 2025 Core CPI:** 328.364

R_t = \$17.51 Current Rate in effect (Res-Incorp)

ΔCPI = 2.93% annual percentage change in the Core Consumer Price Index

CPI = \$18.02 $R_t(1 + \Delta CPI)$

2.3.4 **In no event shall the base rates decrease below the amount established the previous year.**

SUA-TXI (Residential)

	Average Annual Monthly Usage		40		40		Difference
	Rates (10/2025)	Rates (1/2026)	Billed (10/2025)	Billed (1/2026)			
Customer Charge	\$ 17.51	\$ 18.02	\$ 17.51	\$ 18.02	\$	\$	\$ 0.51
First Block	\$ 0.73831	\$ 0.75998	\$ 29.53	\$ 30.40	\$	\$	\$ 0.87
Second Block	\$ 0.59566	\$ 0.61314	\$ 23.83	\$ 24.53	\$	\$	\$ 0.70
GSR	\$ 0.62440	\$ 0.62440	\$ 24.98	\$ 24.98	\$	\$	\$ -
SSER	\$ -	\$ -	\$ -	\$ -	\$	\$	\$ -
EECR	\$ 0.04099	\$ 0.04099	\$ 1.64	\$ 1.64	\$	\$	\$ -
CRR (Customer Rate Relief)	\$ 0.12000	\$ 0.12000	\$ 4.80	\$ 4.80	\$	\$	\$ -
Total Typical Bill (40 ccf usage)			\$ 102.28	\$ 104.36	\$	\$	\$ 2.08



Brooke South Parsons
Director, Regulatory Affairs
(479) 462-1178
bsouth@summitutilities.com

November 1, 2025

Dr. David Orr
City of Texarkana Manager
220 Texas Boulevard
Texarkana, TX 75504-1967

Re: Consumer Price Index Rider Annual Filing

Mr. Orr and Council:

Pursuant to Summit Utilities Arkansas, Inc.'s ("SUA") Consumer Price Index Rider ("CPI") Schedule on file with the Cities of Texarkana, Nash, and Wake Village, Texas, SUA submits its revised tariff sheets showing the new base rates as adjusted and the supporting calculations, including the relevant Core CPI data, the calculated percentage change, and the resulting adjusted rates.

If you desire any additional information concerning these changes, we will be available at any time to discuss them with you.

Sincerely,

A handwritten signature in dark ink that reads "Brooke South Parsons".

Brooke South Parsons

BSP/at

SUMMIT UTILITIES ARKANSAS, INC.
REDLINED FINAL TARIFFS
CPI Rate Schedules

TEXARKANA, TEXAS SERVICE AREA

~~Frist~~ Second Revised Sheet No. 1-1.1/3

Replacing: ~~Original~~ First Revised Sheet No. 1-1.1/3

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Residential

PART I – Rate Schedule No. 1

Title: RESIDENTIAL FIRM SALES SERVICE (RS-1) Effective: ~~August 1, 2025~~ January 1, 2026

1. RESIDENTIAL FIRM SALES SERVICE (RS-1)

1.1. AVAILABILITY

1.1.1. This rate is available to any consumer where gas is delivered to an individually metered, single, private dwelling and its appurtenances, the major use of which is for household appliances, and for the personal comfort and convenience of those persons residing therein. This rate schedule is not available for any dwelling used principally for commercial purposes. Natural gas supplied hereunder is for the individual use of the customer at the point of delivery and shall not be resold or shared with others. Standby service is not available under this rate schedule.

1.2. RATES

1.2.1. Each customer receiving service under this rate schedule shall be charged the sum of (a), (b), and (c) as follows:

(a) Monthly Customer Charge -- ~~\$17.54~~ 18.02. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.

(b) Distribution Rate:

First 15 Ccf at ~~\$0.7383~~ 0.75998 per Ccf

Over 15 Ccf at ~~\$0.59566~~ 0.61314 per Ccf

(c) Gas Supply Rate - The Gas Supply Rate will be calculated and adjusted periodically as defined in the Company’s Gas Supply Rate Rider.

TEXARKANA, TEXAS SERVICE AREA

~~Frist~~ ~~Second~~ Revised Sheet No. 1-1.2/3

Replacing: ~~Original~~ ~~First~~ Revised Sheet No. 1-1.2/3

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Residential

PART I – Rate Schedule No. 1

Title: RESIDENTIAL FIRM SALES SERVICE (RS-1) Effective: ~~August 1, 2025~~ January 1, 2026

(d) WNA Rider will be applicable only to volumes in excess of 15 Ccf per month.

1.3. MINIMUM CHARGE

1.3.1. Monthly Customer Charge -- ~~\$17.51~~ 18.02. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.

1.4. RIDERS

1.4.1. In addition to the Gas Supply Rate Rider, the following riders are applicable to service under this rate schedule:

<u>Rider Name</u>	<u>Description</u>	<u>Identification on Customer Bills</u>
CPI	Consumer Price Index Rider	CPI
TA	Municipal Tax Adjustment	Municipal Franchise Adj
WNA	Weather Normalization Adjustment	Weather Normalization Adj
EECR	Energy Efficiency Cost Recovery Rider	EE Cost Rate

1.4.2. Service will be rendered under this rate schedule until service is discontinued to customer or the schedule is superseded.

TEXARKANA, TEXAS SERVICE AREA

First Revised Sheet No. 1-1.3/3

Replacing: Original Sheet No. 1-1.3/3

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Residential

PART I – Rate Schedule No. 1

Title: RESIDENTIAL FIRM SALES SERVICE (RS-1) Effective: August 1, 2025

1.5. RULES AND REGULATIONS GOVERNING UTILITY SERVICE

1.5.1. The Company's Standard Rules and Regulations, as the same may from time to time be changed in accordance with the law, shall be applicable to service under this rate schedule.

TEXARKANA, TEXAS SERVICE AREA

First Revised Sheet No. 1-2.1/7
Replacing: Original Sheet No. 1-2.1/7
Summit Utilities Arkansas, Inc.
(Name of Company)
Kind of Service: Natural Gas Class of Service: Small
Commercial
PART I – Rate Schedule No. 2
**Title: SMALL COMMERCIAL FIRM SALES
SERVICE (SCS-1)**

Effective: August 1, 2025

2. SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)

2.1. AVAILABILITY

- 2.1.1. This rate schedule is available at points of adequate capacity and suitable pressure on the Company’s existing facilities. This rate schedule is available to any consumer engaging in business, professional, institutional or other non-residential activity supplied at an individually metered point of delivery for all uses of gas. Natural gas supplied hereunder is for the individual use of the customer at the point of delivery and shall not be resold or shared with others. Standby service is not available under this rate schedule.
- 2.1.2. Gas consumption under this rate schedule is limited to 365,000 Ccf in any 12 consecutive month period. If at any time, it is anticipated, based on Company’s estimate, that the customer will consume in excess of 365,000 Ccf per year in the succeeding 12 consecutive month period, the customer shall become subject to the applicable large commercial firm service rate schedule.
- 2.1.3. Company has historically allowed the volume usage of meters at business facilities under common ownership and subject to this rate schedule to be aggregated for the sole purpose of establishing eligibility for transportation as referenced in Part 3.1.3. of Rate Schedule LCS-1. Customers historically qualifying for transportation under this aggregation provision shall remain subject to the rates and charges under this rate schedule in addition to any additional specific rates, charges, or adjustment riders peculiar to the Transportation Supply Option (“TSO”) set out in Rate Schedule LCS-1, such as, but not limited to, administrative fees. Customers aggregating volume shall be subject to all provisions and policies governing TSO option customers as specified in LCS-1, except as provided for herein. Although no aggregation will be allowed for eligibility, the ability to

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-2.2/7</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-2.2/7</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: Small <u>Commercial</u>
PART I – Rate Schedule No. 2		
Title: SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)		
		Effective: August 1, 2025

aggregate for eligibility purposes at existing and new locations shall remain unchanged for transportation customers eligible under such aggregation provision prior to September 21, 2002. Future aggregation for the purpose of qualification, except as otherwise referenced herein, is prohibited. Each individual account of historically qualified customers shall be treated as a separate account and shall be subject to the same rates and charges under the originating SCS-1 or LCS-1 rate schedule, and are additionally subject to any specific rates, charges or riders specific to the TSO.

For the purpose of establishing eligibility for the “TSO” defined in the LCS rate schedule, customers experiencing or anticipating an average daily demand of 10 MMBtu per day during the preceding or succeeding twelve months will be eligible for the TSO. Customers qualifying for transportation who choose the TSO shall be subject to rates and charges under the SCS-1 rate schedule, and are additionally subject to any additional specific rates, charges or riders specific to the TSO.

2.1.4. Customers converting from transportation service to sales service will be required to contract for such sales services between the months of February through April preceding the expiration of the primary or any succeeding term of the Customer’s existing contract. Customers seeking to contract for sales service during the required time frame will be allowed to convert to sales service provided that the Company is able to secure firm upstream transportation capacity and other upstream pipeline services sufficient to meet the Customer’s needs. Any such conversion will be effective upon the expiration of the term of the Customer’s existing contract, unless the Company and the Customer agree otherwise.

2.1.5. Seasonal Transportation. Customer facilities experiencing more than 80% of annual load during the flow months April through October, and who experience or anticipate an average daily demand of more than 10 MMBtu

TEXARKANA, TEXAS SERVICE AREA

~~First~~~~Second~~ Revised Sheet No. 1-2.3/7

Replacing: ~~Original~~~~First~~ Revised Sheet No. 1-2.3/7

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Small
Commercial

PART I – Rate Schedule No. 2

**Title: SMALL COMMERCIAL FIRM SALES
SERVICE (SCS-1)**

2025~~January 1, 2026~~

Effective: ~~August 1,~~

per day during any consecutive 30-day period of the preceding or succeeding April through October, are eligible to transport on a seasonal basis. Customers meeting the aforementioned criteria, may elect the TSO option and choose a subsequent return to the System Supply Option (“SSO”) only once during the calendar year. Customers electing the TSO on a seasonal basis, pursuant to notice given prior to May 31st or thirty days prior to commencement of service, whichever is earlier, may receive transportation service for a continuous period of at least 30 days between April 1 and October 31. Customers electing the TSO option on a seasonal basis are subject to the TSO contract administration fee. Additionally, each participating location shall pay a \$300 set-up fee upon initial election and upon any subsequent return to transportation service.

2.2. RATES

2.2.1. Each customer receiving service under this rate schedule shall be charged the sum of (a), (b), and (c) as follows:

(a) Monthly Customer Charge - ~~\$18.88~~19.43. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.

(b) Distribution Rate for customers electing the SSO option:

First 1,500 Ccf at	\$0.22 <u>0.43</u> 0.22 <u>690</u>
1,501 – 15,000 Ccf at	\$0.16 <u>67</u> 30.17 <u>162</u>
Over 15,000 Ccf at	\$0.07 <u>14</u> 70.07 <u>357</u>

Distribution Rate for customers electing the TSO option:

First 150 MMBtu at	\$2.32 <u>05</u> 62.38 <u>866</u>
--------------------	---

TEXARKANA, TEXAS SERVICE AREA

~~First~~ Second Revised Sheet No. 1-2.4/7

Replacing: ~~Original~~ First Revised Sheet No. 1-2.4/7

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Small
Commercial

PART I – Rate Schedule No. 2

Title: **SMALL COMMERCIAL FIRM SALES
SERVICE (SCS-1)**

2025 ~~January 1, 2026~~

Effective: ~~August 1,~~

151 – 1,500 MMBtu at ~~\$1.755~~ 1.80663
Over 1,500 MMBtu at ~~\$0.7524~~ 0.77450

- (c) Gas Supply Rate - The Gas Supply Rate will be calculated and adjusted periodically as defined in the Company’s Gas Supply Rate Rider.
- (d) WNA Rider will be applicable only to volumes in excess of 78 Ccf.

2.2.2. Rates for customers historically qualifying for service under the Part 2.1.3. aggregation provision and customers qualifying for transportation under this rate schedule will be subject to thermal adjustment. Delivered volumes will be adjusted by the appropriate thermal content factor obtained from the nearest available chromatograph or sampling location (Ccf / 10) x thermal content factor = MMBtu).

2.3. MINIMUM CHARGE

2.3.1. Monthly Customer Charge -- ~~\$18.88~~ 19.43. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.

2.4. TELEMETERING

2.4.1. Telemetering is required for customers electing and qualifying for transportation service. Company shall install telemetry equipment of standard make and manufacture to determine hourly and daily flow at customer’s point of delivery. Existing customers shall have the option between analog telemetry and wireless telemetry, if suitable wireless service is available. New customers may chose from one of two

TEXARKANA, TEXAS SERVICE AREA

<p><u>First Revised</u> Sheet No. <u>1-2.5/7</u></p> <p>Replacing: <u>Original</u> Sheet No. <u>1-2.5/7</u></p> <p style="text-align: center;"><u>Summit Utilities Arkansas, Inc.</u> (Name of Company)</p> <p>Kind of Service: <u>Natural Gas</u> Class of Service: Small <u>Commercial</u></p> <p>PART I – Rate Schedule No. 2</p> <p>Title: SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)</p>	<p>Effective: August 1, 2025</p>
--	----------------------------------

wireless telemetry options. Customer will pay Company for telemetry equipment under one of the following payment options as chosen by the customer:

() Option 1: Customer agrees to provide an analog phone line for each meter and pay for standard telemetry equipment and installation costs for each meter. Customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 1 is limited to existing Option 1 customers and not available for new customers electing transportation service.

() Option 2: Customer will provide an analog phone line for each meter but elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$30 per month per meter for meters that do not require pressure instrumentation and \$84 per month per meter for meters that do require pressure instrumentation. The customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 2 is limited to existing Option 2 customers and will not be available to new customers electing transportation service.

() Option 3: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and agrees to pay for standard telemetry equipment and installation costs for each meter. The wireless service fee will be \$10 per month per meter, and Customer will not be subject to meter reading fees.

() Option 4: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$40 per month for meters that do not require pressure instrumentation and \$94 per month per meter for meters that do require

TEXARKANA, TEXAS SERVICE AREA

<p><u>First Revised</u> Sheet No. <u>1-2.6/7</u></p> <p>Replacing: <u>Original</u> Sheet No. <u>1-2.6/7</u></p> <p><u>Summit Utilities Arkansas, Inc.</u> (Name of Company)</p> <p>Kind of Service: <u>Natural Gas</u> Class of Service: Small <u>Commercial</u></p> <p>PART I – Rate Schedule No. 2</p> <p>Title: SMALL COMMERCIAL FIRM SALES SERVICE (SCS-1)</p>	<p>Effective: August 1, 2025</p>
--	----------------------------------

pressure instrumentation. The customer will not be subject to meter reading fees.

In the event customer has in place working telemetering facilities and equipment; and the customer receives system supply service; and Company determines it necessary to keep the telemeter(s) operational, Company will arrange and pay for the associated telecommunications cost while the customer receives sales service under this rate schedule.

2.4.2. If an existing Option 1 or Option 2 customer has chosen analog telemetry, then customer shall be responsible for installing and maintaining telecommunications lines. Should customer fail to maintain or repair telecommunications lines required to communicate with telemetry equipment, Company shall have the right to bill customer all labor and expense required to manually read the meter, at whatever intervals the Company may deem necessary. If a repair is not made within forty-five (45) days, Summit Utilities Arkansas, Inc. will install wireless telemetry equipment pursuant to Option 4. At such times when telecommunication lines, or other such analog equipment, need replacement, customer will be required to elect a wireless telemetry option as listed above.

If customer chooses wireless telemetry, then customer shall pay Company \$10 per month per meter for wireless telemetry service for the entire period such meter(s) is(are) served under this or any other transportation rate schedule.

2.5. RIDERS

2.5.1. In addition to the Gas Supply Rate Rider, the following riders are applicable to service under this rate schedule:

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.1/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.1/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3. LARGE COMMERCIAL FIRM SERVICE (LCS-1)

3.1. AVAILABILITY

3.1.1. This rate schedule is available at points of adequate capacity and suitable pressure on the Company’s existing facilities. This rate schedule is available to any customer at a particular facility owned or operated by customer who enters into a large volume commercial service agreement (“Agreement”) with Company, in the form appended to this rate schedule on reasonable terms and conditions acceptable to the Company, for delivery of gas at the facility, provided such facility has experienced, or anticipates, an average daily demand of more than 100 MMBtu per day during the preceding or succeeding twelve (12) months, respectively.

For the purpose of establishing eligibility for the Transportation Supply Option (“TSO”) defined in this rate schedule, customers experiencing or anticipating an average daily demand of 10 MMBtu per day during the preceding or succeeding twelve months will be eligible for the TSO. Customers choosing the TSO will remain under their originating SCS or LCS rate schedules, and are additionally subject to any specific rates, charges or riders specific to the TSO.

3.1.2. Company has historically allowed the volume usage of meters at facilities under common ownership and subject to other commercial rate schedules to be aggregated for the sole purpose of establishing eligibility for transportation. Although no aggregation will be allowed for eligibility, the ability to aggregate for eligibility purposes at existing and new locations shall remain unchanged for transportation customers eligible under such aggregation provision prior to September 21, 2002. Future aggregation for the purpose of qualification, except as otherwise referenced herein, is prohibited. Each individual account of historically qualified customers shall be treated as a separate account and shall be subject to the same rates and charges under the originating SCS or LCS rate schedule, and are

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.2/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.2/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

additionally subject to any specific rates, charges or riders specific to the TSO.

- 3.1.3. Customers under this rate schedule may choose between two sources of supply, as follows:
 - (a) System Supply Option (“SSO”) - under which customer will be delivered natural gas supply designated as general system supply of Company.
 - (b) Transportation Supply Option (“TSO”) - under which customer will be delivered natural gas supply received for customer’s account at points of receipt on Company’s distribution facilities.
- 3.1.4. The customer’s election between the two supply options under this rate schedule shall be set forth in the requisite Agreement which will specify the term (duration) of this customer election. Under no circumstances shall the Company be obligated to (a) deliver natural gas volumes to a customer under this rate schedule from a supply source other than the one reflected in customer’s election embodied in the Agreement or (b) enter into an agreement with a term of less than one year. LCS customers failing to execute the requisite agreement setting forth the supply option election, shall default to the System Supply Option, and shall remain until such time that an agreement setting forth the alternative supply option is executed.
- 3.1.5. If customer has human needs requirements, or other requirements necessary for the preservation of life, health or physical property, the Company will require customer to certify and document such requirements in writing prior to the start of service. The Customer shall update the Company in writing when its human needs requirements change.
- 3.1.6. Additionally, if customer has human needs requirements under the TSO, the Company will require customer to certify and document to Company that it:

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.3/37
Original Sheet No. 1-3.3/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

- (a) has made firm pipeline capacity and gas supply arrangements sufficient to ensure non-interruptible deliveries to satisfy its level of human needs requirements. This documentation will include written acknowledgement from the upstream pipeline that firm, primary delivery point capacity is under contract for the appropriate location that will service customer, and that such capacity is under contract for the entire November through March time period; or,
 - (b) has one or more alternative energy back-up systems in place to provide for continuous energy to satisfy the total human needs requirements that otherwise would be met by natural gas. In such instance, there will be no requirement to meet this firm pipeline capacity and gas supply provision.
- 3.1.7. Customers converting from sales service to transportation service shall bear the supply-related cost/credit shifts or additional costs/credits, if any, directly resulting from that conversion, including existing pipeline commitments, existing gas supply costs, and additional administrative costs. The Company shall maintain adequate records to demonstrate such costs and to substantiate that this result has been achieved, and shall make such information available to the converting customer upon request. Upon request, Company shall provide a good faith estimate of such costs/credits based upon representations made by the customer as to usage, demand, timing, and other factors.
- 3.1.8 Customers converting from transportation service to sales service will be required to contract for such sales service between the months of February through April preceding the expiration of the primary or any succeeding term of the Customer's existing contract. Customers seeking to contract for sales service during the required time frame will be allowed to convert to sales service provided that the Company is able to secure firm upstream transportation capacity and other upstream pipeline services sufficient to

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.4/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.4/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

meet the Customer’s needs. Any such conversion will be effective upon the expiration of the term of the Customer’s existing contract, unless the Company and the Customer agree otherwise.

3.1.9. Seasonal Transportation. Customer facilities experiencing more than 80% of annual load during the flow months April through October, and who has experienced or anticipates an average daily demand of more than 10 MMBtu per day during any consecutive 30-day period of the preceding or succeeding April through October, are eligible to transport on a seasonal basis. Customers meeting the aforementioned criteria, may elect the TSO option and choose a subsequent return to the SSO option only once during the calendar year. Customers electing the TSO option on a seasonal basis, pursuant to notice given prior to May 31st or thirty days prior to commencement of service, whichever is earlier, may receive transportation service for a continuous period of at least 30 days between April 1 and October 31. Customers electing the TSO option on a seasonal basis are subject to the TSO contract administration fee. Additionally, each participating location shall pay a \$300 set-up fee upon initial election and upon any subsequent return to transportation service.

3.2. MAXIMUM QUANTITIES

3.2.1. Company and customer shall agree upon a Maximum Daily Winter Quantity (“MDWQ”) applicable to the period from November through March which will be reflected in the Agreement, and shall establish the maximum MMBtu Quantity that the Company will be obligated to deliver on a firm basis on any given day to customer’s point of delivery until such maximum quantity is revised pursuant to Part 3.2.4.

3.2.2. Average Daily Volume shall be calculated by dividing the annual volume by 365.

3.2.3. Under no circumstances is Company required to agree to an MDWQ, Average Daily Volume or other quantity-related obligation under this rate

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.5/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.5/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

schedule that it finds inconsistent with actual expected operating outcomes or load requirements based on observed historical operating data, the level and nature of currently installed natural gas facilities, equipment and appliances, or other relevant, reasonable and appropriate information or data. When entering into a new Agreement, an existing customer will not be required to agree to an MDWQ, Average Daily Volume or other quantity-related obligation under this rate schedule that is less than the quantities in effect during the previous Agreement, provided, however, that the quantities sought by the customer were actually experienced during the two-year period preceding the new Agreement.

- 3.2.4. Unless agreed otherwise, should customer deliveries exceed the Initial MDWQ during the period from November through March, then delivery demand set on that day shall reestablish the MDWQ and shall hereinafter be referred to as the Replacement MDWQ. Should annual deliveries exceed previously established levels, for the prior 12-month period, then the Initial Average Daily Volume will be reestablished for the annual period, and shall be known as the Replacement Average Daily Volume. The Replacement MDWQ or Average Daily Volume, respectively, become effective on the first day of the month after which the excess occurred for all meters read on and after that date, and continue for the remaining term of the contract or until such time that a Replacement MDWQ or Average Daily Volume is established. The Replacement MDWQ or Average Daily Volume shall not, however, exceed the quantity that is capable of being received or delivered on a firm basis. In the event that the Replacement MDWQ or Average Daily Volume would otherwise exceed the quantity that is capable of being received or delivered on a firm basis, then the Replacement MDWQ or Average Daily Volume shall be the maximum level that can be received or delivered on a firm basis.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.6/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.6/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.2.5. Company shall not be obligated to receive or deliver more than the Maximum Hourly Quantity (“MHQ”). If customer takes gas in excess of the specified MHQ at the point of delivery without the approval of Company, and such excess flow causes physical harm to the Company, its other customers or its facilities, then customer shall reimburse Company for the actual cost of damages or harm or repairs to its facilities, plus overhead expenses, within 15 days after the date of Company’s invoice to customer for such damages.

3.3. CAPACITY DEMAND

3.3.1. Each individually metered point of delivery under this rate schedule shall have a capacity demand (“CD”), equal to the higher of:

- (a) The Initial MDWQ specified in customer’s Agreement with Company, subject to the maximum quantities provision herein, or the Replacement MDWQ as established pursuant to the provisions of Part 3.2.4.
- (b) The Initial Average Daily Volume specified in customer’s Agreement with Company, or the Replacement Average Daily Volume as established pursuant to the provisions of Part 3.2.4.

3.3.2. This CD shall be the billing determinant for both distribution demand charges and Fixed Storage Charges, Fixed Gas Supply Charges and Fixed Transportation Charges (GSR Demand) under the Gas Supply Rate Rider. The Initial MDWQ or Initial Average Daily Volume, the higher of which is also known as the Initial CD, shall remain in place until such time as a Replacement MDWQ or Replacement Average Daily Volume, the higher of which is also known as the Replacement CD, is established pursuant to the provisions of Part 3.2.4. During the course of the contract term, the CD established as billing determinant shall be the higher of the Initial CD under the contract or any Replacement CD established during the previous 12-month period. Unless agreed upon otherwise, if during the course of a

TEXARKANA, TEXAS SERVICE AREA

~~First~~ Second Revised Sheet No. 1-3.7/37

Replacing: ~~Original~~ First Revised Sheet No. 1-3.7/37

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: ~~August 1,~~

~~2025~~ January 1, 2026

multi-year contract, any Replacement CD established pursuant to Part 3.2.4. does not re-occur during any prior 12-month period, then effective the first day of the following month the Replacement CD will be established as the higher of the Initial CD or highest daily volume during the MDWQ period that falls within the previous twelve months. In no instance shall the Replacement CD be based upon usage occurring before the effective date of the customer's Agreement.

3.4. RATES

3.4.1. Each customer receiving service under this rate schedule, other than small commercial firm sales service customers historically qualifying under the Part 3.1.2. aggregation provision, shall be charged the sum of (a), (b), (c) and (d) as follows:

- (a) Distribution Customer Charge - ~~\$392.25~~ 403.76 per month. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.
- (b) Distribution Demand Charge per MMBtu of CD per month:
 - (i) ~~\$11.11~~ 36011.43972 per MMBtu of CD up to 400 MMBtu of CD
plus, if applicable
 - (ii) ~~\$1.7171~~ 71.76756 per MMBtu of CD over 400 MMBtu of CD.
- (c) Gas Supply Rate Rider :
 - (i) SSO - The Gas Supply Rate will be calculated and adjusted periodically as defined in the Company's Gas Supply Rate Rider.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

~~First~~ Second Revised Sheet No. 1-3.8/37

Replacing: ~~Original~~ First Revised Sheet No. 1-3.8/37

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: **LARGE COMMERCIAL FIRM SERVICE (LCS-1)**

~~2025~~ January 1, 2026

Effective: ~~August 1,~~

(ii) TSO - The customer will provide the appropriate LUGF-in-Kind as described in the Company’s Gas Supply Rate Rider. Volumes provided as LUGF-in-Kind will not be considered in the calculation of Capacity Demand and shall not be subject to Distribution Charges.

3.4.2. Monthly charges applicable to customers under the TSO described in Part 3.1.3. of this rate schedule, including small commercial firm sales service customers historically qualifying under the Part 3.1.2. aggregation provision of this rate schedule or qualifying for transportation under the SCS rate schedule, are as follows:

(a) Contract Administration Fees:

TSO - ~~\$332.61~~ 342.37 per month.

3.5. MINIMUM CHARGE

The sum of (a), (b), and (c) if applicable:

(a) Distribution Customer Charge - ~~\$392.25~~ 403.76 per month. The monthly customer charge shall be pro-rated in the months that the customer initiates and terminates gas service.

(b) Distribution Demand Charge - per MMBtu of CD per month:

(i) ~~\$11.11~~ 360.11 43.972 per MMBtu of CD up to 400 MMBtu of CD

plus, if applicable

(ii) ~~\$1.71~~ 71.71 7.6756 per MMBtu of CD over 400 MMBtu of CD

(c) Contract Administration Fee – TSO - ~~\$332.61~~ 342.37 per month.

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.9/37
Original Sheet No. 1-3.9/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

3.6. TELEMETERING EQUIPMENT

3.6.1. Telemetry is required for all customers who receive service pursuant to this rate schedule, including customers qualifying under Part 3.1.2. of the aggregation provision of this rate schedule. If Company does not have telemetry at customer's point of delivery, upon execution of the Agreement, Company shall install telemetry equipment of standard make and manufacture to determine hourly and daily flow of gas at customer's point of delivery. Existing customers shall have the option between analog telemetry and wireless telemetry, if suitable wireless service is available. New customers may choose from one of two wireless telemetry options. Customer will pay Company for telemetry equipment under one of the following payment options as chosen by the customer:

- () Option 1: Customer agrees to provide an analog phone line for each meter and pay for standard telemetry equipment and installation costs for each meter. Customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 1 is limited to existing Option 1 customers and not available for new customers electing transportation service.
- () Option 2: Customer will provide an analog phone line for each meter but elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$30 per month per meter for meters that do not require pressure instrumentation and \$84 per month per meter for meters that do require pressure instrumentation. The customer will be subject to meter reading fees for an inoperable phone line for each meter. Option 2 is limited to existing Option 2 customers and will not be available to new customers electing transportation service.
- () Option 3: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and agrees to pay for standard telemetry equipment and installation costs for each meter. The wireless service fee will be \$10 per month per meter, and Customer will not be subject to meter reading fees.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

First Revised Sheet No. 1-3.10/37
 Replacing: Original Sheet No. 1-3.10/37

Summit Utilities Arkansas, Inc.
 (Name of Company)
 Kind of Service: Natural Gas Class of Service: Large Commercial

 PART I - Rate Schedule No. 3
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

() Option 4: Customer elects wireless service through Summit Utilities Arkansas, Inc. for each meter and elects to pay a monthly fee for standard telemetry equipment and installation costs for each meter. The fee will be \$40 per month for meters that do not require pressure instrumentation and \$94 per month per meter for meters that do require pressure instrumentation. The customer will not be subject to meter reading fees.

3.6.2. If an existing Option 1 or Option 2 customer has chosen analog telemetry, then customer shall be responsible for installing and maintaining telecommunications lines. Should customer fail to maintain or repair telecommunications lines required to communicate with telemetry equipment, Company shall have the right to bill customer all labor and expense required to manually read the meter, at whatever intervals the Company may deem necessary. If a repair is not made within forty-five (45) days, Summit Utilities Arkansas, Inc. will install wireless telemetry equipment pursuant to Option 4. At such times when telecommunication lines, or other such analog equipment, need replacement, customer will be required to elect a wireless telemetry option as listed above.

If customer chooses wireless telemetry, then customer shall pay Company \$10 per month per meter for wireless telemetry service for the entire period such meter(s) is(are) served under this or any other transportation rate schedule.

3.7. RIDERS

3.7.1 In addition to the Gas Supply Rate Rider, the following riders are applicable to service under this rate schedule:

<u>Rider Name</u>	<u>Description</u>	<u>Identification on Customer Bills</u>
CPI	Consumer Price Index Rider	CPI
TA	Municipal Tax Adjustment	Municipal Franchise Adj

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.11/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.11/37</u>

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

EECR Energy Efficiency Cost Recovery EE Cost Rate
Rider

3.7.2. Service will be rendered under this rate schedule until service is discontinued to customer, the customer qualifies for service under the small commercial firm sales service rate schedule, or the schedule is superseded.

3.8. RULES AND REGULATIONS GOVERNING UTILITY SERVICE

3.8.1. The Company's Standard Rules and Regulations, as the same may from time to time be changed in accordance with the law, shall be applicable to service under this rate schedule.

3.9. BILLING AND PAYMENT

3.9.1. Customer's bills will be based on capacity demand and the quantity of MMBtu's delivered to customer at the delivery point. Such bills shall be rendered promptly after the close of each billing period and shall be paid within fourteen (14) days after the date the bill is mailed or made available electronically. Company shall have the right to bill customer each month hereunder on the basis of nominated quantities or estimated quantities, provided that adjustments shall be made to such quantities in subsequent months' billings based on actual quantities delivered. Amounts past due hereunder shall bear interest from the due date until paid at the maximum lawful rate. The Company shall not discontinue service to customer for violation of its rates and policies nor for non-payment of bills, without first having diligently tried to induce the customer to comply with its rates and policies, or to pay amounts due the Company. Company may suspend service to customer after written notice shall have been given to the customer by the Company in the manner provided for in the Commission's Rules. Company may require as a condition of recommencement or

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.12/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.12/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

continuation of service the maximum refundable deposit or bond allowed by the Commission to secure payment of bills. Interest at such rates as are required by the Commission shall be paid on any such deposit amount.

3.10. DEFINITIONS

- 3.10.1. The following terms when used herein shall be construed to have the following meaning, except where the context of their use clearly indicates another meaning:
- 3.10.2. The term "Large Volume Commercial Customer Agreement" (Agreement) shall mean a written and fully executed agreement between Company and customer which provides for service under the applicable supply option of this rate schedule.
- 3.10.3. The term "customer" shall mean the party so identified in the Agreement, or its designee.
- 3.10.4. The term "day" or "daily" shall mean a period of twenty-four (24) consecutive hours, beginning and ending as near as practicable to 9:00 a.m., Central Standard Time, at the point at which delivery of gas is made.
- 3.10.5. The term "month," "Service Month," or "monthly" shall mean the period beginning at or as near as practicable to 9:00 a.m., Central Standard Time, on the first day of the calendar month and ending as near as practicable to 9:00 a.m. on the first day of the next succeeding calendar month.
- 3.10.6. The term "year" or "service year" shall mean a period of three hundred sixty-five (365) consecutive days beginning on the date specified in the Agreement for the commencement of the term of service or any anniversary thereof; provided, however, that any year which contains a date of February 29, shall consist of three hundred sixty-six (366) consecutive days.
- 3.10.7. The term "cubic foot" shall mean the volume of gas which occupies one (1) cubic foot when said gas is at a temperature of sixty degrees (60

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.13/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.13/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

degrees) Fahrenheit, and at a pressure of 14.73 pounds per square inch absolute.

- 3.10.8. The term "Mcf" shall mean one thousand (1,000) cubic feet of gas.
- 3.10.9. The term "Btu" shall mean British Thermal Unit.
- 3.10.10. The term "MMBtu" shall mean one million (1,000,000) Btu's.
- 3.10.11. The term "gas supply" as it relates to purchased gas costs shall mean the charge for the product known as natural gas, and does not include any charges associated with delivery of the product by Company or any supplier pipeline of the Company.
- 3.10.12. The term "balancing" shall mean the service provided by Company when quantities of gas received by Company at the Point(s) of Receipt differ at any time from the quantities of gas delivered by Company at the Point(s) of Delivery under the Agreement.
- 3.10.13. 3.10.13.The term "Point(s) of Receipt" shall mean the point or points specified in the Agreement where Company agrees to receive gas for transportation for the account of customer.
- 3.10.14.The term "Point(s) of Delivery" shall mean the point or points specified in the Agreement where Company agrees to deliver gas transported for the account of customer.
- 3.10.15.The term "imbalance" shall mean the difference in the MMBtu's of natural gas which customer takes at the Point(s) of Delivery and the MMBtu's which customer provides for transportation at the Point(s) of Receipt.
- 3.10.16.The term "Average Daily Volume" shall be calculated by dividing the annual volume by 365.
- 3.10.17.The term "Maximum Hourly Quantity" or "MHQ" shall mean the maximum MMBtu Company is obligated to deliver or receive for

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.14/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.14/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

customer’s account in any single hour. Company shall not be obligated to agree to a maximum hourly quantity greater than 1/15 of, MDWQ or Average Daily Volume.

- 3.10.18. The term “Initial CD” shall mean the higher of the Average Daily Volume or the Maximum Daily Winter Quantity “MDWQ.” The Initial CD shall be negotiated by the Company and the customer.
- 3.10.19. The term “Initial Maximum Daily Winter Quantity” shall mean the Maximum Daily Winter Quantity “MDWQ” reflected on the initial Exhibit A to the Large Volume Commercial Customer Agreement.
- 3.10.20. The term “Replacement CD” shall mean a daily volume higher than the Initial CD, that is substituted and used as a CD pursuant to Part 3.3.2.
- 3.10.21. The term “Replacement Maximum Daily Winter Quantity” shall mean the Maximum Daily Winter Quantity “MDWQ” reflected on the revised Exhibit A to the Large Volume Commercial Customer Agreement.
- 3.10.22. The term “*Inside FERC* Enable-East First-of-the-Month Index,” or “Enable Index,” shall mean the price published in Platt’s *Inside FERC’s Gas Market Report* under the heading “Prices of Spot Gas Delivered to Pipelines” for “Enable Gas Transmission, LLC.” “East” under the subheading “Index” for the applicable Month of gas delivery. For any month in which Platt’s *Inside FERC Gas Market Report* fails to report an Enable Index, Company shall substitute the price published in Platt’s *Inside FERC Gas Market Report* under the heading “Market Center Spot Gas Prices” for “Henry Hub” under the subheading “Index” for the applicable Month of gas delivery (the “Henry Hub Index”), adjusted to reflect a historical variance between the Enable Index and the Henry Hub Index. The variance shall be the average of the difference between the Henry Hub Index and the Enable Index for the two most recent months in

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.15/37
Original Sheet No. 1-3.15/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: **LARGE COMMERCIAL FIRM SERVICE (LCS-1)**

Effective: August 1, 2025

which both indices were published by Platt's *Inside FERC's Gas Market Report*. “

3.11. GOVERNMENTAL REGULATIONS

3.11.1. Service hereunder shall be subject to all relevant present and future local, state and federal laws and all rules, regulations and orders of regulatory authorities having jurisdiction over any of the parties, as applicable, and the obligations of all parties hereunder are subject to obtaining whatever regulatory approvals and authorizations are necessary for the lawful implementation of the Agreement, on continuing conditions satisfactory to the party affected. Customer shall cooperate with the Company by providing promptly all information and in making whatever reports or filings are necessary in regard to service rendered under this rate schedule. Neither party shall be held in default for failure to perform hereunder if such failure is due to good faith compliance with the requirements of any such laws, orders, rules and regulations. Should any governmental body having jurisdiction impose on the Company or the services provided hereunder or otherwise require service hereunder on terms and conditions that are unacceptable to Company, in its sole discretion, then Company may terminate service hereunder at any time thereafter upon notice to customer. Customer shall also reimburse Company, or cause Company to be reimbursed, for any fees, taxes (other than income and property taxes) or other charges levied or paid by Company to any governmental authorities in connection with or attributable to the services provided hereunder.

3.12. MEASUREMENT

3.12.1. Except as may be otherwise provided elsewhere herein or required by law, the measurement and testing of gas received and delivered hereunder shall be done by Company, or its designee, as measuring party in accordance with the following:

3.12.2. The gas received by Company hereunder shall be measured as follows:

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.16/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.16/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

- 3.12.2.A. The unit of volume shall be 1,000 cubic feet of gas (Mcf) at a temperature base of 60 degrees Fahrenheit and at a pressure base of 14.73 pounds per square inch absolute. Whenever the actual conditions of pressure and temperature of the particular gas stream being measured differ from the above standard, conversion of the volume from such actual conditions to the above standard conditions shall be made in accordance with the Ideal Gas Laws corrected for super-compressibility in accordance with the method customarily used by the measuring party.
- 3.12.2.B. Measurements of gas shall always be in accordance with requirements of law, and if the procedures, bases, or standards herein contemplated to be used in the determination of gas volumes are changed by law or regulatory action, the applicable rates shall be appropriately modified and adjusted to the extent necessary to the end that calculations to determine sums of money due hereunder after the change will reach the same end result in dollars and cents as would have been reached in the absence of such change.
- 3.12.2.C. The temperature of the gas at each point of receipt shall be (i) determined by a recording thermometer, (ii) determined by taking the average of the daily readings of an indicating thermometer, or (iii) assumed by mutual agreement to be 60 degrees Fahrenheit, provided that, if a recording thermometer is not being used, customer shall have the right, by reimbursing the cost of the equipment and its installation, to require the use of a recording thermometer. The Btu content of the gas per cubic foot shall be determined on a dry basis in accordance with good engineering practice in a manner reasonably calculated to result in a fair and accurate determination.

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.17/37
Original Sheet No. 1-3.17/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

- 3.12.2.D. The specific gravity of the gas shall be determined in accordance with good engineering practice as often as found necessary in operation.
- 3.12.2.E. Standard type measuring and testing equipment necessary to measure and determine quantities hereunder shall be installed, operated and maintained in a workmanlike manner. Readings, calibrations, tests, repairs and adjustments of said equipment, and changing of charts, shall be done only by employees or agents of measuring party and in accordance with good engineering practice as often as found necessary in operation. Orifice meters, if used, shall be installed and operated, and volumes computed, in accordance with the latest version of the American Gas Association Gas Measurement Committee Report and Appendices thereto, and such amendments thereof as measuring party may place in use on its system for transactions of this type. Customer shall have access to the measuring and testing equipment at reasonable times, and shall have the right to have a representative present at tests, calibrations and adjustments thereof. Upon request by customer for a special test of any meter or auxiliary equipment, the accuracy of same shall be verified promptly, provided that the cost of such special test shall be borne by customer unless the percentage of inaccuracy is found to be more than two percent (2%), then previous readings shall be corrected to zero error for the period of time during which the equipment was known to be inaccurate, or if not known then to the shorter of six (6) months or the last date that the meter was tested; if said total inaccuracy is not more than two percent (2%), then previous reading shall be considered correct but the equipment shall be adjusted to read correctly. Measuring party shall not be required to verify the

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.18/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.18/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

accuracy of such equipment more than once in any 90-day period, unless customer has a specific and verifiable reason to believe that the equipment is inaccurate by more than 2%.

- 3.12.2.F. If any meter or auxiliary equipment is out of service or out for repair for a period of time so that the quantity of gas delivered cannot be ascertained or computed from the reading thereof, then the quantity delivered during such period shall be estimated upon the basis of the best data available, using the first of the following methods which is feasible: (i) by correcting the error if the percentage of error is ascertainable by calibration, test, or mathematical calculations; (ii) by using the registration of any check equipment installed and accurately registering, or (iii) by estimating the volume on the basis of deliveries during preceding periods under similar conditions when the equipment was registering accurately.
- 3.12.2.G. Upon request, measurement charts and records shall be submitted to customer for examination, the same to be returned within twenty (20) days. The measurement charts and records for a given accounting month shall be conclusively presumed correct if no written objection thereto is served on Company within the 12-month period following the given accounting month. All test data, meter charts and similar records shall be preserved for a period of at least one (1) year.
- 3.12.2.H. The formal measurement and testing of gas hereunder shall only be by the equipment operated by measuring party, but customer may install, operate and maintain, at customer's own cost, risk and expense and in the same manner as is required for the primary equipment hereunder, check measuring and testing equipment of standard type, provided that the same does not

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.19/37</u>	
Replacing:	<u>Original</u>	Sheet No. <u>1-3.19/37</u>	
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)		
Kind of Service:	<u>Natural Gas</u>	Class of Service:	<u>Large Commercial</u>
PART I - Rate Schedule No. 3			
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)			Effective: August 1, 2025

interfere with the operation of the primary equipment. Company shall have the same rights with respect to check equipment as customer has with respect to the primary equipment.

3.12.2.I. If Company causes any or all of the foregoing measurements and testing procedures to be done by a third-party designee, then in such event:

3.12.2.I(1) Customer's rights hereunder with respect to the third-party's equipment and procedures will be subject to reasonable arrangements by Company with such third party; and

3.12.2.I(2) If the third party's usual and customary procedures differ in particular respects from the detailed procedures set out above, then the third-party's procedures, and measured quantities resulting therefrom shall be acceptable and used hereunder so long as they are consistent with good engineering practice in the industry.

3.12.2.J. The gas delivered by Company to customer after transportation shall be measured in the same manner as are volumes sold by Company to customers of similar size as customer under Company's sales rate schedules.

3.12.2.K. Volume measured in Mcf will be subject to thermal adjustment and billed in MMBtu as measured on a dry basis. Delivered volumes will be adjusted by the appropriate thermal content factor obtained from the nearest available chromatograph or sampling location. The formula for conversion from Mcf to MMBtu is as follows: $Mcf \times \text{thermal content factor} = MMBtu$.

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.20/37
Original Sheet No. 1-3.20/37

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: **LARGE COMMERCIAL FIRM SERVICE (LCS-1)**

Effective: August 1, 2025

3.13. FORCE MAJEURE

3.13.1. Neither customer nor Company shall be liable to the other for failure to perform their respective obligations under the Agreement (other than to make any and all payments thereunder) due to acts or conditions beyond the reasonable control of the parties affected. The obligations of the affected party to perform shall be suspended so long as and to the extent that performance is prevented by the occurrence of such acts or conditions. Such acts or conditions shall be deemed to include, but not be limited to, fire, labor disputes, acts of God, the elements, wars, epidemics, riots, civil disturbances, explosions, breakdown of equipment, test and repairs of pipeline facilities, freezing of wells or pipelines, requirements of local, state or federal authorities, failure of any intermediate transporters relied upon by Company to transport the gas for any reason, failure of appropriate regulatory approvals or lack of sufficient capacity, the inability of Company to obtain or maintain such regulatory authorizations as may be necessary for the lawful performance of the service contemplated hereby on continuing conditions satisfactory to Company, the curtailment of service by Company in accordance with Company's curtailment plan as effective from time to time, failure of gas supply and any other cause, similar or dissimilar, not within the reasonable control of the party claiming relief. The party affected shall notify the other promptly and shall remedy the cause of suspension with reasonable diligence, retaining to such party unqualified discretion in settling labor disputes.

3.14. OPERATING INFORMATION AND FORECASTS

3.14.1. Customer, upon request, shall furnish or cause to be furnished to Company from time to time such reasonable data as in Company's judgment is necessary for the proper analysis of the daily and annual gas load requirements of customer for this service. Customer at all times shall keep Company informed of anticipated significant changes in the size and character of such load requirements.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.21/37
Original Sheet No. 1-3.21/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

3.15. USE

3.15.1. All gas delivered to customer under the Agreement shall be for customer's own use and shall not be resold.

3.16. NON-SYSTEM SUPPLY: TERMS AND CONDITIONS

3.16.1. Customer transactions operating under the SSO described in Part 3.1.3. of this rate schedule shall be governed by Company's other generally applicable rates and policies. The operating terms and conditions of service provided hereinafter, in addition to the Company's other generally applicable rates and policies not consistent therewith, shall apply to customer transactions under the TSO of this rate schedule.

3.17. NOTICES

3.17.1. Notices, requests, demands, statements, or bills provided for under this rate schedule and the Agreement (other than those related to nomination, scheduling and other operational issues having immediate operational consequence and requiring shorter notice that either Company or customer may desire to give the other, as provided for under Part 3.32.1.) shall be in writing and if delivered shall be considered as duly delivered when mailed by registered or certified mail to the post office address of Company or customer as indicated in the Agreement, or at such other address as either shall designate by formal written notice to the other. Routine, non-operational communications, including monthly statements and payments if received, shall be considered as duly delivered when mailed by either registered, certified or ordinary mail or when provided electronically.

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.22/37
Original Sheet No. 1-3.22/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

3.18. RECEIPT OF GAS FOR TRANSPORT

3.18.1. The customer must tender the gas for transportation hereunder at a mutually agreeable point or points as specified in the Agreement at whatever pressure is necessary to effect deliveries of the gas against the fluctuating working pressures maintained in Company's system at that point from time to time. Company will not be obligated to accept any gas into such system for transportation that does not meet the quality specifications required to be met by Company's suppliers when delivering gas to Company for sales to Company's customers.

3.18.2. Company will be responsible for installing and operating the necessary tap and measurement facilities at each point of receipt to receive and measure the gas delivered for transportation hereunder. If Company agrees to provide new or additional facilities to perform the services requested by customer, upon Company's request, customer shall reimburse Company, or cause Company to be reimbursed, for all costs of construction, installation and/or acquisition of such facilities.

3.19. DELIVERY OF GAS BY COMPANY AFTER TRANSPORTATION

3.19.1. Except as may be otherwise specified elsewhere herein, the gas shall be tendered for delivery after transportation at the working pressures maintained from time to time by the delivering party at the designated point of delivery as specified in the Agreement from time to time. It is recognized that the gas delivered to customer after transportation will not be the same gas that Company received for transportation, but that the gas delivered after transportation will meet the quality specifications applicable to gas that Company sells on its system from its general system supply. Company will use its best efforts consistent with the prudent operation of its system to deliver gas meeting such specifications but shall not be liable in damages for failure to do so. If the gas tendered by Company fails at any time to conform to any of said specifications, then customer shall notify Company

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.23/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.23/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

of such deficiency and thereupon may, at customer's option, refuse to accept delivery pending correction by Company.

- 3.19.2. The point where responsibility for the gas shall pass to customer after transportation shall be at the outlet of the delivery facilities at the designated point of delivery. Customer shall provide reasonable access to the premises at the point of delivery for any purpose connected with this service.
- 3.19.3. Company shall install, operate and maintain whatever facilities are necessary to deliver the gas at the point or points of delivery hereunder and shall indemnify customer and hold it harmless from and against any and all claims, actions, suits, damages, liabilities, penalties, costs and expenses arising out of use, possession or presence of the gas before it passes the point of delivery. If Company agrees to provide new or additional facilities to perform services requested by customer, upon Company's request, customer shall reimburse Company, or cause Company to be reimbursed, for all costs of construction, installation and/or acquisition of such facilities.
- 3.19.4. Customer shall install, operate and maintain at its own expense whatever facilities are necessary to safely receive and utilize the gas at and beyond the point of delivery hereunder, and shall indemnify Company and hold it harmless from and against any and all claims, actions, suits, damages, liabilities, penalties, costs and expenses arising out of the use, possession, or presence of the gas at and after it passes the point of delivery.
- 3.19.5. If the services of one or more other transporters are necessary for Company to provide the service herein contemplated, Company's obligations hereunder shall be subject to the availability of such services by others on continuing terms and conditions acceptable to Company, and in such event, customer agrees that Company may act as agent for customer in arranging for such services, including execution of the necessary agreements therefore and administering same, and arranging and confirming capacity release transactions necessary to facilitate the transaction, provided that, unless

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.24/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.24/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

otherwise provided elsewhere, any costs and/or charges or penalties associated with such services by a third party to the point of delivery hereunder shall be borne by customer.

3.20. SCHEDULING AND NOMINATIONS

3.20.1. Nominations for gas flow shall be submitted by customer to Company no later than 10:00 a.m. Central Standard Time the day prior to gas flow; provided however, if a change in the nomination level is desired on a weekend or Company holiday, then nominations shall be submitted by customer to Company no later than 10:00 a.m. Central Standard Time the last business day immediately prior to such weekend or holiday. Nominations shall be submitted via the Company’s internet based nomination system. Company and customer may agree on other means of submitting nominations from time to time. Nomination quantities shall be expressed in MMBtu. Company shall not be required to confirm a nomination that is: (A) inconsistent with the recently observed deliveries and projected deliveries for the Service Month; or (B) higher than the MDWQ or MDSQ in the applicable season; or (C) not confirmed by the upstream pipeline. For these purposes, the projected deliveries for the Service Month shall be equal to the arithmetic average of the number of observed deliveries within the Service Month to date multiplied by the number of days in the Service Month. Once a nomination is made and confirmed by the Company, that nomination will remain in effect through the end of the month or until changed by the customer. Company shall confirm nominated volume to Pipeline.

3.20.2. Company will require customer to comply with the scheduling and nominating procedures as set forth in customer’s upstream pipeline supplier’s transportation tariffs as on file with and approved by the Federal Energy Regulatory Commission. Customer shall be liable for and shall compensate Company for any costs imposed upon Company as a result of customer's scheduling and nomination deviations or non-compliance.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.25/37
Original Sheet No. 1-3.25/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

3.21. BALANCING

3.21.1. General Intent: These balancing provisions are in recognition of the fact that Company's upstream transportation, storage and no-notice service capacity is reserved for the exclusive use by Company for transactions related to its system supply.

3.21.1.A. SSO transactions are allocated costs associated with the Company's upstream transportation, storage and no-notice service capacity. Therefore, SSO transactions have defined relative rights to those upstream services.

3.21.1.B. TSO transactions are not allocated any costs associated with the Company's upstream transportation, storage and no-notice services or associated capacity. Therefore, TSO transactions carry no explicit or implicit right to make use of the Company's upstream services or associated capacity.

3.21.2. [Reserved.]

3.21.3. [Reserved.]

3.21.4. Company shall make available electronically daily imbalance information which shall notify customer of any imbalance under an Agreement in the current Service Month, based on the best information then available to Company, including, but not limited to data such as nominations, allocations, electronic measurement data, and meter observations. The provision of such information shall not relieve customer of its obligations under this tariff to avoid, correct or eliminate actual imbalances.

3.21.5. Customers shall make a good faith effort to: (i) conform their takes each day at delivery points with their deliveries to Company at receipt points on the same day and thereby minimize imbalances; and (ii) to correct any such imbalances as soon as practical. Company shall monitor the accumulation of daily imbalances by customer and shall have the right to

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.26/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.26/37</u>

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

take corrective action pursuant to this tariff, as required, to eliminate customer encroachment upon upstream transportation, storage, or no-notice service capacity held by Company for general system supply.

3.21.5.A. A Critical Period Event may be called for operational purposes relating to a physical event causing or threatening a system failure and/or existence of an Operational Flow Order (“OFO”) on the upstream pipeline. Additionally, the Company’s declaration of a Critical Period Event will be location-specific, when possible, and the Company is not required to apply the Critical Period Event where corrective action would not be curative of the critical situation. A Critical Period Event declared for economic purposes shall be applicable only to customers with an annual average customer delivery of 100 MMBtu or less. Critical Period Events declared for economic purposes may be declared only on days when the *Gas Daily* price differs by more than \$.50 per MMBtu from the *Inside FERC* Enable-East First-of-the-Month Index. The Company shall notify affected customers verbally of the critical situation and customers shall have a minimum of twenty-four (24) hours to bring receipts and deliveries into balance, or other longer time periods as deemed applicable by the Company. If, after the specified notice period indicated in Company’s notice to customer of critical situation, customer has not balanced receipts and deliveries, Company shall have the right to balance deliveries and receipts. Company shall not be obligated to redeliver a greater volume of gas to the point of delivery than it received at the point of receipt for customer’s account, as indicated by the upstream delivering pipeline, until such time as Company determines that the critical situation no longer exists. An imbalance that occurs during such critical situation, after the

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.27/37
Original Sheet No. 1-3.27/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

expiration of the notice period, may not be carried forward for clearing during the month, but instead may, at the Company’s option, be cashed out based on the “Critical Period Price.”

- (i) The Critical Period Price shall be the applicable regional posting for the upstream pipeline expressed in (\$/MMBtu) for the day of delivery as found in the publication *Gas Daily* under the heading “Daily Price Survey” and under the subheading “Midpoint.” If *Gas Daily* fails to publish this information for the upstream pipeline for the day of delivery, then the Critical Period Price shall be based upon the same information published by *Gas Daily* in regard to Henry Hub for the day of delivery, adjusted to reflect the variance between the most recently published monthly indices for the applicable upstream pipeline and Henry Hub.
- (ii) If, on any day during a critical situation, after the expiration of the notice period, customer delivers to Company volumes of gas that are greater than customer’s gas requirements at the point of delivery then Company can purchase such over-delivered volumes at the point of delivery from customer at the following rates per MMBtu. The first 6% of over-delivered volumes will be cashed out at the Critical Period Price. Amounts greater than 6% will be cashed out at a rate equal to 50% of the Critical Period Price.
- (iii) If, on any day during a critical situation, after the expiration of the notice period, customer delivers to

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.28/37
Original Sheet No. 1-3.28/37

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

Company volumes of gas that are less than customer's gas requirements at the point of delivery, then Company may require customer to purchase such deficiency at the point of delivery from Company at the following rates per MMBtu. The first 6% of under-delivered volumes will be cashed out at the Critical Period Price. Amounts greater than 6% will be cashed out at a rate equal to 150% of the Critical Period Price for the day in which the deficiency occurred.

- (iv) Any Critical Period imbalance incurred of 10 MMBtu or less shall not be subject to Critical Period cash-out pricing. Such imbalances will be deferred until the end of the month, and will be cashed out in accordance with the terms of Part 3.21.8.
- (v) Company shall make a reasonable effort to provide 24 hours' notice of the issuance of a CPE. Upon issuance of notice of a CPE, Company will allow shipper to submit revised nominations to the extent permitted by the upstream pipeline declaring an OFO, in an attempt to minimize imbalance activity on the Company's system. During any CPE, Company shall remain obligated to deliver all natural gas supplies that it receives on behalf of each individual shipper.

3.21.5.B. For any multi-day period measured from the beginning of the first day of the Month where a cumulative imbalance is equal to or greater than 6% of the projected deliveries for the Service Month, Company may at its option, eliminate, through an intra-month cash-out action, all or part of said cumulative imbalance.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.29/37
Original Sheet No. 1-3.29/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

For these purposes, the projected deliveries for the Service Month shall be equal to the arithmetic average of the number of observed deliveries within the Service Month to date multiplied by the number days in the Service Month. The “cash-out” price applicable to such intra-month cash-out transactions for cash out quantities that are 3% or less of deliveries shall be equal to 75% of the Critical Period Price for cash-out purchases by Company from customer and 125% of Critical Period Price for cash-out purchases required of customer from Company. The “cash-out” price applicable to such intra-month cash-out transactions for cash out quantities that are in excess of 3% of deliveries shall be equal to 50% of the Critical Period Price for cash-out purchases by Company from customer and 150% of Critical Period Price for cash-out purchases required of customer from Company. The Company shall give a two-day warning before penalties are imposed.

- 3.21.6. Company shall not be obligated under any circumstances: (i) to deliver more gas to customer during any given day or month than it shall have received for the account of customer during said period; or (ii) to receive or deliver during any given Day a total quantity of gas in excess of the MDWQ.
- 3.21.7. Customer will be responsible for its allocable share of any incremental costs associated with Company’s upstream transportation, storage, or no-notice services attributable to nomination and scheduling activities of customer, including but not limited to incremental overrun charges, commodity charges, daily demand charges, and penalties. The responsibility provided for herein shall not relieve customer of its obligations under this rate schedule or the tariffs of Company’s upstream service providers to avoid, correct or eliminate nomination or scheduling errors.

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.30/37
Original Sheet No. 1-3.30/37

Summit Utilities Arkansas, Inc.
 (Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: **LARGE COMMERCIAL FIRM SERVICE (LCS-1)**

Effective: August 1, 2025

3.21.8. At the end of each Service Month, remaining customer Imbalances to the extent the receipts do not equal deliveries under customer’s Agreement shall be cashed out. To the extent customer owes natural gas volumes to Company (deliveries exceeded receipts) customer will purchase said volumes at the applicable cash-out price described below. To the extent Company owes natural gas volumes to customer (receipts exceeded deliveries), Company will purchase said volumes at the applicable cash-out price described below.

Imbalance Level	Overage	Underage
	The Company Pays Customer	Customer Pays the Company
From 0% to 5%	100%	100%
From 5% to 10%	80%	120%
From 10% to 15%	70%	130%
From 15% to 20%	60%	140%
Greater than 20%	50%	150%

Overages in all tiers will be priced, using the applicable percentage, at the lesser of: *Inside FERC* Enable-East First-of-the-Month Index or the Company’s Commodity Cost component. Underages in all tiers will be priced, using the applicable percentage, at the greater of: *Inside FERC* Enable-East First-of-the-Month Index or the Company’s Commodity Cost component under the Gas Supply Rate Rider.

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.31/37
Original Sheet No. 1-3.31/37

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: **LARGE COMMERCIAL FIRM SERVICE (LCS-1)**

Effective: August 1, 2025

3.21.9. The imbalances incurred due to customers' reliance on imbalance data that differ materially from subsequently corrected data will be assumed to fall into the 0% to 5% range for the determination of the applicable cash-out price.

3.22. PREDETERMINED ALLOCATION

3.22.1. Should customer elect service under this rate schedule under more than one of the two supply options, such that gas delivered by Company at any single delivery point will involve supply under more than one of the two options, Company and customer shall enter into a Predetermined Allocation Agreement ("PDA") in the form appended to this rate schedule. This PDA will establish the allocation of deliveries, which can be relied upon by either party in the conduct and performance under the Agreement. The method of allocation can be: (i) ranked (order through the meter); (ii) pro rata; (iii) fixed percentage; (iv) swing; or (v) any other method to which both Company and customer agree. Each PDA shall be effective for at least one Service Month and shall remain in effect until superseded by a new PDA.

3.23. POOLING SERVICE

3.23.1 The Company shall make Pooling Service available to any party (hereinafter referred to as Pool Manager) that requests Pooling Service from Company when:

- (a) Company has received, reviewed and accepted a credit application from Pool Manager, and Pool Manager has been deemed creditworthy.
- (b) Company and Pool Manager have executed a Pooling Service Agreement in the form acceptable to Company.

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.32/37
Original Sheet No. 1-3.32/37

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

(c) Pool Manager has submitted formal documentation of agency for customers subject to aggregation under this service.

(d) Pool Manager complies with all applicable provisions of this rate schedule.

Pooling service shall be available subject to capacity constraints and operational conditions. Company reserves the right to require the Pool Manager to deliver supply adequate to meet the requirements of the customers served by the Pool Manager.

3.23.2. Pooling shall consist of the aggregation of the Receipt Point(s) available to customers subject to the Pooling Service Agreement and deliveries made at Delivery Point(s) delivered subject to the Pooling Service Agreement. The Pool Manager, having documented agency authority, shall submit nominations and allocation information for all customers subject to the Pooling Service Agreement, to Company, in accordance with Part 3.20.

Company shall not have any liability to a Pool Manager or customer as a result of Company's reliance on the performance of Pool Manager.

3.23.3. Pooling Managers shall make Pooling Service available for all customers for which Pooling Manager provides supply services on the Company's system.

3.23.4. Imbalances in a Pool will be calculated by determining the difference between total aggregated receipts into the Pool and the total deliveries allocated out of the Pool to end users. Imbalance tolerances outlined in Part 3.21.5.A., 3.21.5.B. and 3.21.8. shall apply to the aggregated imbalance total, unless and until Pooling rights are interrupted for a specified period.

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.33/37
Original Sheet No. 1-3.33/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

3.23.5. Imbalances incurred subject to Parts 3.21.5.A., 3.21.5.B. and 3.21.8. will be billed as specified in the Pooling Service Agreement. In the event that the Pool Manager fails to pay invoices, customer will remain liable for payment of all charges, as acknowledged in the Pooling Service Agreement.

Should Pool Manager fail to pay invoices calculated at the aggregated level, upon default to the individual customer invoice, the invoice shall be recalculated at the individual customer level, without benefit of the aggregated tolerance.

3.23.6. Pooling Service Agreements and Agency Agreements, and changes thereto, shall become effective on the first day of the month provided that the Company receives such Agreements, or changes thereto, at least five (5) business days before the first day of the month.

3.24. WARRANTY OF TITLE

3.24.1. Customer shall have title to and shall warrant its title to all gas delivered to Company under the TSO of this rate schedule, and such gas shall be delivered to Company free and clear of all liens, claims and encumbrances. Customer shall indemnify Company against all suits, actions, debts, accounts and damages arising out of any adverse claims to, against or in respect of such gas. Customer shall also indemnify Company and hold it harmless from and against any and all claims, actions, suits, costs, liabilities and expenses caused by or arising out of possession or presence of such gas before it is delivered into Company's facilities. Customers entering into Agreements as specified in Part 3.1.1. shall have the right to deliver volume for redelivery, available exclusively for customers' own use. Such delivery rights shall not be resold to or shared with third parties.

3.25. ASSIGNMENT

3.25.1. Customer shall not assign the Agreement in whole or in part, nor shall customer agree to provide services to others by use of any capacity

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.34/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.34/37</u>

Summit Utilities Arkansas, Inc.

(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)

Effective: August 1, 2025

contracted for under the Agreement, without Company's prior written consent. In addition to all other rights and remedies, Company may terminate the Agreement immediately if it is assigned by customer or if customer subcontracts its transportation capacity to others without such prior consent, whether the assignment be voluntary or by operation of law or otherwise. Subject to the above, the respective rights and obligations of the parties under the Agreement shall extend to and be binding upon their heirs, successors, assigns and legal representatives.

3.26. TRANSPORTATION REGULATIONS

3.26.1. With regard to all aspects of the transportation service, it is recognized that Company operates a local distribution system, and, accordingly, all provisions hereof having to do with transportation of gas and the charge therefore, including Company's obligation to transport gas at all, are subject and subordinate to the provisions of any certificates and rate schedules issued by or filed with the Commission or successor authority, as well as any and all local, state and federal laws, orders, rules and regulations, to the extent applicable to the transportation of gas by Company, as contemplated hereby. To the extent that any local, state or federal authorization and/or approval is required to provide such transportation service, Company will proceed with due diligence to seek to obtain same as and when necessary in such manner as Company considers to be appropriate, provided that due diligence will not obligate Company to accept conditions or rates otherwise unacceptable to Company.

3.27. UNACCEPTABLE QUANTITIES

3.27.1. Company shall have the right to refuse at any time, and from time to time, to receive at any receipt point or to deliver at any delivery point a quantity of gas that Company determines, in its reasonable judgment, to be unduly burdensome from an operating or administrative standpoint.

3.28. LIMITATION OF LIABILITY

Incorporated Cities of Texarkana, Nash, Redwater and Wake Village, Texas

TEXARKANA, TEXAS SERVICE AREA

Replacing: First Revised Sheet No. 1-3.35/37
Original Sheet No. 1-3.35/37

Summit Utilities Arkansas, Inc.
(Name of Company)

Kind of Service: Natural Gas Class of Service: Large Commercial

PART I - Rate Schedule No. 3

Title: **LARGE COMMERCIAL FIRM SERVICE (LCS-1)**

Effective: August 1, 2025

3.28.1. In no event shall Company be liable (in contract or in tort, including actions based on claims of negligence) to customer or any other claimant for special, indirect, incidental, or consequential damages, including, but not limited to, lost profits and any part of the expense incurred in securing alternative services which exceeds the amount customer would have paid hereunder, resulting from Company's performance, nonperformance or delay in performing its obligations hereunder.

3.29. FACILITIES POLICY

3.29.1. Section VII of the Standard Service Rules and Regulations shall govern when gas is connected to a new facility.

3.30. SALES SERVICE

3.30.1. Company shall only be obligated to provide sales service to customer if and to the extent it is purchased and contracted for by customer pursuant to one of Company's filed rate schedules. In those circumstances in which customer elects to purchase sales service offered by Company during periods of full or partial interruption of transportation service by customer's upstream pipeline transporter, customer shall pay Company the total applicable cost of providing such emergency sales service.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.36/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.36/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title:	LARGE COMMERCIAL FIRM SERVICE (LCS-1)	

Effective: August 1, 2025

3.31. OPERATIONAL NOTICES AND COMMUNICATIONS

3.31.1. Company shall make available scheduling personnel on a twenty-four (24) hour basis. Customer shall provide, and update as necessary, the name, address, and telephone number of an operational contact person or persons who will be available on a twenty-four (24) hour basis to receive or provide communications involving receipts, deliveries, curtailment and for any other purposes relating to customer's service under this rate schedule. Company shall be entitled to rely on such contact person's actions and communications for all purposes and shall have no liability for doing so, and if customer fails to designate such person or such person is unavailable to Company at any time, customer may be liable and shall indemnify and hold Company harmless from and against losses, damages and other expenses which Company or any other person may suffer or for which Company may be liable which are attributable to such failure or unavailability.

TEXARKANA, TEXAS SERVICE AREA

	<u>First Revised</u>	Sheet No. <u>1-3.37/37</u>
Replacing:	<u>Original</u>	Sheet No. <u>1-3.37/37</u>
	<u>Summit Utilities Arkansas, Inc.</u> (Name of Company)	
Kind of Service:	<u>Natural Gas</u>	Class of Service: <u>Large Commercial</u>
PART I - Rate Schedule No. 3		
Title: LARGE COMMERCIAL FIRM SERVICE (LCS-1)		Effective: August 1, 2025

3.32. APPENDICES

3.32.1. The following appendices shall apply to both large commercial and small commercial customers under the TSO. For small commercial customers, references to the “LCS” rate schedule shall be changed to the SCS rate schedule where appropriate.

Estimated Residential Bill Impact of Base Rate Increase - Texarkana

		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Average
Average Usage (CCF)		101	114	53	35	17	12	10	9	10	11	16	43	36
CPI Rate Adjustment														
Customer Charge	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02	\$18.02
First Block	\$0.75998	\$11.40	\$11.40	\$11.40	\$11.40	\$11.40	\$9.12	\$7.60	\$6.84	\$7.60	\$8.36	\$11.40	\$11.40	\$9.94
Second Block	\$0.61314	\$52.73	\$60.70	\$23.30	\$12.26	\$1.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.61	\$17.17	\$14.00
GSR (Current Rate)	\$0.6948	\$70.17	\$79.21	\$36.82	\$24.32	\$11.81	\$8.34	\$6.95	\$6.25	\$6.95	\$7.64	\$11.12	\$29.88	\$24.95
ECCR	\$0.0410	\$4.14	\$4.67	\$2.17	\$1.43	\$0.70	\$0.49	\$0.41	\$0.37	\$0.41	\$0.45	\$0.66	\$1.76	\$1.47
SSER	\$0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CRR	\$0.1200	\$12.12	\$13.68	\$6.36	\$4.20	\$2.04	\$1.44	\$1.20	\$1.08	\$1.20	\$1.32	\$1.92	\$5.16	\$4.31
Total Bill with Base Rate Increase		\$168.58	\$187.68	\$98.08	\$71.64	\$45.19	\$37.41	\$34.18	\$32.56	\$34.18	\$35.79	\$43.73	\$83.39	\$72.70
Current Rates														
Customer Charge	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51	\$17.51
First Block	\$0.73831	\$11.07	\$11.07	\$11.07	\$11.07	\$11.07	\$8.86	\$7.38	\$6.64	\$7.38	\$8.12	\$11.07	\$11.07	\$9.66
Second Block	\$0.59566	\$51.23	\$58.97	\$22.64	\$11.91	\$1.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.60	\$16.68	\$13.60
GSR	\$0.6948	\$70.17	\$79.21	\$36.82	\$24.32	\$11.81	\$8.34	\$6.95	\$6.25	\$6.95	\$7.64	\$11.12	\$29.88	\$24.95
ECCR	\$0.0410	\$4.14	\$4.67	\$2.17	\$1.43	\$0.70	\$0.49	\$0.41	\$0.37	\$0.41	\$0.45	\$0.66	\$1.76	\$1.47
SSER	\$0.0000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CRR	\$0.1200	\$12.12	\$13.68	\$6.36	\$4.20	\$2.04	\$1.44	\$1.20	\$1.08	\$1.20	\$1.32	\$1.92	\$5.16	\$4.31
Total Bill - Current		\$166.25	\$185.12	\$96.58	\$70.45	\$44.32	\$36.64	\$33.45	\$31.86	\$33.45	\$35.05	\$42.87	\$82.06	\$71.51
Difference		\$2.34	\$2.57	\$1.50	\$1.18	\$0.87	\$0.77	\$0.73	\$0.71	\$0.73	\$0.75	\$0.85	\$1.32	<u>\$1.19</u>

1.668% Average Total Bill Increase

Estimated Residential Bill Impact of Base Rate Increase - Texarkana

	Average Usage (CCF)	Jan-26	Average
		101	36
Texarkana, Texas (Base Rates Only)			
Customer Charge	\$18.02	\$18.02	\$18.02
First Block	\$0.75998	\$11.40	\$9.94
Second Block	\$0.61314	\$52.73	\$14.00
GSR (Current Rate)	\$0.0000	\$0.00	\$0.00
EECR	\$0.0000	\$0.00	\$0.00
SSER	\$0.0000	\$0.00	\$0.00
CRR	\$0.0000	\$0.00	\$0.00
Total Base Rate Portion of the Bill with Base Rate Increase (Texas)		\$82.15	\$41.96
Texarkana, Arkansas (Base Rates Only)			
Customer Charge	\$17.51	\$17.51	\$17.51
First Block	\$0.73831	\$11.07	\$9.66
Second Block	\$0.59566	\$51.23	\$13.60
GSR	\$0.0000	\$0.00	\$0.00
EECR	\$0.0000	\$0.00	\$0.00
SSER	\$0.02142	\$2.47	\$1.22
CRR	\$0.0000	\$0.00	\$0.00
Total Base Rate Portion of the Bill (Arkansas)		\$82.28	\$41.99
Difference		\$0.13	\$0.03
SSER Rates	\$0.02142	\$0.02442	

Notes:

- The SSER Rates starts with the December 2025 actual rate and assumes an average \$0.003 increase per month for Texarkana, Arkansas customers.

2025-188 ATTH 05

SUA-AR SSER Rates (Residential)

Jun-25	0.00174
Jul-25	0.00628
Aug-25	0.00843
Sep-25	0.01188
Oct-25	0.01608
Nov-25	0.01729
Dec-25	0.02142

Average Monthly Increase 0.00306

City of Texarkana, Texas

Alignment with Mission, Vision and Values approved by the City Council:

Mission & Vision		Values
Be a Thriving Regional Center for Education, Business and Culture.	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Promote a Thriving Community through Innovation Provide a Safe & Welcoming Community through Leadership Deliver Quality Services with Integrity
Provide Customer Focused Public Services.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Provide Leadership through Regional Partnership Opportunities Foster Proactive Communication to the Community Provide Courteous & Professional Customer Service Model a Positive City Image through Character Deliver Efficient Services with Accountability Cultivate Communication through Community Involvement
Provide Regional Leadership that serves our residents and visitors.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Maintain Fiscal Strength with Integrity Maximize Accountability & Resource Utilization Invest in Infrastructure & Transportation utilizing Innovation
Professional Development to support Mission & Vision.	<input type="checkbox"/> <input type="checkbox"/>	Promote Teamwork through Cross Department Collaboration Enhance Professionalism & Positive Work Culture

Additional Comments:

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

Public Information Plan:

<input type="checkbox"/> Newspaper Notice (Required by Statute)	<input type="checkbox"/> Public Hearing (Required by Statute)
<input type="checkbox"/> Public Forum/Workshop Session	<input type="checkbox"/> Press Release (Through Marketing & Communications)
<input type="checkbox"/> Weekly & Monthly Email Distribution (Send to CM Office)	<input type="checkbox"/> Website Notice (Through Marketing & Communications)
<input type="checkbox"/> Social Media (LinkedIn, Facebook, etc.)	<input type="checkbox"/> Special Mailing
<input type="checkbox"/> Flyers Developed & Posted (Through Marketing & Communications)	<input type="checkbox"/> Banners Posted
<input type="checkbox"/> Survey	<input type="checkbox"/> Automated Phone Call
<input checked="" type="checkbox"/> None Required	<input type="checkbox"/>

Other:



CITY OF TEXARKANA

CITY COUNCIL CANVASS NOTES

NOVEMBER 17, 2025

Council Chambers

Special Election Canvass

12:00 PM

220 TEXAS BLVD, TEXARKANA, TX 75501

I. CALL TO ORDER

Staff Present: Jennifer Evans, Chiquita Burks.

II. ITEM FOR DISCUSSION

Consideration of the election returns for canvassing the Special Election held on November 4, 2025, for proposed Charter Amendments A through D, on the City of Texarkana, Texas ballot.

Mayor Bruggeman opened the meeting at 12:01 p.m. He was joined by Council Member Steve Thompson and Council Member Cole Meador as the canvassing board for the city's November 4, 2025, Special Election for proposed Charter Amendments A through D, listed as follows:

Charter Amendment A

Amending the City Charter, Article I. - Incorporation, Form of Government and Powers, by adding Section 8 - Mission, Vision, and Values statements. Providing for the city council to adopt by resolution and periodically review the City's official Mission, Vision, and Values statements.

Charter Amendment B

Amending the City Charter by revising Article III. - City Manager, § 1 - Qualifications; Article X, Judiciary, § 3 – City judge; and Article XVII. - General Provisions, § 10 - Residence requirements for officers and employees. Providing for expansion of territory for the city manager and city judge residence requirement to include the entirety of Bowie County, Texas, and retitling Art. XVII, § 10 to “Residence requirements for city manager and city judge”.

Charter Amendment C

Amending the City Charter by revising Article X, Judiciary, § 4 – Clerk of court. Providing for the city manager or designee to appoint the clerk of the court.

Charter Amendment D

Amending the City Charter by revising Article XIII, Planning, § 3 – Planning department; director of planning. Providing for the city manager to designate an employee in lieu of the director of planning to serve as the technical adviser to the city planning commission.

The canvassing board reviewed the election results, certified and provided by Pat McCoy, Bowie County Elections Administrator, for the voting precincts relevant to the city's Special Election held on November 4, 2025.

III. CANVASS CONCLUDED

The Mayor concluded the meeting at 12:12 p.m.



CANVASS OF SPECIAL ELECTION

I, Bob Bruggeman, Mayor of the City of Texarkana, Texas, met with

COLE MEADOR WARDS 5
STEVE THOMPSON WARD 3

sitting as the canvassing board to canvass the Special Election held on November 4, 2025, at Texarkana, Texas, for proposed Charter Amendments A through D.

I certify that the numbers on the election returns have been reviewed and canvassed for said special election.

Witness my hand on the 17th day of November, 2025.



Presiding Officer of Canvassing Authority