



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • JANUARY 27, 2014

Council Chambers

Regular Meeting

6:00 PM

**220 TEXAS BLVD.
TEXARKANA, TX 75501**

Mayor

Bob Bruggeman

Ward 1

Brad Casteel

Ward 3

Tina Veal-Gooch

Ward 5

Bill Miller

Ward 2

Willie Ray

Ward 4

Brian Matthews

Ward 6

Josh Davis



The City Council reserves the right to convene into closed session on any agenda item or issue should the need arise and if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code).

If the City Council convenes into closed session, they will reconvene in one hour or less to take any final action, decision, or vote on a matter deliberated in closed session.

- I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM**
- II. INVOCATION AND PLEDGE BY COUNCILMEMBER BRAD CASTEEL**
- III. IMPORTANT DATES, APPOINTMENTS TO BOARDS AND COMMISSIONS, PRESENTATIONS, PUBLIC RECOGNITION**

Important Dates to remember

Monday, February 10, 2014 at 6:00 p.m.
Monday, February 24, 2014 at 6:00 p.m.
Monday, March 10, 2014 at 6:00 p.m.
Monday, March 24, 2014 at 6:00 p.m.

Appointments to Boards & Commissions

- IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)**
- V. ITEMS FOR CONSIDERATION**

Consent Items

1. City Council - Special Meeting - Jan 13, 2014 6:00 PM

Action Items

2. Resolution No. 2013-013 authorizing the City Manager to execute a letter of support and commitment for proposed local development(s) for the award of the Texas Department of Housing and Community affairs (TDHCA) Low Income Housing Tax Credit.
3. Resolution No. 2014-020 Setting the 2014 City Council Meeting Schedule and the City Offices Holiday Closing Schedule
Public Hearing: January 13, 2014
Second Briefing:
Action: January 27, 2014

VI. PUBLIC HEARINGS

1. Ordinance No. 2014-017 rezoning a 1(one) acre tract of land being a part of Block 54 in the J.W. Johnson HRS, A-308, located at 1918 Allen Lane. Single Family-2 to Two Family-1. Dewitt Fortenberry, owner.
Public Hearing: January 27, 2014
Second Briefing: February 10, 2014
Action: February 24, 2014
2. Ordinance No. 2014-018 rezoning an approximate 23 acre tract being a part of Lot 2, Richmond-Airline Subdivision, located at the southeast corner of Richmond Road and Airline Drive. Single Family-1 to Planned Development-Multiple Family-1 and Planned Development-General Retail. Amy Harrel, owner. Brandon Huffman, under contractor to purchase, and Dan Butler, agents.
Public Hearing: January 27, 2014
Second Briefing: February 10, 2014
Action: February 24, 2014

VII. FIRST BRIEFINGS

1. Resolution No. 2014 – 016 authorizing such action as may be necessary for the Downtown Development Area to be designated as a United States Department of HUD Designated Local Revitalization Area.

Public Hearing: February 10, 2014
Second Briefing: February 24, 2014
Action: March 10, 2014

VIII. SECOND BRIEFING WITH UPDATES

IX. SECOND BRIEFING WITHOUT UPDATES

1. Resolution No. 2014-009 approving the addition to the TIRZ #1 Project list for the partial funding of improvements to property at St. Michael Drive and Richill Drive (private road) allowing use of part of the 2012 TIRZ Bond Fund in an amount not to exceed FOUR HUNDRED SIX THOUSAND AND NO/100 dollars (\$406,000) for drainage improvements.

Public Hearing: January 13, 2014
Second Briefing: January 27, 2014
Action: February 10, 2014

2. RESOLUTION NO. 2014-010 approving the 2012 TIRZ #1 Bond Project List funding for the drainage improvements and the relocation of water, wastewater, and sewer for a Gibson Lane Project in an amount not to exceed TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000).

Public Hearing: January 13, 2014
Second Briefing: January 27, 2014
Action: February 10, 2014

X. ITEMS FOR DISCUSSION

Update Council on outstanding items.

XI. ADMINISTRATIVE COMMENTS

1. Council
2. Staff

XII. ADJOURNMENT

Agenda Posted Thursday the 23rd day of January, 2014 at 10:00 a.m.

Jennifer Evans, City Secretary

This meeting is being conducted in accordance with the Texas Open Meetings Law (V.T.C.A. Government Code 551).

This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for these services, please call 903.798.3917, Personnel or (TDD) 1.800.RELAY.TX (1.800.735.2989).



CITY OF TEXARKANA

CITY COUNCIL

REVISED SUMMARY • JANUARY 13, 2014

Council Chambers

Special Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

Member Name	Title	Status	Arrived
McGee	Mayor	Present	
Steel	Ward 1	Present	
May	Ward 2	Present	
Al-Gooch	Ward 3	Present	
Matthews	Ward 4	Present	
ler	Ward 5	Present	
vis	Ward 6	Present	

Staff Present: City Manager John Whitson, Jennifer Evans, Charlie Bassett, Shirley Jaster, Eric Schlotter, Karey Parker, Craig Lindholm, Lisa Thompson, Holly Wall, Pam Burns, and Jerry Sparks.

Legal Counsel: None

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JOSH DAVIS

III. IMPORTANT DATES, PUBLIC RECOGNITION, APPOINTMENTS TO BOARDS AND COMMISSIONS, PRESENTATIONS

Minutes Acceptance: Minutes of Jan 13, 2014 6:00 PM (Consent Items)

Important Dates to remember

City Council Meetings:

Monday, January 27, 2014 at 6:00 p.m.

Monday, February 10, 2014 at 6:00 p.m.

Monday, February 24, 2014 at 6:00 p.m.

Monday, March 10, 2014 at 6:00 p.m.

Monday, March 24, 2014 at 6:00 p.m.

Public Recognition

Mayor Bruggeman stated that he, City Manager Whitson, and Council Member Matthews attended the City of Texarkana, Arkansas board meeting on Monday, January 6 to hear a presentation from Curt Green and James Carlow on progress and updates for I-49 and I-69, respectively. Mr. Carlow was ill and not able to present, however, Mayor Bruggeman would like to schedule Mr. Green and Mr. Carlow to present these important updates at a future city council meeting.

Also, while at the Arkansas-side board meeting, Mayor Bruggeman personally thanked the Texarkana, Arkansas fire department personnel for their assistance to Texas-side fire department staff in recent fires from the past month. Mayor Bruggeman commended fire department staff for their excellent response to preserve life and property for our citizens.

Appointments to Boards & Commissions

Mayor Bruggeman appointed Matt Robertson to the Airport Authority Board.

TIRZ Presentation by Jerry Sparks**IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)**

Horace Pruitt addressed Council concerning issues at the high-rise senior living facility.

V. ITEMS FOR CONSIDERATION

Consent Items

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Brian Matthews, Ward 4
AYES:	Casteel, Ray, Veal-Gooch, Matthews, Miller, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Special Council meeting held on December 10, 2013 at 6:00 p.m.

Second Briefing: {ResUserText1}
 Public Hearing: {ResUserDate1:MMMM d, yyyy}
 Action: {ResUserDate2:MMMM d, yyyy}

Action Items

2. Briefing and consider Ordinance No. 2014-007 authorizing and adding one (1) position to Assistant Fire Chief Classification of the Texarkana, Texas, Fire Department; abolish one (1) Captain Position and amending the exhibit of Section 3 of Ordinance No. 144-77, as most recently amended by Ordinance No. 159-2013, to reflect the addition of one (1) Position to the Assistant Fire Chief Classification and the abolishment of one (1) Captain Position of the City of Texarkana, Texas Fire Department.

Second Briefing: {ResUserText1}
 Public Hearing: {ResUserDate1:MMMM d, yyyy}
 Action: {ResUserDate2:MMMM d, yyyy}
 Fire Chief Eric Schlotter informed council that the Civil Service board met Friday, January 10, 2014 and voted unanimously in favor of this item.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Miller, Ward 5
SECONDER:	Willie Ray, Ward 2
AYES:	Casteel, Ray, Veal-Gooch, Matthews, Miller, Davis
EXCUSED:	Bruggeman

3. Resolution No. 2014-021 Appointment of a Mayor Pro Tem for the term beginning January 13, 2014 and ending on May 31, 2014 or until superseded by new council member appointments.

Second Briefing: January 13, 2014
 Public Hearing: January 13, 2014
 Action: January 13, 2014
 City Manager spoke to this item.

Council agreed to appoint Council Member Veal-Gooch as Mayor Pro Tem for the specified period.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Miller, Ward 5
SECONDER:	Josh Davis, Ward 6
AYES:	Casteel, Ray, Veal-Gooch, Matthews, Miller, Davis
EXCUSED:	Bruggeman

VI. PUBLIC HEARINGS

- Resolution No. 2014-009 approving the addition to the TIRZ #1 Project list for the partial funding of improvements to property at St. Michael Drive and Richill Drive (private road) allowing use of part of the 2012 TIRZ Bond Fund in an amount not to exceed FOUR HUNDRED SIX THOUSAND AND NO/100 dollars (\$406,000) for drainage improvements.

Second Briefing: January 27, 2014
 Public Hearing: January 13, 2014
 Action: February 10, 2014

David Williams of MTG Engineers spoke to this item. David Potter spoke to this item.

RESULT:	MOVED FORWARD	Next: 1/27/2014 6:00 PM
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- RESOLUTION NO. 2014-010 approving the 2012 TIRZ #1 Bond Project List funding for the drainage improvements and the relocation of water, wastewater, and sewer for a Gibson Lane Project in an amount not to exceed TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000).

Second Briefing: January 27, 2014
 Public Hearing: January 13, 2014
 Action: February 10, 2014

Jeff Whitten of Whitten Engineering spoke to this item.

RESULT:	MOVED FORWARD	Next: 1/27/2014 6:00 PM
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- Ordinance No. 2014-011 granting a Specific Use Permit to allow the one additional use of a tattoo studio on Lot 112, Block 256, Midland Addition (Tract 256), located at 3201 New Boston Road. W.R. Bowling, applicant. Jessica Teran, agent.

2nd Briefing: January 27, 2014
Council Vote: February 10, 2014

Mayor Bruggeman stated that Council was in receipt of comments expressed in an email from John Mowrer in regards to this item.

- Resolution No. 2014-013 authorizing the City Manager to execute a letter of support and commitment for proposed local development(s) for the award of the Texas Department of Housing and Community Affairs (TDHCA) Low Income Housing Tax Credit.

Council Vote: January 27, 2014

Minutes Acceptance: Minutes of Jan 13, 2014 6:00 PM (Consent Items)

Craig Lindholm spoke to this item. Presentations were made by representatives from various agencies regarding this item: Will Henderson of Carleton Development, Jared Daly of BGO Architects, Denis Washington, Board Commissioner of the Housing Authority of Texarkana, Texas, Megan De Luna of Pinnacle Housing Group and Tom Huth of Palladium Housing Group.

VII. FIRST BRIEFINGS

1. Resolution No. 2014-020 Setting the 2014 City Council Meeting Schedule and the City Offices Holiday Closing Schedule

Second Briefing:

Public Hearing: January 13, 2014

Action: January 27, 2014

City Manager Whitson spoke to this item.

RESULT:	MOVED FORWARD	Next: 1/27/2014 6:00 PM
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2. Ordinance No. 2014-017 rezoning a 1(one) acre tract of land being a part of Block 54 in the J.W. Johnson HRS, A-308, located at 1918 Allen Lane. Single Family-2 to Two Family-1. Dewitt Fortenberry, owner.

Second Briefing: February 10, 2014

Public Hearing: January 27, 2014

Action: February 24, 2014

Shirley Jaster spoke to this item.

RESULT:	MOVED FORWARD	Next: 1/27/2014 6:00 PM
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3. Ordinance No. 2014-018 rezoning an approximate 23 acre tract being a part of Lot 2, Richmond-Airline Subdivision, located at the southeast corner of Richmond Road and Airline Drive. Single Family-1 to Planned Development Multiple Family-1 and Planned Development General Retail. Amy Harrel, owner. Brandon Huffman, under contractor to purchase, and Dan Butler, agents.

Public Hearing: January 27, 2014

2nd Briefing: February 10, 2014

Council Vote: February 24, 2014

Shirley Jaster spoke to this item. Jeff Whitten of Whitten Engineering spoke to this item.

VIII. SECOND BRIEFING WITH UPDATES

None

IX. SECOND BRIEFING WITHOUT UPDATES

None

X. ITEMS FOR DISCUSSION

Minutes Acceptance: Minutes of Jan 13, 2014 6:00 PM (Consent Items)

Homeless Encampment

Council Member Matthews opened the discussion reporting that a number of citizens had contacted him asking what the city was doing to assist the homeless population and especially the homeless residing in the encampment at the 200 Block of West Street, aka the “Jesus Camp”. Council Member Veal-Gooch added that the city has always provided leadership through local not-for-profit service providers and that the staff has worked with these groups to obtain funding to support their efforts. Craig Lindholm, Director of Community Redevelopment and Grants, recalled for the Council past city efforts directed toward addressing the homeless situation in Texarkana.

During the discussion, it was pointed out that some individuals choose the homeless lifestyle versus resorting to it as a last resort brought on by circumstances. This group of individuals will not likely respond to efforts to assist them with returning to another way of lifestyle. Everyone recognizes that some individuals are quite willing to work toward achieving independence through education, training, and job seeking. By Council consensus, there is no further special research or reporting required of city staff on this matter.

XI. ADMINISTRATIVE COMMENTS

1. Council

Council Member Veal-Gooch asked for status updates on the issues of cars parked in yards and donation collection bins. City Manager Whitson stated that council would be receiving an update on these items at the next council meeting.

2. Staff

None

XII. ADJOURNMENT

Mayor called for a motion for adjournment.

Second Briefing: {ResUserText1}
 Public Hearing: {ResUserData1:MMMM d, yyyy}
 Action: {ResUserData2:MMMM d, yyyy}

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Willie Ray, Ward 2
SECONDER:	Brad Casteel, Ward 1
AYES:	Casteel, Ray, Veal-Gooch, Matthews, Miller, Davis
EXCUSED:	Bruggeman

City of Texarkana, Texas

Version: E

Update Date: 1/23/2014 3:51 PM

Briefing Sheet

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Subject: Resolution No. 2014-020 Setting the 2014 City Council Meeting Schedule and the City Offices Holiday Closing Schedule
Briefing: 1/27/2014 **Second Briefing:** **Public Hearing:** 1/13/2014 **Action:** 1/27/2014

Item ScheduleSchedule 2: Brief once - vote once (two weeks)**Updates/History of Briefing:**

During the January 13 council meeting this item was briefed and a public hearing was conducted. There were no public comments received during the public hearing. By consensus the councilmembers supported the proposed increase in city holiday closings. Some councilmembers stated that they would have difficulty attending all city council meetings should the meeting nights be changed to the 1st and 3rd Tuesdays each month. The city council instructed that the resolution be rewritten to reflect the change in holidays and keeping the current city council meeting schedule.

Executive Summary and Background Information:

Executive Summary: Change city council meetings from 2nd and 4th Mondays to 1st and 3rd Tuesdays to improve council meeting management providing more time for staff to react to councilmember inquiries following publication of the agenda and reducing the meeting schedule conflict with Thanksgiving and Christmas holidays.

Add Good Friday, Veteran's Day, and the Day after Christmas to the city offices holiday closure schedule. Eliminate the employee annual "Personal Holiday" and "Bonus Days". City offices will be closed 12 days annually compared to the current nine days. Employees will be paid 12 holidays compared to the current ten holidays plus two potential bonus days.

Background: Currently the city council meets twice monthly on the 2nd and 4th Monday. With the implementation of Intelligent Meeting Management System (IQM2s Minute Traq) the agendas will be transmitted to city councilmembers on Thursday prior to the following week's meeting. As councilmembers review the agenda items there are usually questions for staff or discussions with management that need to be accomplished prior to meeting time. Mondays prove to be challenging with regular business activities and responding to councilmember inquiries. Staff members feel rushed to meet these last minute inquiries. Updating briefing materials to reflect these inquiries and discussions is also daunting in light of full disclosure and transparency for the public. Switching the council meeting night from Monday to Tuesday will provide more time for staff to react to councilmember inquiries and permit staff to update the briefing materials prior to council meeting. Updated materials will be available to the public as well as elected officials thus continuing to improve the city's legislative transparency.

City of Texarkana, Texas

Moving the council meeting to the 1st and 3rd Tuesday of each month will better serve the public by permitting two meetings to occur in both November and December without infringing on either the Thanksgiving or Christmas holidays. Notice in attachment 2 (Holiday and Council Meeting Schedule 2014 – Current) the May 26 meeting is shifted to Tuesday to accommodate the Memorial Day holiday. By switching to Tuesdays the city will avoid all national “Monday” holidays. Some national holidays do not fall on Monday and may occasionally conflict with a city council meeting date.

Along with changing the regular council meeting date the city can also adjust the holiday schedule to better match other area public office holiday closures. Currently the city closes nine days a year for holidays (see attachment 4: Holiday and Council Meeting Schedule 2014 – Christmas). Employees also earn one additional “personal” holiday that is taken at a time of their individual choice as approved by their supervisor. The city does not close offices for Good Friday or Veteran’s Day when many other public offices are closed. The difference in schedule is readily noticeable in the Bi-State Justice Center when only the Texas offices are open on these dates. There generally is very little customer activity on these two dates.

The city also awards employees with “Bonus Days” in recognition of their non-use of sick days. When an employee uses 16 hours of less sick leave in a year they earn two additional leave days or if they use less than four days but more than two days sick leave they earn one additional leave day. Tracking “Bonus and Personal Days” is burdensome. Current accrual rates for both sick leave and paid leave days appear to be adequate and comparable to many other Texas local governments.

During Christmas Week there is a lot of employee absenteeism and many offices are understaffed. City offices are currently closed on Christmas Eve and Christmas Day. When these two days fall on Thursday/Friday, Friday/Saturday, Saturday/Sunday, Sunday/Monday or Monday/Tuesday employees enjoy a four-day weekend. Being closed for three days the schedule can be adjusted to always permit a five-day weekend. City offices will be closed on Christmas Eve, Christmas Day, and the Day Following Christmas as adjusted for weekend dates and Christmas Wednesdays. Attachment 4 shows the Christmas closure schedule based on what day of the week Christmas occurs. In the second example when Christmas occurs on Wednesday the adjustment will be to close on December 23 and open on December 26 thus maintaining the five-day weekend but requiring employees to work on the day following Christmas.

The net annual difference is three additional office holiday closure days but only two additional employee days off for holidays (add: Good Friday, Veteran’s Day, and Day after Christmas and delete the Personal Holiday). Additionally, “Bonus Days” will be discontinued for non-use of sick leave.

Potential Options:

- No Change
- Leave Meeting Dates on 2nd and 4th Monday of each Month – No Change in Holiday Schedule

City of Texarkana, Texas

- Leave Meeting Dates on 2nd and 4th Monday of each Month – Change Holiday Schedule
- Change Meeting Dates to 1st and 3rd Tuesday of each Month – No Change in Holiday Schedule
- Change Meeting Dates to 1st and 3rd Tuesday of each Month – Change Holiday Schedule

Staff Recommendation:

Staff recommends changing the city council meetings to 1st and 3rd Tuesday of each month and changing the city holiday office closure schedule to 12 days per year, eliminating “Bonus Days” rewards for non-use of sick leave and the “floating” personal day.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Goals and Perspectives (DOCX)
- b. Holiday and Council Meeting Schedule 2014 - Current (PDF)
- c. Holiday and Council Meeting Schedule 2014 - Proposed (PDF)
- d. Holiday and Council Meeting Schedule 2014 - Christmas (PDF)
- e. Holiday and Council Meeting Schedule 2014 - Revised (PDF)
- f. RESOLUTION 2014-20 Establishing City Holidays and Setting City Council Meetings for 2014 (DOC)
- g. RESOLUTION 2014-20 Establishing City Holidays and Setting City Council Meetings for 2014 - Revised (DOC)

Staff Coordination

City Manager	John Whitson	Department Head Review	Pending
	01/23/2014 3:51 PM		
City Engineer		Review	Pending 01/23/2014
3:51 PM			
Community Redevelopment and Grants		Review	Pending
	01/23/2014 3:51 PM		
Finance		Review	Pending 01/23/2014
3:51 PM			
Fire Department		Review	Pending 01/23/2014
3:51 PM			
Human Resources		Review	Pending 01/23/2014
3:51 PM			
Information Technology		Review	Pending
	01/23/2014 3:51 PM		
Municipal Services and Public Works		Review	Pending
	01/23/2014 3:51 PM		

City of Texarkana, Texas

Parks & Recreation		Review	Pending	01/23/2014
3:51 PM				
Police		Review	Pending	01/23/2014
3:51 PM				
City Manager	Pam Burns	Review	Pending	01/23/2014
3:51 PM				

Meeting History

01/13/14 City Council MOVED FORWARD Next: 01/27/14
City Manager Whitson spoke to this item.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☒ 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:

NONE APPLICABLE

Public Information Plan:

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

Other:

2014 City of Texarkana, Texas Holiday and Council Meeting Schedule

DAY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	HOLIDAY					SUNDAY			HOLIDAY			
2		SUNDAY	SUNDAY								SUNDAY	
3								SUNDAY				
4					SUNDAY		HOLIDAY					
5	SUNDAY									SUNDAY		
6				SUNDAY			SUNDAY					
7									SUNDAY			SUNDAY
8						SUNDAY			MEETING			MEETING
9		SUNDAY	SUNDAY			MEETING					SUNDAY	
10		MEETING	MEETING					SUNDAY			MEETING	
11					SUNDAY			MEETING				
12	SUNDAY				MEETING					SUNDAY		
13	MEETING			SUNDAY			SUNDAY			MEETING		
14				MEETING			MEETING		SUNDAY			SUNDAY
15						SUNDAY						
16		SUNDAY	SUNDAY								SUNDAY	
17								SUNDAY				
18					SUNDAY							
19	SUNDAY									SUNDAY		
20	HOLIDAY			SUNDAY			SUNDAY					
21									SUNDAY			SUNDAY
22						SUNDAY			MEETING			
23		SUNDAY	SUNDAY			MEETING					SUNDAY	
24		MEETING	MEETING					SUNDAY			MEETING	HOLIDAY
25					SUNDAY			MEETING				HOLIDAY
26	SUNDAY				HOLIDAY					SUNDAY		
27	MEETING			SUNDAY	MEETING		SUNDAY			MEETING	HOLIDAY	
28				MEETING			MEETING		SUNDAY		HOLIDAY	SUNDAY
29						SUNDAY						
30			SUNDAY								SUNDAY	
31								SUNDAY				

2014 City of Texarkana, Texas Holiday and Council Meeting Schedule (Proposed)

DAY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	HOLIDAY					SUNDAY			HOLIDAY			
2		SUNDAY	SUNDAY						MEETING		SUNDAY	MEETING
3						MEETING		SUNDAY				
4		MEETING	MEETING		SUNDAY		HOLIDAY				MEETING	
5	SUNDAY							MEETING		SUNDAY		
6				SUNDAY	MEETING		SUNDAY					
7									SUNDAY	MEETING		SUNDAY
8				MEETING		SUNDAY	MEETING					
9		SUNDAY	SUNDAY								SUNDAY	
10								SUNDAY				
11					SUNDAY						HOLIDAY	
12	SUNDAY									SUNDAY		
13	MEETING			SUNDAY			SUNDAY					
14									SUNDAY			SUNDAY
15						SUNDAY						
16		SUNDAY	SUNDAY						MEETING		SUNDAY	MEETING
17						MEETING		SUNDAY				
18		MEETING	MEETING	HOLIDAY	SUNDAY						MEETING	
19	SUNDAY							MEETING		SUNDAY		
20	HOLIDAY			SUNDAY	MEETING		SUNDAY					
21									SUNDAY	MEETING		SUNDAY
22				MEETING		SUNDAY	MEETING					
23		SUNDAY	SUNDAY								SUNDAY	
24								SUNDAY				HOLIDAY
25					SUNDAY							HOLIDAY
26	SUNDAY				HOLIDAY					SUNDAY		HOLIDAY
27	MEETING			SUNDAY			SUNDAY				HOLIDAY	
28									SUNDAY		HOLIDAY	SUNDAY
29						SUNDAY						
30			SUNDAY								SUNDAY	
31								SUNDAY				

SUN	MON	TUE	WED	THU	FRI	SAT
23	24	25	26	27	28	29
30	31					
22	23	24	25	26	27	28
29	30	31	(2019, 2024, 2030, 2041)			
21	22	23	24	25	26	27
28	29	30	31			
20	21	22	23	24	25	26
27	28	29	30	31		
19	20	21	22	23	24	25
26	27	28	29	30	31	
18	19	20	21	22	23	24
25	26	27	28	29	30	31
17	18	19	20	21	22	23
24	25	26	27	28	29	30

	Current	Proposed
New Years's Day	1	1
MLK Birthday	1	1
Good Friday		1
Memorial Day	1	1
Independence Day	1	1
Labor Day	1	1
Veteran's Day		1
Thanksgiving Day	1	1
Day After Thanksgiving Day	1	1
Christmas Eve	1	1
Christmas Day	1	1
Christmas 3rd Day		1
Personal Day	1	
Total Days	10	12

And, eliminate "days off" for saving sick leave.

2014 City of Texarkana, Texas Holiday and Council Meeting Schedule Adopted 27 JAN 14

DAY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	HOLIDAY					SUNDAY			HOLIDAY			
2		SUNDAY	SUNDAY								SUNDAY	
3								SUNDAY				
4					SUNDAY		HOLIDAY					
5	SUNDAY									SUNDAY		
6				SUNDAY			SUNDAY					
7									SUNDAY			SUNDAY
8						SUNDAY			MEETING			MEETING
9		SUNDAY	SUNDAY			MEETING					SUNDAY	
10		MEETING	MEETING					SUNDAY			MEETING	
11					SUNDAY			MEETING			HOLIDAY	
12	SUNDAY				MEETING					SUNDAY		
13	MEETING			SUNDAY			SUNDAY			MEETING		
14				MEETING			MEETING		SUNDAY			SUNDAY
15						SUNDAY						
16		SUNDAY	SUNDAY								SUNDAY	
17								SUNDAY				
18				HOLIDAY	SUNDAY							
19	SUNDAY									SUNDAY		
20	HOLIDAY			SUNDAY			SUNDAY					
21									SUNDAY			SUNDAY
22						SUNDAY			MEETING			
23		SUNDAY	SUNDAY			MEETING					SUNDAY	
24		MEETING	MEETING					SUNDAY			MEETING	HOLIDAY
25					SUNDAY			MEETING				HOLIDAY
26	SUNDAY				HOLIDAY					SUNDAY		HOLIDAY
27	MEETING			SUNDAY	MEETING		SUNDAY			MEETING	HOLIDAY	
28				MEETING			MEETING		SUNDAY		HOLIDAY	SUNDAY
29						SUNDAY						
30			SUNDAY								SUNDAY	
31								SUNDAY				

RESOLUTION NO. 2014 - 020**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ESTABLISHING CITY HOLIDAYS AND SETTING CITY COUNCIL MEETINGS FOR 2014; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, annually city offices are currently closed for nine recognized employee paid holidays; and

WHEREAS, city employees are provided one additional paid holiday as a personal day to be taken at any time as approved by their supervisor; and

WHEREAS, city employees are awarded “Bonus Days” in recognition of their non-use of sick leave; and

WHEREAS, Bonus Days are added to the employee annual leave accrual at a rate of two Bonus Days for annually using 16 hours or less sick leave and one Bonus Day for using between two and four days of sick leave; and

WHEREAS, Bi-State Justice Center offices are closed for both Bowie County and Texarkana, Arkansas on Good Friday and Veterans Day; and

WHEREAS, on Good Friday and Veterans Day there is very little customer traffic for Texarkana, Texas offices in the Bi-State Justice Center; and

WHEREAS, Bowie County provides for 14 paid holidays annually; and

WHEREAS, the Texarkana, Arkansas Board of Directors provides for 11 paid holidays annually and they also permit the city manager to grant the Friday following Thanksgiving and Christmas Eve as paid holidays for a total of 13 paid holidays annually; and

WHEREAS, city offices are closed on Christmas Eve and Christmas Day or two other days when these days occur on the weekend; and

WHEREAS, adding a third Christmas season holiday will permit employees to always enjoy a five-day weekend at Christmas when city business activities are generally at their lowest volume; and

WHEREAS, the city manager recommends adding Good Friday, Veteran’s Day and a third Christmas holiday to the city holiday schedule; and

WHEREAS, the city manager further recommends discontinuance of both the annual “Personal Day” holiday and the granting of “Bonus Days” in recognition of the non-use of sick leave; and

WHEREAS, the city holiday schedule also impacts meetings of the city council; and

WHEREAS, the city council currently meets on the second and fourth Monday of each month; and

WHEREAS, the council meeting agenda is submitted to councilmembers late in the week prior to the following Monday evening meeting; and

WHEREAS, councilmember review of the agenda items generally occurs over the weekend resulting in calls to the city staff on Monday seeking clarification, and/or additional information; and

WHEREAS, the time between these councilmember inquiries and the beginning of the evening council meeting does not afford the staff sufficient time to complete additional research and then to post the information to the public agenda thus somewhat thwarting the public's access to the additional information prior to the council meeting; and

WHEREAS, in 2014 one council meeting in May will require rescheduling to accommodate the Memorial Day holiday; and

WHEREAS, considering city council past practice the fourth Monday council meetings in November and December will likely be cancelled due to the proximity of the Thanksgiving and Christmas holidays, thus three regularly scheduled council meetings will likely be either rescheduled or cancelled in 2014 due to conflict with holidays; and

WHEREAS, designating regularly scheduled council meetings to occur on the first and third Tuesday of each month will permit staff to have more time to react to councilmember agenda item inquiries thus permitting staff sufficient time to update the public agenda providing for more transparency; and

WHEREAS, changing the regularly scheduled council meetings to Tuesday will avoid council meetings conflicting with the holidays that occur on the Federal Monday Holiday Law; and

WHEREAS, some holidays that are not part of the Federal Monday Holiday Law can occasionally conflict with a council meeting whether meeting on Monday or Tuesday, such as Independence Day, Veterans Day, or Christmas; and

WHEREAS, scheduling council meetings to occur on the first and third Tuesday versus the current second and fourth Monday each month will move the council meeting dates to earlier in the month and farther away from the Thanksgiving and Christmas holidays in November and December reducing the need for cancelling the second monthly meeting in these months; and

WHEREAS, the city manager recommends changing the council meetings from the second and forth Monday each month to the first and third Tuesday each Month beginning in February 2014;

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

SECTION 1: That city offices will be closed 12 days each year on (1) New Year's Day; (2) Martin Luther King, Jr. Birthday; (3) Good Friday; (4) Memorial Day; (5) Independence Day; (6) Labor Day; (7) Veteran's Day; (8) Thanksgiving Day; (9) Friday following Thanksgiving Day; (10) Christmas Eve; (11) Christmas Day; and (12) Day after Christmas Day or equivalent weekdays when the designated days occur on the weekend.

SECTION 2: Authorizes and directs the city manager to change the personnel policy to eliminate the "Personal Day" holiday from the city holiday schedule and to eliminate "Bonus Days" from the city sick leave program permitting any currently earned "Personal Day" holidays to continue and remain available through the end of the current fiscal year.

SECTION 3: Beginning in February, 2014, the city council will meet in regular meeting on the first and third Tuesday of each month until further notice.

SECTION 4: City council will meet in special meetings as called and noticed to the public in accordance with city council policy, the city charter and state statute.

SECTION 5: 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 27th day of January, 2014.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

RESOLUTION NO. 2014 - 020**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ESTABLISHING CITY HOLIDAYS AND SETTING CITY COUNCIL MEETINGS FOR 2014; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, annually city offices are currently closed for nine recognized employee paid holidays; and

WHEREAS, city employees are provided one additional paid holiday as a personal day to be taken at any time as approved by their supervisor; and

WHEREAS, city employees are awarded “Bonus Days” in recognition of their non-use of sick leave; and

WHEREAS, Bonus Days are added to the employee annual leave accrual at a rate of two Bonus Days for annually using 16 hours or less sick leave and one Bonus Day for using between two and four days of sick leave; and

WHEREAS, Bi-State Justice Center offices are closed for both Bowie County and Texarkana, Arkansas on Good Friday and Veterans Day; and

WHEREAS, on Good Friday and Veterans Day there is very little customer traffic for Texarkana, Texas offices in the Bi-State Justice Center; and

WHEREAS, Bowie County provides for 14 paid holidays annually; and

WHEREAS, the Texarkana, Arkansas Board of Directors provides for 11 paid holidays annually and they also permit the city manager to grant the Friday following Thanksgiving and Christmas Eve as paid holidays for a total of 13 paid holidays annually; and

WHEREAS, city offices are closed on Christmas Eve and Christmas Day or two other days when these days occur on the weekend; and

WHEREAS, adding a third Christmas season holiday will permit employees to always enjoy a five-day weekend at Christmas when city business activities are generally at their lowest volume; and

WHEREAS, the city manager recommends adding Good Friday, Veteran’s Day and a third Christmas holiday to the city holiday schedule; and

WHEREAS, the city manager further recommends discontinuance of both the annual “Personal Day” holiday and the granting of “Bonus Days” in recognition of the non-use of sick leave; and

WHEREAS, the city holiday schedule also impacts meetings of the city council; and

WHEREAS, the city council currently meets on the second and fourth Monday of each month; and

WHEREAS, the council meeting agenda is submitted to councilmembers late in the week prior to the following Monday evening meeting; and

WHEREAS, councilmember review of the agenda items generally occurs over the weekend resulting in calls to the city staff on Monday seeking clarification, and/or additional information; and

WHEREAS, the time between these councilmember inquiries and the beginning of the evening council meeting does not afford the staff sufficient time to complete additional research and then to post the information to the public agenda thus somewhat thwarting the public's access to the additional information prior to the council meeting; and

WHEREAS, in 2014 one council meeting in May will require rescheduling to accommodate the Memorial Day holiday; and

WHEREAS, considering city council past practice the fourth Monday council meetings in November and December will likely be cancelled due to the proximity of the Thanksgiving and Christmas holidays, thus three regularly scheduled council meetings will likely be either rescheduled or cancelled in 2014 due to conflict with holidays; and

WHEREAS, designating regularly scheduled council meetings to occur on the first and third Tuesday of each month will permit staff to have more time to react to councilmember agenda item inquiries thus permitting staff sufficient time to update the public agenda providing for more transparency; and

WHEREAS, changing the regularly scheduled council meetings to Tuesday will avoid council meetings conflicting with the holidays that occur on the Federal Monday Holiday Law; and

WHEREAS, some holidays that are not part of the Federal Monday Holiday Law can occasionally conflict with a council meeting whether meeting on Monday or Tuesday, such as Independence Day, Veterans Day, or Christmas; and

WHEREAS, scheduling council meetings to occur on the first and third Tuesday versus the current second and fourth Monday each month will move the council meeting dates to earlier in the month and farther away from the Thanksgiving and Christmas holidays in November and December reducing the need for cancelling the second monthly meeting in these months; and

WHEREAS, the city manager recommends changing the council meetings from the second and forth Monday each month to the first and third Tuesday each Month beginning in February 2014; and

WHEREAS, the city council considered staff's recommendation and reported that a number of council members have other commitments that would prevent from attending all council meetings should the meeting nights be changed to Tuesdays as recommended;

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

SECTION 1: That city offices will be closed 12 days each year on (1) New Year's Day; (2) Martin Luther King, Jr. Birthday; (3) Good Friday; (4) Memorial Day; (5) Independence Day; (6) Labor Day; (7) Veteran's Day; (8) Thanksgiving Day; (9) Friday following Thanksgiving Day; (10) Christmas Eve; (11) Christmas Day; and (12) Day after Christmas Day or equivalent weekdays when the designated days occur on the weekend.

SECTION 2: Authorizes and directs the city manager to change the personnel policy to eliminate the "Personal Day" holiday from the city holiday schedule and to eliminate "Bonus Days" from the city sick leave program permitting any currently earned "Personal Day" holidays to continue and remain available through the end of the current fiscal year.

SECTION 3: That the city council will maintain the current meeting schedule of meeting on the 2nd and 4th Mondays monthly except that a regular meeting will occur on Tuesday, May 27th due to the Memorial Day Holiday and that there will be no second meeting in December.

SECTION 4: City council will meet in special meetings as called and noticed to the public in accordance with city council policy, the city charter and state statute.

SECTION 5: 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 27th day of January, 2014.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Version:

Update Date: 1/15/2014 3:17 PM

Briefing Sheet

Lead Department: Public Works **Action Officer:** Debbie Burk
Ordinance No. 2014-017 rezoning a 1(one) acre tract of land being a part of
Block 54 in the J.W. Johnson HRS, A-308, located at 1918 Allen Lane. Single
Subject: Family-2 to Two Family-1. Dewitt Fortenberry, owner.
Briefing: 1/27/2014 **Second** February 10, **Public**
Briefing: 2014 **Hearing:** 1/27/2014 **Action:** 2/24/2014

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:**

January 13, 2014

Executive Summary and Background Information:

Two residential structures are currently located on this property. The main structure is a residence and the second structure is a garage type apartment unit. Both structures have been on the property for some time and would be considered non-conforming uses. However, the apartment unit has not been occupied for over a 6 month period so it has lost its non-conforming status. The property is currently zoned SF-2 so only one single family unit is allowed on the property. The owner wants to rehabilitate and rent out the second unit, therefore the property must be rezoned to Two Family-1 (2F-1) to allow a second living unit on the property.

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:**Advisory Board/Committee Review:****Board/Committee Recommendation:**

Planning and Zoning Commission recommended for approval of this request on January 6, 2014.

Advisory Board/Committee Meeting Date and Minutes:

City of Texarkana, Texas

Attachments

- a. Goals and Perspectives (DOCX)
- b. Ord. No. 2014-017 (DOCX)
- c. Ord. No. 017-2014 summary sheet (DOCX)
- d. Ord. No. 2014-017 maps (PDF)

Staff Coordination

Municipal Services and Public Works	Debbie Burk	Department Head Review
Completed	01/15/2014 3:17 PM	
Municipal Services and Public Works	Shirley Jaster	MS & PW Review
Completed	01/16/2014 10:29 AM	
City Manager	John Whitson	City Manager Review Completed
10:39 AM		01/16/2014

Meeting History

01/13/14 City Council MOVED FORWARD Next: 01/27/14
 Shirley Jaster spoke to this item.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None

Resource Impact:

 Staff time required if item is approved: [Select One By Clicking Here](#)

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☒	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☒	Sign posted

Other:

ORDINANCE NO. 2014-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING A ONE ACRE TRACT OF LAND BEING A PART OF BLOCK 54 IN THE J.W. JOHNSON HRS, A-308, LOCATED AT 1918 ALLEN LANE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-2 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 the a one acre tract of land being part of Block 54 in the J.W. Johnson HRS, A-308, located at 1918 Allen Lane (Exhibit "A") in the City of Texarkana, Bowie County, Texas, from **Single Family-2 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 after holding hearings and affording a full and fair hearing 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 the application for rezoning from Single Family-2 to Two Family-1** to the City Council 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 rezoning the property from **Single Family-2 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 a one acre tract of land being a part of Block 54 in the J.W. Johnson HRS, A-308, located at 1918 Allen Lane (Exhibit "A") in the City of Texarkana, Bowie County, Texas, from **Single Family-2 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: 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 24th day of February, 2014.

ATTEST:

JENNIFER EVANS
CITY SECRETARY

BOB BRUGGEMAN
MAYOR

SUMMARY SHEET

Requested Zoning: <u>2F-1</u> Proposed Use: <u>Two residential units</u> Present Use: <u>Two structures</u> Location/Address: <u>1918 Allen Lane</u> Comprehensive Plan Designation: <u>Low density residential area</u> Owner-applicant: <u>Dewitt C. Fortenberry</u> Agent : Zoning: North <u>SF-2</u> East <u>SF-2</u> South <u>SF-2 & SF-3</u> West <u>SF-2</u> Adjacent Usage: North <u>Residence</u> South <u>Residence & manf. home</u> East <u>Vacant land</u> West <u>Residences & vacant land</u>	<u>CASE NO: Z-14-1</u> Present Zoning: <u>SF-2</u> To P & Z: <u>January 6, 2014</u> To CC: <u>January 27, 2014</u>
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STAFF COMMENTARY

This is a request by Dewitt C. Fortenberry, owner, to rezone a 1 acre tract of land being a part of Block 54, J.W. Johnson HRS, A-308, located at 1918 Allen Lane from Single Family-2 (SF-2) to Two Family-1 (2F-1). There are currently two residential structures on the property.

The adjacent zoning is SF-2 to the north, east and west and SF-2 and SF-3 to the south. The adjacent land use is a residence to the north, a residence and manufactured home to the south, vacant land to the east and residences and vacant land to the west.

The Comprehensive Plan has designated this as a low density residential area.

Two residential structures are currently located on this property. The main structure is a residence and the second structure is a garage type apartment unit. Both structures have been on the property for some time and would be considered non-conforming uses. However, the apartment unit has not been occupied for over a 6 month period so it has lost its non-conforming status. The property is currently zoned SF-2 so only one single family unit is allowed on the property. The owner wants to rehabilitate and rent out the second unit, therefore the property must be rezoned to Two Family-1 (2F-1) to allow a second living unit on the property.

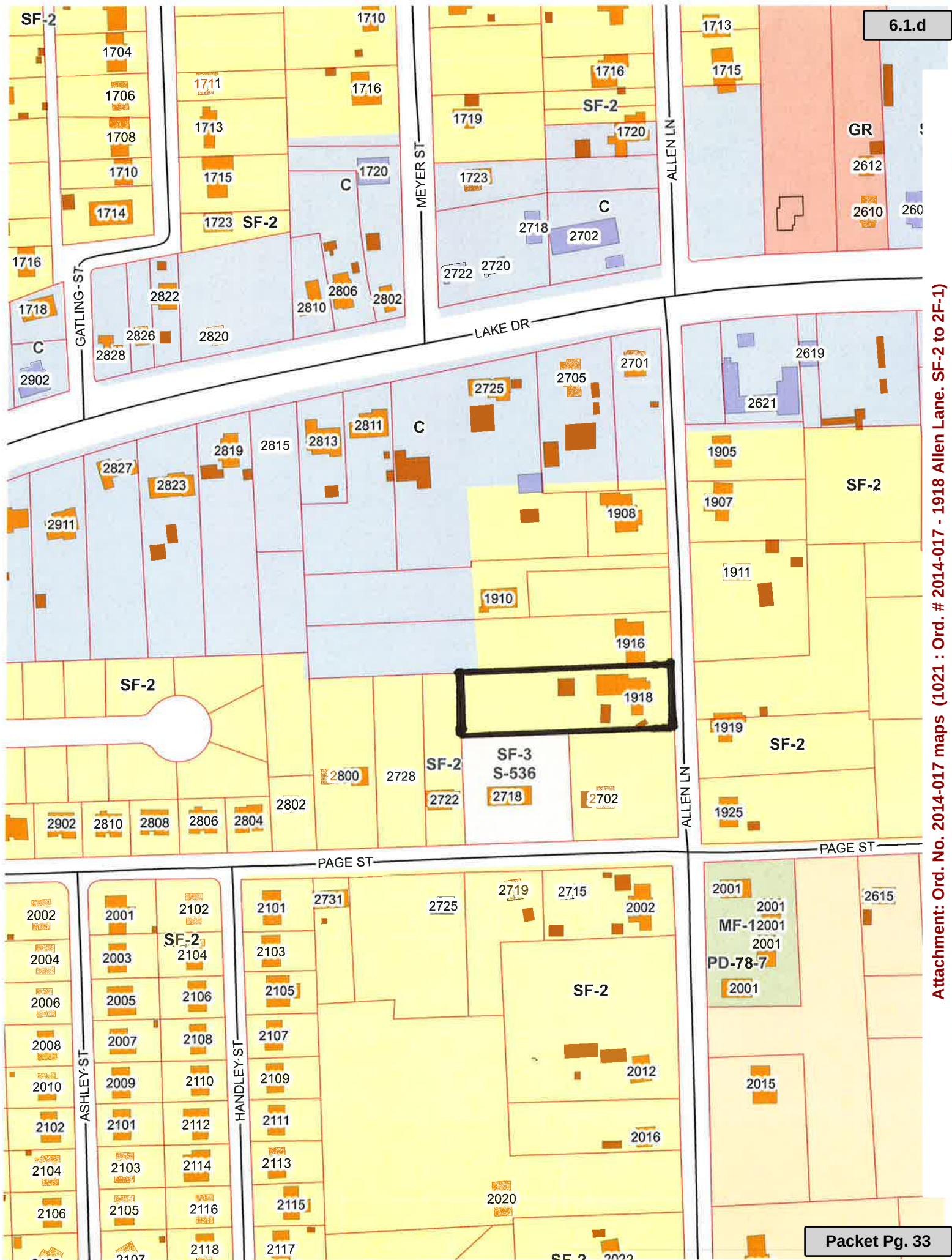
The majority of the residences in this area are single family on larger tracts of land.

All notification and application requirements have been met to consider this request. Any remodeling of the structure must comply with all current city building codes.

The PLANNING AND ZONING COMMISSION'S recommendation is for approval.

Approved 5 Denied 0 Abstained 0

Attachment: Ord. No. 017-2014 summary sheet (1021 : Ord. # 2014-017 - 1918 Allen Lane. SF-2 to 2F-1)





City of Texarkana, Texas

Version: A

Update Date: 1/21/2014 3:43 PM

Briefing Sheet

Lead Department: Public Works **Action Officer:** Debbie Burk,
Ordinance No. 2014-018 rezoning an approximate 23 acre tract being a part of
Lot 2, Richmond-Airline Subdivision, located at the southeast corner of
Richmond Road and Airline Drive. Single Family-1 to Planned Development-
Multiple Family-1 and Planned Development-General Retail. Amy Harrel,
owner. Brandon Huffman, under contractor to purchase, and Dan Butler,
Subject: agents.

Briefing: 1/27/2014 **Second** February 10, **Public**
Briefing: 2014 **Hearing:** 1/27/2014 **Action:** 2/24/2014

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:**

January 13, 2014

Executive Summary and Background Information:

This was originally one large tract of land with a single family home. With the widening of Richmond Road to a 5 lane roadway, this property is now planned for mixed type uses. Since there is a viable large single family neighborhood on the northern side of this tract adjacent to Amesdale Drive, the adjacent zoning to this area would need to be transitional.

Potential Options:

None

Fiscal Implications:**Staff Recommendation:****Advisory Board/Committee Review:****Board/Committee Recommendation:**

City of Texarkana, Texas

The Planning and Zoning Commission unanimously recommended for approval of this request to Planned Development-Multiple Family-1 and Planned Development-General Retail.

At the Planning and Zoning Commission meeting, the applicant agreed to amend the application to change the requested zoning to General Retail and to include the Planned Development (PD) designation.

Advisory Board/Committee Meeting Date and Minutes:

Attachments

- a. Goals and Perspectives (DOCX)
- b. 2014-018 (DOCX)
- c. Summary sheet for Ord. # 2014-018 (DOCX)
- d. Z-14-2 ord 2014-018 airline and richmond maps (PDF)

Staff Coordination

Municipal Services and Public Works	Debbie Burk	Department Head Review
Completed	01/15/2014 3:16 PM	
Municipal Services and Public Works	Shirley Jaster	MS & PW Review
Rejected	01/16/2014 10:35 AM	
City Manager	City Manager Review Pending	

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

(Insert Text Here/or say "NONE")

Resource Impact:

Staff time required if item is approved:

Other Potential Impacts:

List or say "NONE APPLICABLE"

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☒	Public Forum/Input Session	☒	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☒	Sign posted

Other:

Z-14-2

ORDINANCE NO. 2014-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING AN APPROXIMATE 23 ACRE TRACT OF LAND BEING A PART OF LOT 2, RICHMOND-AIRLINE SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF RICHMOND ROAD AND AIRLINE DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT-MULTIPLE FAMILY-1 AND 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 an approximate 23 acre tract of land being a part of Lot 2, Richmond-Airline Subdivision, located at the southeast corner of Richmond Road and Airline Drive (Exhibit "A" and Exhibit "B") in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Multiple Family-1 and Commercial**; 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 after holding hearings and affording a full and fair hearing 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 the application for rezoning from Single Family-1 to Planned Development-Multiple Family-1 and Planned Development-General Retail** to the City Council 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 rezoning the property from **Single Family-1 to Planned Development-Multiple Family-1 and 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 an approximate 23 acre tract of land being a part of Lot 2, Richmond-Airline Subdivision,

Attachment: 2014-018 (1022 : Ord. . # 2014-018. SE corner of Airline & Richmond. SF-1 to PD-MF-1 & GR)

located at the southeast corner of Richmond Road and Airline Drive (Exhibit “A” and Exhibit “B”) in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Planned Development-Multiple Family-1 and 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: 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 24th day of February, 2014.

ATTEST:

JENNIFER EVANS
CITY SECRETARY

BOB BRUGGEMAN
MAYOR

Attachment: 2014-018 (1022 : Ord. . # 2014-018. SE corner of Airline & Richmond. SF-1 to PD-MF-1 & GR)

SUMMARY SHEET

CASE NO: Z-14-2

Requested Zoning: MF-1 & Commercial

Present Zoning: SF-1

Proposed Use: Multiple-family and commercial uses

To P & Z: January 6, 2014

Present Use: Vacant land

To CC: January 27, 2014

Location/Address: Southeast corner of Richmond Road and Airline Dr.

Comprehensive Plan Designation: Office and Mixed Use Area

Owner-applicant: Brandon Huffman, under contract Agent : Dan Butler

Zoning: North SF-1 East SF-1 South PD-GR and MF-1 West SF-1

Adjacent Usage: North Residences South Big Jake's BBQ & Cornerstone Retirement

East Vacant property West Vacant property

STAFF COMMENTARY

This is a request by Amy Harrel, owner, and Brandon Huffman (under contract to purchase) and Dan Butler, agents, to rezone an approximate 23 acre tract of land (being a part of Lot 2, Richmond-Airline Subdivision), located at the southeast corner of Richmond Road and Airline Drive from Single Family-1 to Multiple Family-1 and Commercial. The property is currently vacant land. The proposed use is multiple-family use on the back portion (14.701) acres and commercial use on the front 8.917 acres along Richmond Road.

The adjacent zoning is Single Family-1 to the north, east and west and PD-General Retail and Multiple Family-1 to the south. The adjacent land use is residences to the north, the new Big Jake's BBQ restaurant to the south and vacant land to the east and west.

The Comprehensive Plan has designated this as an Office and Mixed Use Area.

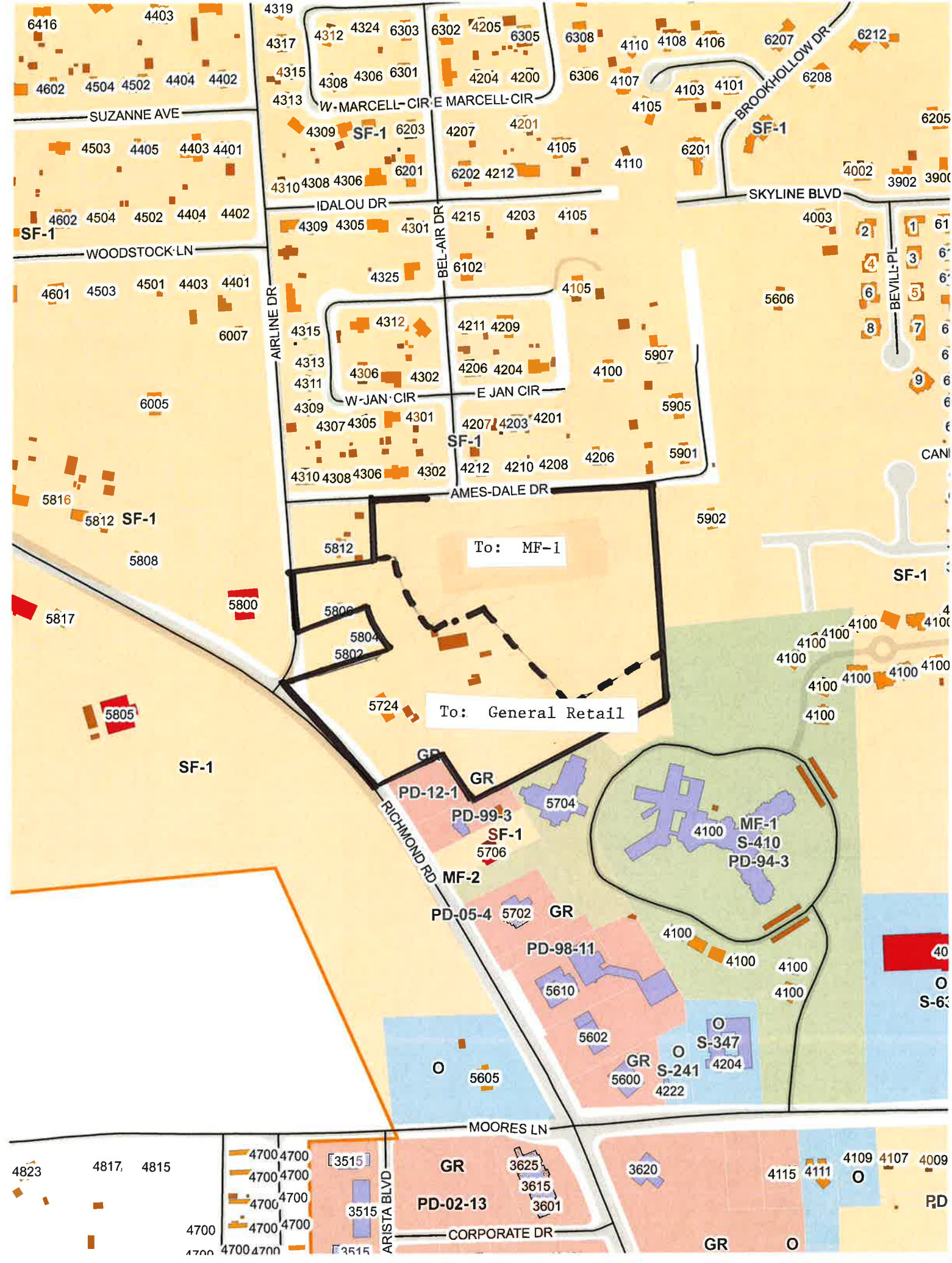
This was originally one large tract of land with a single family home. With the widening of Richmond Road to a 5 lane roadway, this property is now planned for mixed type uses. Since there is a viable large single family neighborhood on the northern side of this tract adjacent to Amesdale Drive, the adjacent zoning to this area would need to be transitional.

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

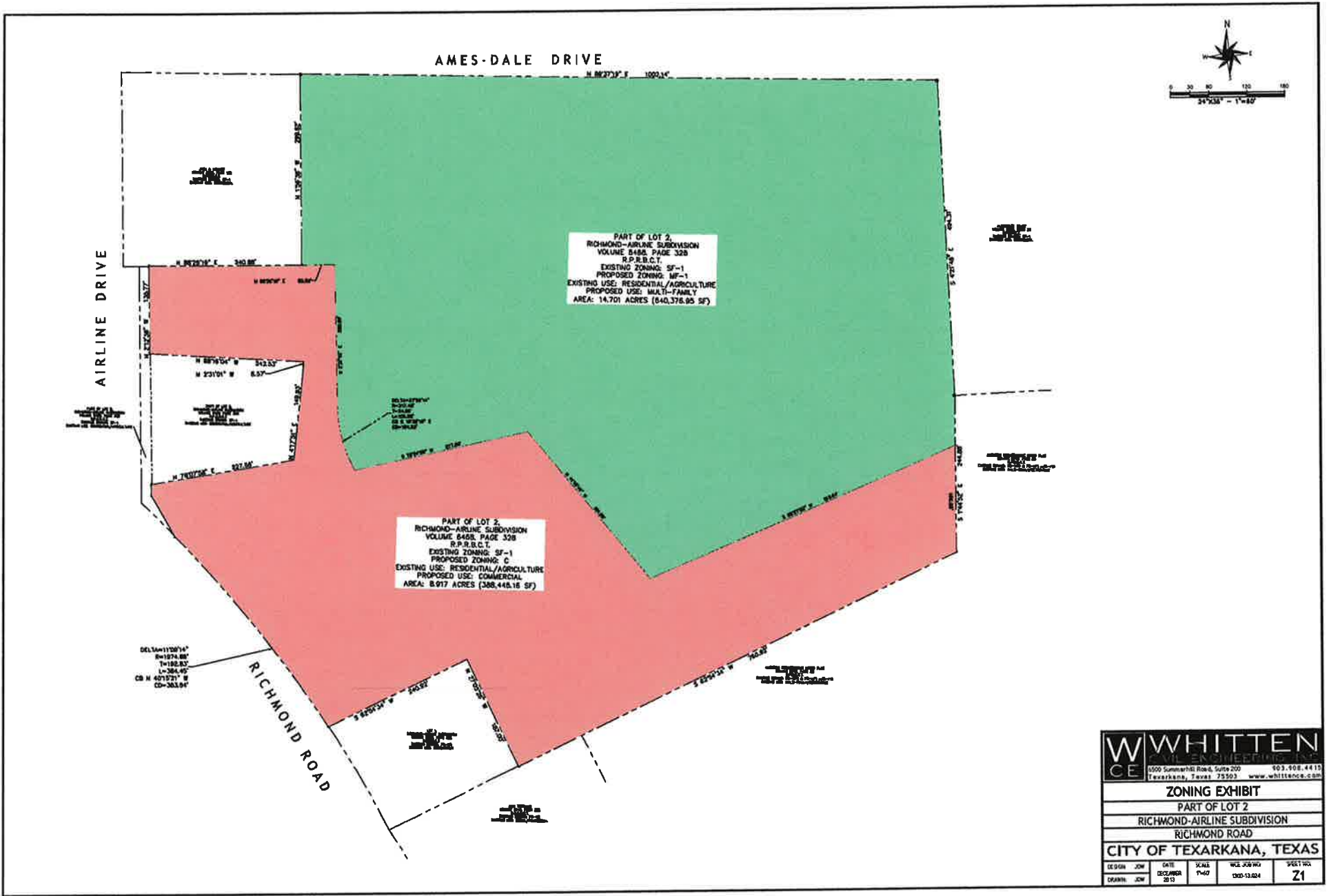
The PLANNING AND ZONING COMMISSION'S recommendation is for approval to PD-MF-1 and PD-General Retail..

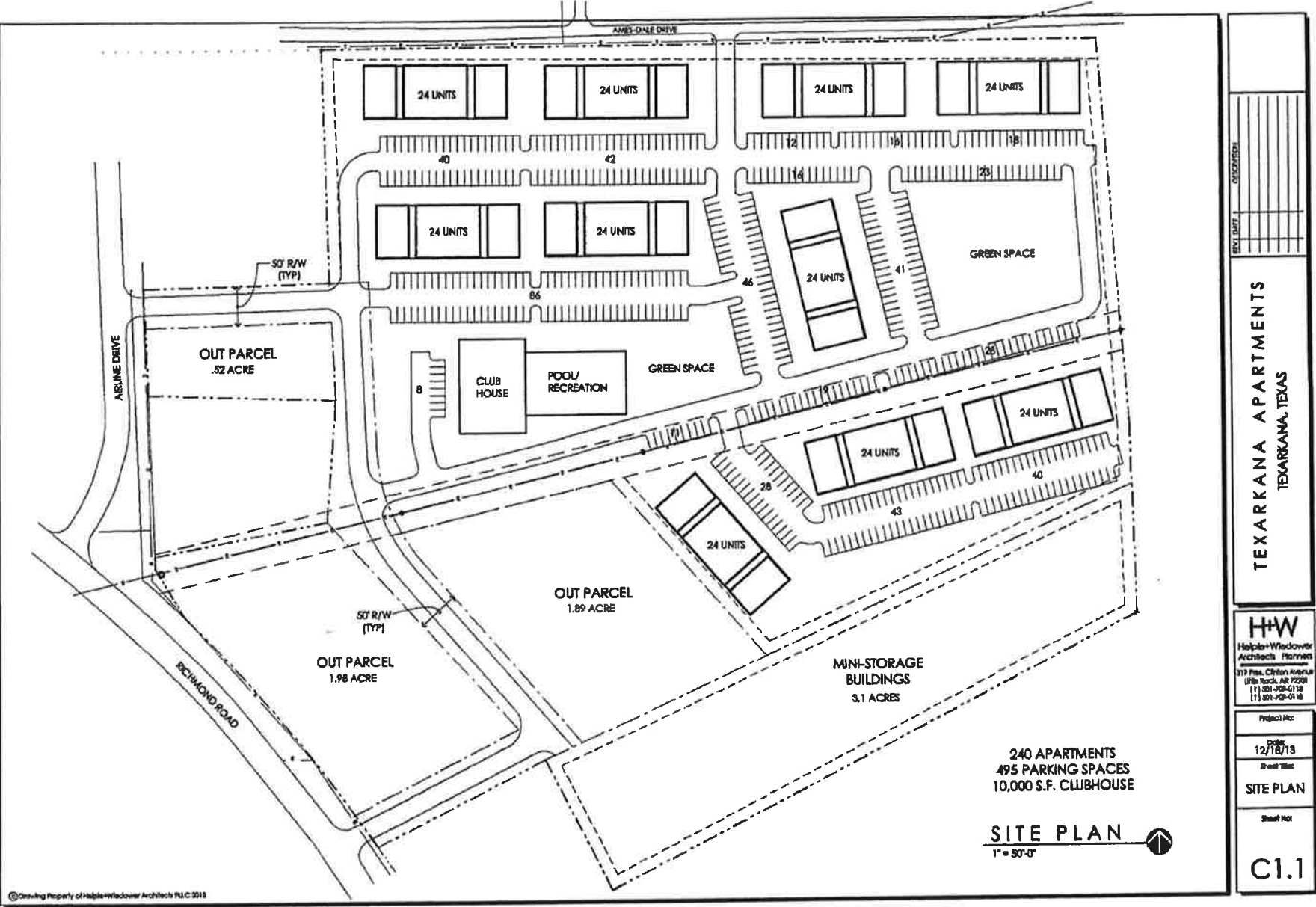
Approved 5 Denied 0 Abstained 0

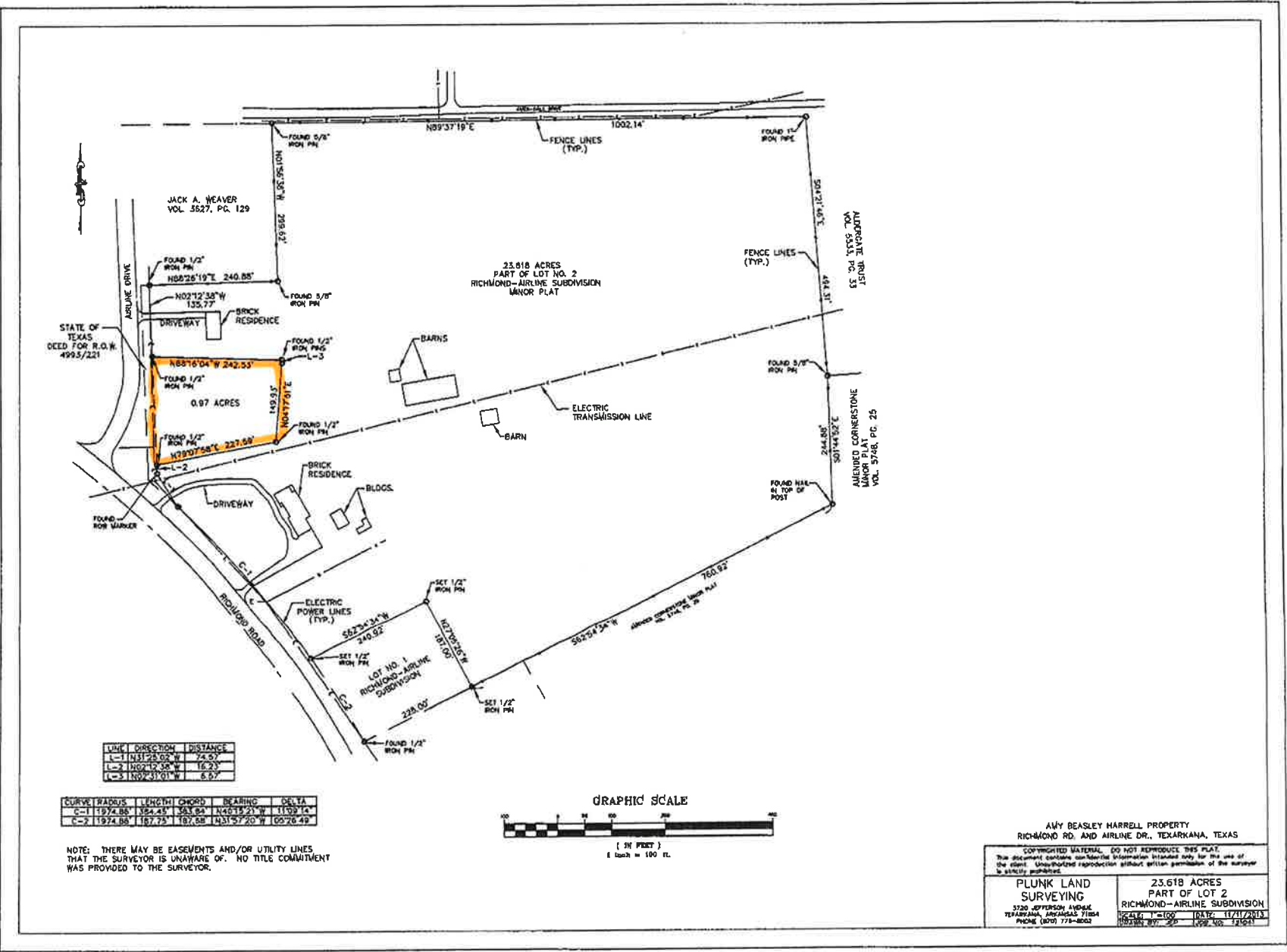
Attachment: Summary sheet for Ord. # 2014-018 (1022 : Ord. . # 2014-018. SE corner of Airline & Richmond. SF-1 to PD-MF-1 & GR)











City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 1/23/2014 4:10 PM

Lead Department:	<u>Community Redevelopment and Grants</u>	Action Officer:	<u>Craig Lindholm, Executive Director of CRG</u>
Subject:	<u>Resolution No. 2014 – 016 authorizing such action as may be necessary for the Downtown Development Area to be designated as a United States Department of HUD Designated Local Revitalization Area.</u>		
Briefing: <u>1/27/2014</u>	Second Briefing: February 24, 2014	Public Hearing: <u>2/10/2014</u>	Action: <u>3/10/2014</u>

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This ordinance/resolution defines the boundaries of the Downtown Development Area and designates the area within those boundaries as “Local Designated Revitalization Area” for recognition by the US Department of Housing and Urban Development (HUD) and other federal and state agencies for the purpose of securing and leveraging funding specific to the redevelopment of the designated area.

This resolution establishes the boundaries of the Texarkana Texas Downtown Development Areas as:

North: 19th Street and New Boston Road
 West: Kansas City Southern Railroad Tracks
 South: West Front Street
 East: State Line Avenue

These Boundaries fall within Census Tract 105.00 a HUD designated qualified census tract.

There are no fiscal implications to this resolution, but the establishment of the Downtown Development Area as a HUD designated Revitalization Area will provide for greater flexibility in the use of HUD Community Development Block Grant funding as well HOME Investment Partnership Funding. The establishment of the district will also provide for enhancement of more grant and tax credit investment opportunities related to the commercial and residential/commercial mixed used development. Additionally, the development of this district will assist in obtaining US Department of Interior National Historic Trust Designation for many of the commercial and residential structures in the area, should this be deemed appropriate to further re-development objectives.

City of Texarkana, Texas

Potential Options:

- None
-

Staff Recommendation:

Recommend Approval

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Goals and Perspectives Downtown Development Area Designation 2014 - 16 (DOC)
- b. Downtown Development Boundaries Qualified Census Tract 105 (PDF)
- c. Consideration Approval Item Cover Sheet Downtown Development Area Designation 2014 (DOC)
- d. Resolution 2014 - 016 Establishment of Downtown Development Area as a Designated Revitalization Area (DOC)

Staff Coordination

Community Redevelopment and Grants	Craig Lindholm	Department Head Review
Completed	12/31/2013 1:26 PM	
City Manager	John Whitson	City Manager Review Completed 01/07/2014
5:56 PM		
City Council	Pam Burns	Meeting Pending

Meeting History

Goal and Perspectives Resolution 2014 – 016 Downtown Development District**Contact Person:**

Craig Lindholm, Executive Director Community Redevelopment and Grants

Background Information:

This ordinance/resolution defines the boundaries of the Downtown Development Area and designates the area within those boundaries as “Local Designated Revitalization Area” for recognition by the US Department of Housing and Urban Development (HUD) and other federal and state agencies for the purpose of securing and leveraging funding specific to the redevelopment of the designated area.

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Site Map | Print | Font A A A

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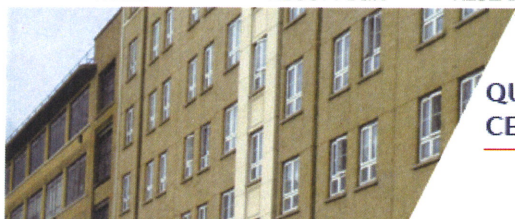
RESEARCH FINDER

PERIODICALS

DATA SETS

QUICK LINKS

CONTACT US



QUALIFIED CENSUS TRACTS

The 2013 Qualified Census Tracts (QCTs) are effective beginning January 1, 2013. The 2013 designation uses data from the 2010 Decennial Census and the 2006 to 2010 American Community Survey (ACS) 5-year tabulations. The 2012 designations for American Samoa, Guam, the Northern Mariana Islands, and the U.S. Virgin Islands will remain in effect because data from the 2010 Decennial Census is not available for these areas. Maps of 2012 QCTs, which use 2000 census tract boundaries, are available at <http://qct.huduser.org/QCTGIS/US/Map.aspx>.

Enter an Address, city, state or tract

Go

Texas

Bowie

Go

Map Options : Clear | Reset

QCT Legend (%): — Tract Outline

Qualified Census Tracts (2013) LIHTC Project

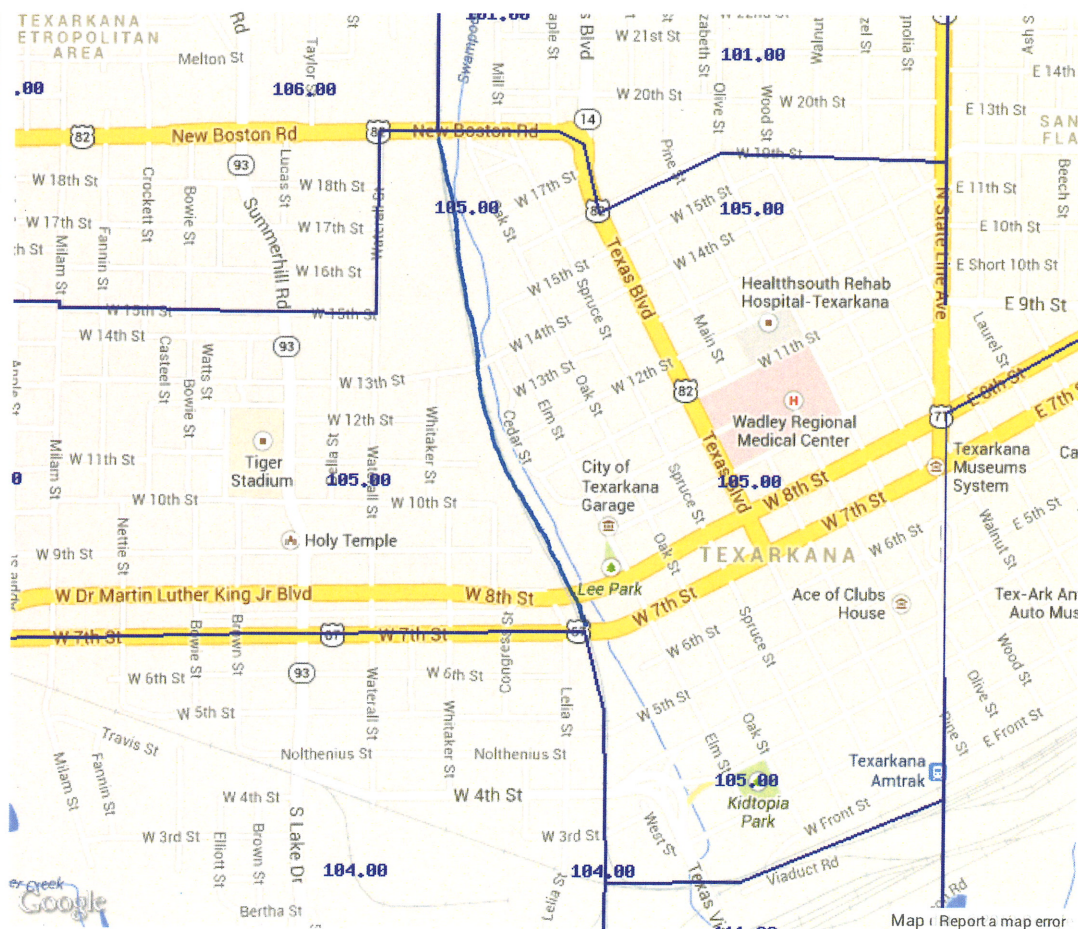
QCT Options

15 Current Zoom Level

- ☒ Show Tracts Outline (Zoom 11+)
- ☐ Show LIHTC Projects (Zoom 11+)
- ☐ Color Qualified Tracts (Zoom 7+)

This placement is Approximate.
Please click here for the correct tract number.

The Address "105.00" falls under Tract "18067010100".
This tract is **Not Qualified** for 2013



Downtown Development Area Boundaries
 North: 19th - New Boston Road
 West: KCS tracks
 South: West Front Street
 East: State Line Ave
 Qualified Census Tract 105


[Site Map](#) | [Print](#) | [Font](#) A A A

[SHARE](#) [f](#) [t](#) [y](#)
[HOME](#)[ABOUT PD&R](#)[RESEARCH FINDER](#)[PERIODICALS](#)[DATA SETS](#)[QUICK LINKS](#)[CONTACT US](#)

QUALIFIED CENSUS TRACTS

The 2013 Qualified Census Tracts (QCTs) are effective beginning January 1, 2013. The 2013 designation uses data from the 2010 Decennial Census and the 2006 to 2010 American Community Survey (ACS) 5-year tabulations. The 2012 designations for American Samoa, Guam, the Northern Mariana Islands, and the U.S. Virgin Islands will remain in effect because data from the 2010 Decennial Census is not available for these areas. Maps of 2012 QCTs, which use 2000 census tract boundaries, are available at <http://qct.huduser.org/QCTGIS/US/Map.aspx>.

Enter an Address, city, state or tract

Go

Texas

Bowie

Go

Map Options : [Clear](#) | [Reset](#)QCT Legend (%): [Tract Outline](#)[Qualified Census Tracts \(2013\)](#)[LIHTC Project](#)

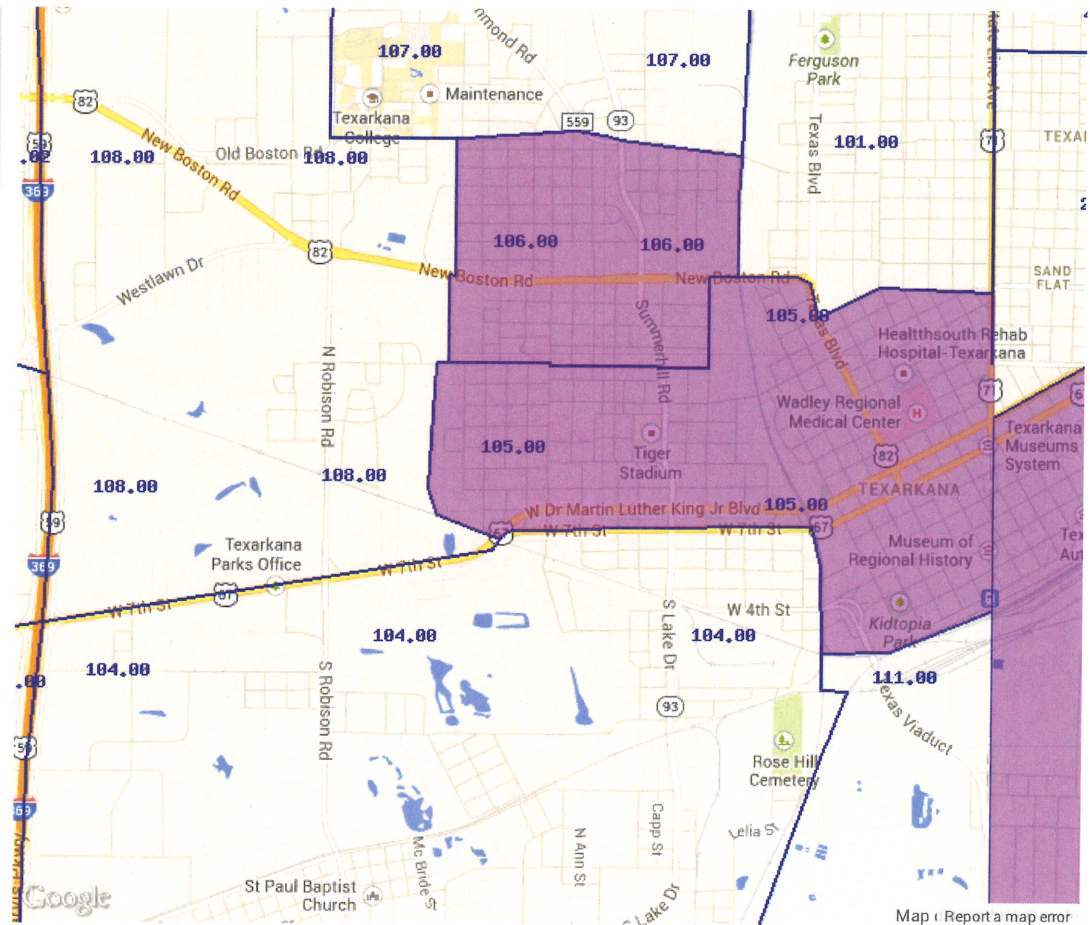
QCT Options

14 Current Zoom Level

- ☒ Show Tracts Outline (Zoom 11+)
- ☐ Show LIHTC Projects (Zoom 11+)
- ☒ Color Qualified Tracts (Zoom 7+)

This placement is Approximate.
Please click here for the correct
tract number.

The Address "105.00" falls
under Tract "18067010100".
This tract is **Not Qualified** for
2013

Map | [Report a map error](#)

Consideration/Approval of: Ordinance No. 2014 - 016
Presented for:

Council Action ☒ Report/Review Only ☐

Supporting documents:

None ☐ Attached ☒ Provided Later ☐

Contact Person:

Craig Lindholm, Executive Director Community Redevelopment and Grants

Background Information:

This ordinance/resolution defines the boundaries of the Downtown Development Area and designates the area within those boundaries as "Local Designated Revitalization Area" for recognition by the US Department of Housing and Urban Development (HUD) and other federal and state agencies for the purpose of securing and leveraging funding specific to the redevelopment of the designated area.

This resolution establishes the boundaries of the Texarkana Texas Downtown Development Areas as:

North: 19th Street and New Boston Road
 West: Kansas City Southern Railroad Tracks
 South: West Front Street
 East: State Line Avenue

These Boundaries fall within Census Tract 105.00 a HUD designated qualified census tract.

Fiscal Implications:

There are no fiscal implications to this ordinance.

Administrative Recommendation:

Staff recommends approval of this Ordinance.

Motion: _____

Second: _____

For: _____

Against: _____

City of Texarkana, Texas

Version: D

Update Date: 1/16/2014 3:34 PM

Briefing Sheet

Lead Department: Economic Development **Action Officer:** Jerry Sparks, Economic Developer
Resolution No. 2014-009 approving the addition to the TIRZ #1 Project list for the partial funding of improvements to property at St. Michael Drive and Richill Drive (private road) allowing use of part of the 2012 TIRZ Bond Fund in an amount not to exceed FOUR HUNDRED SIX THOUSAND AND NO/100
Subject: dollars (\$406,000) for drainage improvements.
Briefing: 1/27/2014 **Second** January 27, **Public** **Briefing:** 2014 **Hearing:** 1/13/2014 **Action:** 2/10/2014

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:**

Council briefed on item on December 10, 2013.

Executive Summary and Background Information:

Council has approved the project to be included in the Project List. This action will allow the funding for the project from the 2012 TIRZ bond fund.

All designs will be approved by the Public Works Department prior to construction

Potential Options:

•

Staff Recommendation:

At the meeting of the TIRZ #1 Board on November 25, 2013, the Board approved a request by Ray Walsh for partial funding improvements to property on St. Michael Drive at Richill Drive (a private road) to be included in the Project List. The project improvements would include a total project of \$790,000 for drainage including \$160,000 for extension of Richill Drive.

The TIRZ Board and Staff recommended a partial funding of \$406,000 for the drainage improvement project only.

If approved by Council, these projects would be included in the projects payable under the 2012 TIRZ bond. All designs will be approved by the Public Works Department prior to construction.

Fiscal Implications:

City of Texarkana, Texas

Not to exceed \$406,000 funding from 2012 TIRZ Bond Fund.

Staff recommends including the amount approved by the TIRZ #1 Board for this proposed project in the Project List and the list of projects funded by the 2012 TIRZ bond.

Advisory Board/Committee Review:

TIRZ Board

Board/Committee Recommendation:

TIRZ Board approved the item at the 11/25/2013 meeting

Advisory Board/Committee Meeting Date and Minutes:

11/25/2013 minutes attached

Attachments

- a. Consideration Approval City format Walsh 2013 (DOCX)
- b. Walsh Marriott Subdivision Drainage Improvements Preliminary Cost Estimate_10-9-2013 (PDF)
- c. St Michael Richill drainage (PDF)
- d. TIRZ #1 Minutes DRAFT 25 Nov 2013 (DOC)
- e. TIRZ 1 Project List PROPOSED (XLSX)
- f. Walsh Marriott Subdivision Project Analysis 2013 (XLSX)
- g. 009 TIRZ Richill Drainage Project (DOCX)
- h. Goals & Perspectives (DOCX)
- i. Goals & Perspectives (DOCX)

Staff Coordination

City Manager 12:42 PM	IQM2 Admin	City Manager Review Skipped	01/21/2014
Economic Development	Skipped	IQM2 Admin 01/21/2014 12:42 PM	Department Head Review
Finance 12:42 PM	IQM2 Admin	Review	Skipped 01/21/2014
City Council 11:22 AM	Jennifer Evans	Meeting	Completed 01/24/2014

Meeting History

01/13/14 City Council MOVED FORWARD Next: 01/27/14
David Williams of MTG Engineers spoke to this item. David Potter spoke to this item.

RESOLUTION NO. XXX-2013: Consideration/Approval of an addition to the TIRZ #1 Potential Project List.

Presented for:

Council Action _X_ Report/Review Only _____

Supporting documents:

None _____ Attached _x_ Provided Later _____

Contact Person: Jerry Sparks, Economic Developer

Background Information:

At the meeting of the TIRZ #1 Board on November 25, 2013, the Board approved a request by Ray Walsh for partial funding improvements to property on CHRISTUS St Michael Drive at Richill St (a private road) to be included in the Project List. The improvements would include amounts not to exceed: \$406,000 for drainage improvements out of a total project of \$790,000 for drainage and \$160,000 for extension of Richill.

If approved by Council, these projects would be included in the projects payable under the 2012 TIRZ bond. All designs will be approved by the Public Works Department prior to construction.

Fiscal Implications: Not to exceed \$406,000 funding from TIRZ #1

Administrative Recommendation: Staff recommends including the amount approved by the TIRZ #1 Board for this proposed project in the Project List and the list of projects funded by the 2012 TIRZ bond and the list of projects funded by the 2012 TIRZ bond.

Motion: _____

Second: _____

For: _____

Against: _____

Attachments: TIRZ #1 minutes, site map, financial analysis,

**PRELIMINARY COST ESTIMATE
FLOODWAY IMPROVEMENTS**

West Side							
					Unit Price		Total Price
1	Excavation	724			\$10.00		\$7,240.00
2	Embankment	7675	CY		\$10.00		\$76,750.00
3*	Concrete Block Wall	1815.6	SF		\$30.00		\$54,468.00
4*	9-5'x2' RBC (Cast-in-place)	180	LF		\$600.00		\$108,000.00
5*	PWW HW=3 (Cast-in-place)	1	EACH		\$10,000.00		\$10,000.00
6	Contingency (10%)	1	LS		\$ 25,645.80		\$25,645.80
Summary							\$282,103.80

East Side							
					Unit Price		Total Price
1	Excavation	685	CY		10		\$6,850.00
2	Embankment	8600	CY		\$10.00		\$86,000.00
3	48" Culvert Extension	325	LF		\$120.00		\$39,000.00
4*	Concrete Block Wall	1958	SF		\$30.00		\$58,740.00
5	Optional Concrete Block Wall	612.5	SF		\$30.00		\$18,375.00
6*	9-5'x2' RBC (Cast-in-place)	180	LF		\$600.00		\$108,000.00
7*	PWW HW=3 (Cast-in-place)	1	EACH		\$10,000.00		\$10,000.00
8	Contingency (10%)	1	LS		\$ 32,696.50		\$32,696.50
Summary							\$359,661.50

* - Represents items that must be built complete on both sides for functionality. Cost is distributed evenly.



NOTE: PROPOSED FLOODWAY
REVISION IS SUBJECT TO
APPROVAL BY REGULATORY
AGENCIES.

PRELIMINARY - NOT FOR
BIDDING, CONSTRUCTION
OR PERMIT PURPOSES.



PRELIMINARY - NOT FOR
BIDDING, CONSTRUCTION
OR PERMIT PURPOSES.

TAX INCREMENT FINANCING ZONE #1
CITY OF TEXARKANA TEXAS
 Meeting Minutes
 November 25, 2013

Opening:

The called meeting of the City of Texarkana Texas Tax Increment Financing Zone #1 (TIRZ #1) was called to order at noon on April 54, 2013 at Texarkana City Hall by Kelly Mitchell. Board members attending the meeting included: Jason Thomson, Paul Miller, Josh Andrus, Jay Davis, Stacy Yates, and David Potter; Cory Floyd and Pat McCoy were absent.

Staff Present: Charles Bassett, Jr., Shirley Jaster, Kyle Dooley, Lisa Thompson and Jerry Sparks

Visitors: Ray Walsh and David Williams

There were no public comments.

Minutes of the April 2013 meeting were approved on a motion by Paul Miller with a second by Jay Davis.

TIRZ #1 Financing Plan & Project List

The Board considered and discussed amending the TIRZ #1 Financing Plan and Project List as follows:

- Amend TIRZ #1 Project List to include an amount not to exceed \$406,000 for drainage construction and improvements at property bordered by CHRISTUS St Michael Drive and Richill Drive (private street).
 - The bond used for funding TIRZ projects included \$500,000 for the extension of University Avenue to support a development that is no longer under short-term consideration. This action will recommend inclusion of the drainage improvements in our TIRZ financing plan and in the bond financing plan.

Amend the 2012 TIRZ bond funding as follows:

- Consider recommending TIRZ bond funds be used to fund request from E. W. Fenton for funding improvements to property on Gibson Lane. At this time, the project was approved by Council for inclusion on the Project List but specific funding was not included in that approval. Council approved funding not to exceed \$250,000 for project. The total project includes:
 - Storm water drainage-\$300,000
 - Water/sewer relocation-\$50,000

- Public parking lot-\$300,000
- Streetscaping-\$45,000
- Both items were approved. Those voting for approval were Mitchell, Miller, Andrus, Yates, David; against approval was Potter. Jason Thomson abstained.
- Public Works and Engineering gave the Board members an update on City projects
- Members were offered copies of materials used in an earlier training session for TIRZ Board members.

Adjournment

The next meeting will be scheduled as needed.

Minutes submitted by: Jerry Sparks

Approved by:

TIRZ #1 Project List
Revised: November 2013

<i>Public Infrastructure Projects Walton Dr & Pavilion drainage improvements</i>	\$	-	<i>Completed (\$175,000)</i>
(Joint project w/TxDOT)			
Walton Dr & Pavilion drainage	\$	300,000	Possible 2014 start date
(Box culverts W of intersection & W of Whiskey River)			
Extension of South University	\$	500,000	No project start date/bond funded
Cowhorn Creek Linear Park	\$	1,000,000	Project started/bond funded
Gibson Extension to FM 989 & feeder streets to Gibson	\$	9,000,000	No project start date
<i>Drainage Project @ Arista</i>	\$	-	<i>Completed (\$100,000)</i>
<i>TAMU East Approach (Phase II)</i>			<i>removed (\$6,000,000)</i>
<i>Morris Lane Extension</i>			<i>removed (\$7,000,000)</i>
Parking Garage @ University w/drainage	\$	2,000,000	No project start date
Backage Road: Summerhill to Mall Drive	\$	1,000,000	No project start date/bond funded
Proposed Site Improvements to Gibson & University	\$	2,000,000	No project start date
Park Development & Improvement-University Drive	\$	800,000	2013-2014/bond funded
Approved stormwater improvements Gibson Lane & possible water/sewer relocation	\$	250,000	
Proposed drainage improvements St. Michael Drive & Richill Drive	\$	406,000	
TOTAL APPROVED POTENTIAL PROJECTS	\$	17,256,000	

Walsh Project

CHRISTUS St Michael Drive (I30 access road)

Improvement-East	Estimated Cost Highest Value to City	
Excavation	\$10,136	
Embankment	\$107,450	
Concrete block wall	\$68,992	\$ 68,992.00
9-5'x2' RBC (cast in place)	\$117,000	\$ 117,000.00
PWH HW=3 (cast in place)	\$14,000	\$ 14,000.00
Contingency (10%)	\$31,757	
Improvement-West		
Excavation	\$9,590	
Embankment	\$120,400	
48" culvert extnsion	\$42,250	
Optional concrete block wall	\$23,275	
Concrete block wall	\$74,404	\$ 74,404.00
9-5'x2' RBC (cast in place)	\$117,000	\$ 117,000.00
PWH HW=3 (cast in place)	\$14,000	\$ 14,000.00
Contingency (10%)	\$40,091	
Total cost estimate	\$790,345	\$ 405,396.00
Richill Drive Extension (1782')	\$ 160,380.00	

RESOLUTION NO. 2014-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE ADDITION TO THE TIRZ #1 PROJECT LIST FOR THE PARTIAL FUNDING IMPROVEMENTS TO PROPERTY AT ST. MICHAEL DRIVE AND RICHILL DRIVE; ALLOWING USE OF PART OF THE 2012 TIRZ BOND FUND IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$406,000) FOR DRAINAGE IMPROVEMENTS ONLY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the TIRZ #1 Board has recommended adding to the TIRZ #1 Potential Project List the partial funding for drainage improvements to property at St. Michael Drive and Richill Drive (Private Road); and

WHEREAS, a request was made for TIRZ funding for the drainage and extension project to property at St. Michael Drive and Richill Drive (Private Road) that would have a total project cost of \$950,000 that would provide \$790,000 for drainage and \$160,000 for the extension of Richill Drive; and

WHEREAS, the Board recommends the addition of this project to the TIRZ #1 Project List, allowing use of part of the 2012 TIRZ Bond Fund for a partial funding for the project in an amount not to exceed FOUR HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$406,000) for drainage improvements only; and

WHEREAS, the City Council recognizes the need for funding through the TIRZ project list as evidence by their approval of the TIRZ Board projects listed in their annual reports.

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

SECTION 1: The City Council of the City of Texarkana, Texas approves the addition of the drainage project at St. Michael Drive and Richill Drive to the TIRZ #1 Project List, allowing use of part of the 2012 TIRZ Bond Fund for a partial funding for the project in an amount not to exceed FOUR HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$406,000) for drainage improvements only.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Special Council Session on this the 10th day of February, 2014.

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ 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:

"NONE APPLICABLE"

Public Information Plan:

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

Other:

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

(Insert Text Here/or say "NONE")

Resource Impact:

Staff time required if item is approved: [Select One By Clicking Here](#)

Other Potential Impacts:

List or say "NONE APPLICABLE"

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 1/23/2014 4:29 PM

Lead Department: Economic Development **Action Officer:** Jerry Sparks, Economic Developer
Subject: RESOLUTION NO. 2014-010 approving the 2012 TIRZ #1 Bond Project List funding for the drainage improvements and the relocation of water, wastewater, and sewer for a Gibson Lane Project in an amount not to exceed TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000).
Briefing: 1/27/2014 **Second Briefing:** January 27, 2014 **Public Hearing:** 1/13/2014 **Action:** 2/10/2014

Item Schedule

Updates/History of Briefing:

Council briefed on item on December 10, 2013.

Executive Summary and Background Information:

Council has approved the project to be included in the Project List. This action will allow the funding for the project from the 2012 TIRZ bond fund.

All designs will be approved by the Public Works Department prior to construction

Potential Options:

-
-

Staff Recommendation:

At the meeting of the TIRZ #1 Board on November 25, 2013, the Board passed a recommendation to include \$250,000 in the 2012 TIRZ bond list of projects for the project on Gibson Lane.

Fiscal Implications:

Not to exceed \$250,000 funding from 2012 TIRZ bond issue

Staff recommends including the amount approved by the TIRZ #1 Board for this proposed project in the list of projects funded by the 2012 TIRZ bond.

Advisory Board/Committee Review:

TIRZ Board

Board/Committee Recommendation:

TIRZ Board approved the item at the 11/25/2013 meeting

Advisory Board/Committee Meeting Date and Minutes:

City of Texarkana, Texas

11/25/2013 minutes attached

Attachments

- a. TIRZ #1 Minutes April 2013 approved Nov 25 2013 (DOC)
- b. TIRZ #1 Minutes April 2013 approved Nov 25 2013 (DOC)
- c. Attachments for ORD 065-2013 from original approval (PDF)
- d. 010 Gibson Lane Project (DOCX)
- e. Goals & Perspectives (DOCX)

Staff Coordination

Economic Development	IQM2 Admin	Department Head Review
Skipped	01/21/2014 12:42 PM	
Finance	IQM2 Admin	Review
12:42 PM	Skipped	01/21/2014
City Manager	IQM2 Admin	City Manager Review
12:42 PM	Skipped	01/21/2014
City Council	Jennifer Evans	Meeting
11:22 AM	Completed	01/24/2014

Meeting History

01/13/14 City Council MOVED FORWARD Next: 01/27/14
 Jeff Whitten of Whitten Engineering spoke to this item.

TAX INCREMENT FINANCING ZONE #1
CITY OF TEXARKANA TX
 Meeting Minutes
 April 5, 2013

Opening:

The called meeting of the City of Texarkana TX Tax Increment Financing Zone #1 (TIRZ #1) was called to order at noon on April 5, 2013 at Texarkana City Hall by Cory Floyd. Board members attending the meeting included: Kelly Mitchell (by phone), Cory Floyd, Jason Thomson, Pat McCoy Paul Miller, Josh Andrus, Jay Davis, and David Potter; Stacy Yates was absent.

Staff Present: John Whitson, Charles Bassett, Jr., Shirley Jaster, Kyle Dooley, and Jerry Sparks

Visitors: Dr. Elvin Fenton

There were no public comments.

TIRZ #1 Financing Plan & Project List

The first order of business was to consider an addition to the TIRZ #1 Financing Plan and Project List a request by Dr. Elvin Fenton.

- Dr. Fenton's project was:
 - \$300,000 for storm water/drainage
 - \$50,000 for water/sewer relocation
 - \$300,000 for public parking
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 - Dr. Fenton's project had parking that would be open to the public. Staff explained the difference of publicly owned parking and parking opened to the public.
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 - Staff also provided a fiscal impact analysis that projected revenues of approximately \$406,000 over the life of the TIRZ based on Dr. Fenton's information provided to staff. Additional sales tax was computed to be approximately \$28,000 over the life of the TIRZ based on Dr. Fenton's information provided to staff.

- Jay Davis moved to approve an amount of \$500,000 to be included in the Project List. The motion did not receive a second.
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The second order of business was to consider the addition of \$800,000 for park construction and improvements at Bringle Lake and University Drive.

- Proposal would include an amount not to exceed \$800,000 in the Financing Plan and the Project list for proposed park construction and improvements. This would replace an equal amount that was removed from the Project List as a result of the use of alternate funding. Use of the funds would be on the recommendation of the City Manager and the approval of the City Council. Shirley Jaster, Exec. Director of Public Works explained the park and proposed boardwalk along Bringle Lake. Approval of the addition of the park to the Project List would make the project eligible for inclusion in the bond funding.
- Motion to approve by Paul Miller with a second by Jay Davis. The motion carried with no dissenting votes.

Adjournment:

The next meeting will be scheduled as needed.

Minutes submitted by: Jerry Sparks

Approved as written November 25, 2013

TAX INCREMENT FINANCING ZONE #1
CITY OF TEXARKANA TX
 Meeting Minutes
 April 5, 2013

Opening:

The called meeting of the City of Texarkana TX Tax Increment Financing Zone #1 (TIRZ #1) was called to order at noon on April 5, 2013 at Texarkana City Hall by Cory Floyd. Board members attending the meeting included: Kelly Mitchell (by phone), Cory Floyd, Jason Thomson, Pat McCoy Paul Miller, Josh Andrus, Jay Davis, and David Potter; Stacy Yates was absent.

Staff Present: John Whitson, Charles Bassett, Jr., Shirley Jaster, Kyle Dooley, and Jerry Sparks

Visitors: Dr. Elvin Fenton

There were no public comments.

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- Motion to approve by Paul Miller with a second by Jay Davis. The motion carried with no dissenting votes.

Adjournment:

The next meeting will be scheduled as needed.

Minutes submitted by: Jerry Sparks

Approved as written November 25, 2013

RESOLUTION NO. 065-2013: Consideration/Approval of an addition to the TIRZ #1 Potential Project List.

Presented for:

Council Action X Report/Review Only _____

Supporting documents:

None _____ Attached x Provided Later _____

Contact Person: Jerry Sparks, Economic Developer

Background Information:

At the meeting of the TIRZ #1 Board on April 5, 2013, the Board approved two requests by Dr. E. W. Fenton for funding improvements to property on Gibson Lane to be included in the Project List. The improvements would include amounts not to exceed:

\$300,000 for drainage improvements

\$50,000 for relocation of water/wastewater/sewer in public easements

If approved by Council, these projects could be performed by the City, contracted by the City or reimbursed to the property owner for actual incurred expenses approved by the City. All designs will be approved by the Public Works Department prior to construction.

Additional information was received by staff following the TIRZ #1 board meeting. The information indicates that the proposed project will not produce a positive return on investment as calculated by an estimated revenue flow through the end of the TIRZ in 2035. The development of two additional phases of the project may impact that return on investment. This project will provide infrastructure improvements that will be of limited public benefit to future development to further increase the return on investment.

Fiscal Implications: Not to exceed \$350,000 funding from TIRZ #1

Administrative Recommendation: Staff does not recommend including the amounts approved by the TIRZ #1 Board for these proposed projects in the Project List.

Motion: _____

Second: _____

For: _____

Against: _____

Attachments: TIRZ #1 minutes, site map, financial analysis,



TIRZ Project Costs will include:

1. Capital Costs

- a. water system improvements;
- b. storm sewers and drainage ponds;
- c. sanitary sewers;
- d. utility line relocation and installation;
- e. parking lots and roadways;
- f. streetscape and landscape areas;
- g. public areas and plazas;
- h. sidewalks, cross walks and pedestrian crossing facilities;
- i. parks, trails and outdoor performance areas;
- j. public transportation projects; and
- k. bicycle routes and facilities.

2. Design, Architectural, and Engineering Fees

The public improvements will require professional services for design and engineering, including inspecting/testing of soils and construction materials and overseeing construction operations. Additionally, certain studies, including market and economic feasibility studies will be prepared.

3. Zone Administration - Over 25-Year Life of Zone

The ongoing administration of the Zone will require services including, but not limited to, such services as accountants and bookkeepers, engineers, legal counsel, planners or other administrative services deemed necessary by the Zone Board to implement this Plan and will be provided by the City.

City of Texarkana - Bowie County
Tax Incremental Reinvestment Zone
 Gibson Lane Project (North of Target)

FYE	Incremental Taxable Assessed Value	City of Texarkana Tax Rate	Bowie County Tax Rate	Total Operating Tax Rates	Gross Property Tax Contribution	Incremental Sales Tax	Total Incremental Revenue	TIF REVENUE BOND PAYMENTS ⁽¹⁾	Surplus/ <Deficit>
2009									
2010	\$ -	0.4078	0.327	0.73	\$ -	-	-	-	-
2011	\$ -	0.4078	0.327	0.73	\$ -	-	-	-	-
2012	\$ -	0.4078	0.327	0.73	\$ -	-	-	-	-
2013	\$ 1,765,000	0.4078	0.327	0.73	\$ -	-	-	-	-
2014	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2015	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2016	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2017	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2018	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2019	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2020	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2021	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2022	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2023	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2024	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2025	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2026	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2027	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2028	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2029	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2030	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2031	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2032	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2033	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2034	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
2035	\$ 1,765,000	0.4078	0.327	0.73	\$ 12,969	-	12,969	-	12,969
					\$ 285,323	\$ -	\$ 285,323	\$ -	\$ 285,323

75% of Projected

TIRZ Revenue \$ 213,992.13

75% Projected Sales

Tax Revenue \$ -

\$ 213,992.13

City of Texarkana - Bowie County
Tax Increment Reinvestment Zone
 Gibson Lane Project (North of Target)

FYE	Incremental Taxable Assessed Value	City of Texarkana Tax Rate	Bowie County Tax Rate	Total Operating Tax Rates	Gross Property Tax Contribution	Incremental Sales Tax	Total Incremental Revenue	TIF REVENUE BOND PAYMENTS ⁽¹⁾	Surplus/ <Deficit>
2009									
2010	\$ -	0.4078	0.327	0.73		\$ -	-	-	-
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2012	\$ -	0.4078	0.327	0.73	-	\$ -	-	-	-
2013	\$ 1,765,000	0.4078	0.327	0.73	-	\$ -	-	-	-
2014	\$ 1,765,000	0.4078	0.327	0.73	12,969	\$ -	12,969	-	12,969
2015	\$ 1,765,000	0.4078	0.327	0.73	12,969	\$ -	12,969	-	12,969
2016	\$ 1,765,000	0.4078	0.327	0.73	12,969	\$ -	12,969	-	12,969
2017	\$ 2,500,000	0.4078	0.327	0.73	12,969		12,969	-	12,969
2018	\$ 2,500,000	0.4078	0.327	0.73	18,370		18,370	-	18,370
2019	\$ 2,500,000	0.4078	0.327	0.73	18,370		18,370	-	18,370
2020	\$ 2,500,000	0.4078	0.327	0.73	18,370		18,370	-	18,370
2021	\$ 2,500,000	0.4078	0.327	0.73	18,370		18,370	-	18,370
2022	\$ 2,750,000	0.4078	0.327	0.73	18,370		18,370	-	18,370
2023	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2024	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2025	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2026	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2027	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2028	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2029	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2030	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
2031	\$ 2,750,000	0.4078	0.327	0.73	20,207		20,207	-	20,207
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					\$ 406,418	\$ -	\$ 406,418	\$ -	\$ 406,418

75% of Projected
 TIRZ Revenue \$ 304,813.41
 75% Projected Sales
 Tax Revenue \$ -
 \$ 304,813.41

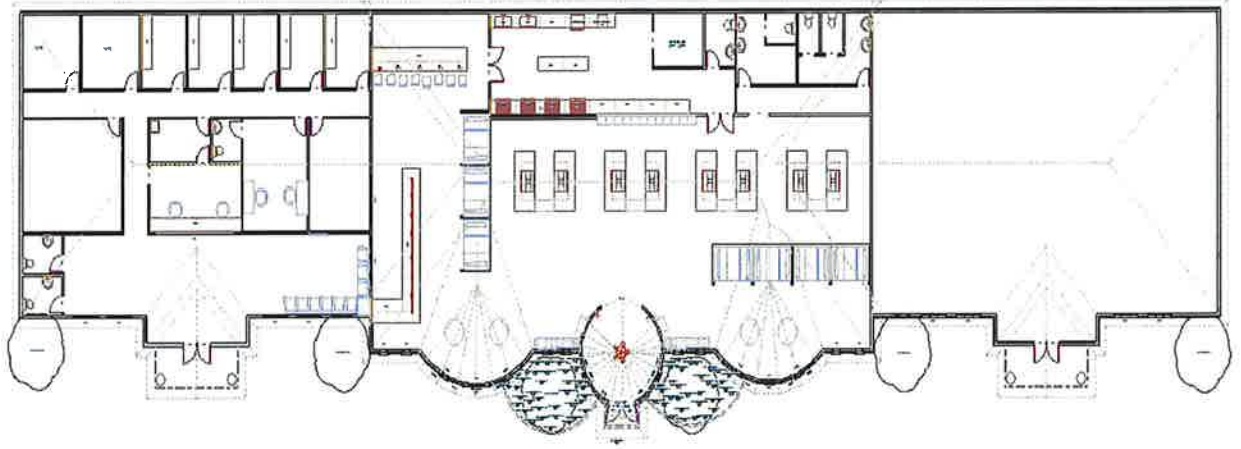
Public Infrastructure Projects Walton Dr & Pavilion drainage improvements (Joint project w/TxDOT)	\$	175,000	Completed
Walton Dr & Pavilion drainage (Box culverts W of intersection & W of Whiskey River)	\$	300,000	
Extension of South University Cowhorn Creek Linear Park	\$	500,000	
Gibson Extension to FM 989 & feeder streets to Gibson	\$	1,000,000	Project started
Drainage Project @ Arista	\$	9,000,000	
TAMU East Approach (Phase II)	\$	100,000	Completed
Morris Lane Extension	\$	6,000,000	
Parking Garage @ University w/drainage	\$	7,000,000	
Backage Road: Summerhill to Mall Drive	\$	2,000,000	
Proposed Site Improvements to Gibson & University	\$	1,000,000	
Park Development & Improvement-University Drive			
Proposed stormwater improvements Gibson Lane	\$	2,000,000	
Proposed Water/Sewer Relocation-Gibson Lane	\$	800,000	Proposed addition
TOTAL APPROVED POTENTIAL PROJECTS	\$	300,000	Proposed addition
	\$	50,000	Proposed addition
	\$	30,225,000	

We are expecting the project build out cost to be as follows:

Restaurant we expect to be built for around \$1,000,000, we expect the doctor office to be built out for around \$465,000 and we expect our additional 3000 sq. ft shell to be around \$300,000 for a total of \$1,765,000 this project will be condo out and the restaurant once completed will be owner occupied. We have room on this property to complete approximately a total of 4 of this similar size project however water drainage is a large problem for this land parcel as will be the challenge of the public parking lots. We need assistance to bring this project to life which will create new revenue via taxes to Texarkana. We respectfully ask for the amount set forth in this letter so we may proceed in bringing this much needed new project to life and after reading the criteria set forth by the TIRZ board we hope you will assist us getting some new construction going.

We greatly appreciate your consideration, time and assistance in helping with this exciting new incentive program which will finally help new business be attracted to Texarkana, we hope to be a big part of that in the future. We look forward to working with you and should you have any questions please feel free to contact us. We want to extend a special thanks to Jerry Sparks and Shirley Jaster in being so accommodative in helping to explain how this new incentive works which has really helped in our decision to attempt to move forward on this project.





Thank You for time and consideration on this potential project.

Elvin W. Fenton, O.D.

Elvin W. Fenton, O.D.

2-24-13

Re: TIRZ Request

Dear TIRZ Board:

I own a 8 acre piece of property in the TIRZ district that is located across the street from Target and Kohl's it is a very visable stretch we hope to develop very soon. To date we are securing a deal with a build to suite 5000 sq. ft restaurant and we plan to rent 3000 sq ft to two new surgeons we are recruiting to Texarkana. In addition we plan to build 3000 sq. ft to match the appearance on the outside of the doctor's office building on the opposite side of the restaurant we are looking to have small public areas between each of these building however it will have appearance from the street as one large building bringing total to 11,000 sq ft total project plus courtyards. We plan to do 3 additional projects very similar in size and appearance over time to complete the 8 acres. Our site is very challenging and our budget is very tight to potentially get this project kicked off we are asking for financial assistance through the TIRZ in the areas set forth by the TIRZ criteria for our project.

1. We have a very large issue with storm water drainage coming out of the adjacent neighbor's property bisecting our property which creates a huge run off we will need to address this problem with suitable culverts buried to handle run off and the civil engineering to meet city standards. To make this work to bring the property up to its maximum and best use. Our hope is to tie the runoff from neighboring piece of property into the drainage system we believe is parallel to the Gibson lane.
2. We would ask for financial assistance in bringing sewer and water to our project.
3. We would ask for all funding for our public parking lot and curb cuts to access those parking lots and we truly hope to be a very upscale addition to the community we would like to ask for funding for our streetscaping and landscaping areas around the projects. We plan to consult with landscape architects to make this area is reflection of the image we feel Texarkana needs to present to potential business looking to move here.

We are asking for the following finical injection to make this project happen.

1. Storm water drainage improvements:	\$300,000
2. Water and sewer location	\$50,000
3. Public Parking lot	\$300,000
4. Streetscaping	\$45,000
Total ask:	\$695,000

**TAX INCREMENT FINANCING ZONE #1
CITY OF TEXARKANA TX**

Meeting Minutes
April 5, 2013

Opening:

The called meeting of the City of Texarkana TX Tax Increment Financing Zone #1 (TIRZ #1) was called to order at noon on April 5, 2013 at Texarkana City Hall by Cory Floyd. Board members attending the meeting included: Kelly Mitchell (by phone), Cory Floyd, Jason Thomson, Pat McCoy Paul Miller, Josh Andrus, Jay Davis, and David Potter; Stacy Yates was absent.

Staff Present: John Whitson, Charles Bassett, Jr., Shirley Jaster, Kyle Dooley, and Jerry Sparks

Visitors: Dr. Elvin Fenton

There were no public comments.

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relocation be added to the Project List. Pat McCoy provided a second to the motion. The motion carried with no dissenting votes.

The second order of business was to consider the addition of \$800,000 for park construction and improvements at Bringle Lake and University Drive.

- Proposal would include an amount not to exceed \$800,000 in the Financing Plan and the Project list for proposed park construction and improvements. This would replace an equal amount that was removed from the Project List as a result of the use of alternate funding. Use of the funds would be on the recommendation of the City Manager and the approval of the City Council. Shirley Jaster, Exec. Director of Public Works explained the park and proposed boardwalk along Bringle Lake. Approval of the addition of the park to the Project List would make the project eligible for inclusion in the bond funding.
- Motion to approve by Paul Miller with a second by Jay Davis. The motion carried with no dissenting votes.

Adjournment:

The next meeting will be scheduled as needed.

Minutes submitted by: Jerry Sparks

Approved by:

RESOLUTION NO. 2014-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE 2012 TIRZ BOND FUNDING FOR THE DRAINAGE IMPROVEMENTS AND RELOCATION OF WATER, WASTEWATER, AND SEWER FOR A GIBSON LANE PROJECT IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000) ; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 65-2013, the City Council approved the addition to the TIRZ #1 Board Project list for the potential funding of the drainage improvements and relocation of water, wastewater, and sewer for a Gibson Lane project with the stipulation that Staff would review the project and make a recommendation to Council; and

WHEREAS, the Staff reviewed the project for the relocation of water, wastewater, and sewer and has recommended that the 2012 TIRZ Bond Fund be used for this project; and

WHEREAS, the City Council recognizes the need for funding through the TIRZ project list as evidence by their approval of the TIRZ Board projects listed in their annual reports.

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

SECTION 1: The City Council of the City of Texarkana, Texas approves the use of the 2012 TIRZ Bond Fund be used for the funding of the drainage improvements and relocation of water, wastewater, and sewer for a Gibson Lane project in an amount not to exceed a total of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000).

SECTION 3: 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 10th day of February, 2014.

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

Attachment: 010 Gibson Lane Project (1012 : Resolution 2014-010 TIRZ Gibson Lane Project)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

Non

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

None

Public Information Plan:

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

Other: