



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • APRIL 10, 2017

Council Chambers

Regular Meeting

6:00 PM

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

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 3

Betty Williams

Ward 5

Christy P. Paddock

Ward 2

Willie Ray

Ward 4

Brian Matthews

Ward 6

Josh Davis



For any agenda item, the City Council reserves the right to advance the "Council Vote" date to a hearing or briefing date.

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 COUNCIL MEMBER JOSH DAVIS**
- III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST**

Upcoming City Council Meetings:

Monday, April 24, 2017 at 6:00 p.m.

Monday, May 8, 2017 at 6:00 p.m.

Monday, May 22, 2017 at 6:00 p.m.

Upcoming Joint City Meeting:

The Texarkana Chamber of Commerce will host a "Joint Texarkana Community Committee" meeting with Texarkana, Arkansas on Tuesday, April 11, 2017 at 3:00 p.m. The meeting will be held at the Ark-Tex Council of Governments building located at 4808 Elizabeth Street. The meeting will be open to the public. The topic of discussion will be local current and future water needs.

Parks & Recreation Events:

April 18 th	Church Softball League Begins	Wallace Park
April 21 st - 23 rd	Scout-O-Rama	Spring Lake Park
April 29 th	Community Garage Sale/Electronics Recycle Day	Spring Lake Park
April 29 th	Dragon Boat Races	Bringle West Park
May 1 st	Commercial Softball League Begins	Wallace Park
May 6 th	Wine Festival	Spring Lake Park

For a complete list of Parks and Recreation activities and information call (903) 798-3978 or visit the city website: <http://tx-texarkana.civicplus.com>

Presentations

Autism Speaks Program - Jami Taylor

Appointments to Boards & Commissions**IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)**

Items scheduled for "Public Hearing" or have been heard at a previous "Public Hearing" are not to be addressed at the "Open Forum".

V. ITEMS FOR CONSIDERATION***Consent Items***

1. Consider approval of the minutes of the Regular Meeting of the City Council held on March 27, 2017 at 6:00 PM.
2. Resolution No. 2017-017 authorizing the City Manager to enter into an agreement with Service Line Partners Private Label, Inc. d/b/a Service Line Warranties of America to provide City of Texarkana, Texas, utility customers the opportunity to purchase a sewer and water line warranty.

Public Hearing: March 13, 2017

Second Briefing: March 27, 2017

Council Vote: April 10, 2017

3. Ordinance No. 2017-020 rezoning Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive. Multiple Family-1 to Commercial. Charles E. Paul, Jr., owner.

Public Hearing: March 13, 2017

Second Briefing: March 27, 2017

Council Vote: April 10, 2017

4. Resolution No. 2017-024 approving the amendment of the CDBG 2013-2017 Consolidated Plan and 2016 Annual Action Plan.

Public Hearing: March 13, 2017

Second Briefing: March 27, 2017

Council Vote: April 10, 2017

5. Resolution No. 2017-025 accepting HUD Section 108 Loan Guarantee Assistance in the amount of \$1,429,000.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

6. Resolution No. 2017-044 denying the application for authority to increase rates submitted by Southwestern Electric Power Company.

Public Hearing:
Second Briefing:
Council Vote: April 10, 2017

Action Items

7. Resolution No. 2017-022 hearing an appeal for a burning permit and making a final determination.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

VI. FIRST BRIEFINGS

1. Resolution No. 2017-038 supporting the Riverbend Water Resource District in implementing the Corps of Engineers' Lake Wright Patman Ultimate Rule Curve and obtaining future water rights in Lake Wright Patman.

Public Hearing: April 24, 2017
Second Briefing: May 8, 2017
Council Vote: May 22, 2017

2. Ordinance No. 2017-039 amending the Code of Ordinances Chapter 28 "Offenses and Miscellaneous Provisions", Sec. 28-237 concerning building construction hours of operation.

Public Hearing: April 24, 2017
Second Briefing: May 8, 2017
Council Vote: May 22, 2017

3. Resolution No. 2017-040 approving and adopting an amendment to the Municipal Solid Waste Collection and Transportation Agreement.

Public Hearing: April 24, 2017
Second Briefing: May 8, 2017
Council Vote: May 22, 2017

4. Resolution No. 2017-041 approving and authorizing the City Manager to enter into a one (1) year contract with four (4) additional one (1) year renewal options with DAM Investments, LLC, dba US Lawns of Texarkana, LLC, to supply mowing and landscaping services for selected city parks and University Avenue in an amount not to exceed \$148,757.10.

Public Hearing: April 24, 2017
Second Briefing: May 8, 2017
Council Vote: May 22, 2017

5. Resolution No. 2017-042 authorizing the City Manager to enter into a contract for the repairing and repainting of the Walnut Street and West Fourth Street elevated water storage tanks in an amount not to exceed \$445,000.00.

Public Hearing: April 24, 2017
Second Briefing: May 8, 2017
Council Vote: May 22, 2017

6. Resolution No. 2017-043 authorizing Texarkana Water Utilities to be charged an administrative fee by the City's General Fund.

Public Hearing: April 24, 2017
Second Briefing: May 8, 2017
Council Vote: May 22, 2017

VII. PUBLIC HEARINGS

1. Ordinance No. 2017-034 amending Chapter 100 "General Administrative Provisions" and Chapter 105 of the Land Development Code "Buildings & Construction" for clarification purposes by changing Sec. 105-8 from "Required" to "Permit Required", adding Sec. 105-9 "Stop Work Order", and adding Sec. 105-10 "Offense; Penalty."

Public Hearing: April 10, 2017
Second Briefing: April 24, 2017
Council Vote: May 8, 2017

VIII. SECOND BRIEFING WITH UPDATES

IX. SECOND BRIEFING WITHOUT UPDATES

1. Resolution No. 2017-030 authorizing the City Manager to execute a contract for the Millwood Water Treatment Plant Sludge Ponds Cleaning Project in an amount with the Texas portion not to exceed \$74,529.70 and the total amount not to exceed \$119,000.00.

Public Hearing: March 27, 2017
Second Briefing: April 10, 2017
Council Vote: April 24, 2017

X. ITEMS FOR DISCUSSION

Staff Updates

XI. ADMINISTRATIVE COMMENTS

1. Council
2. Staff

XII. ADJOURNMENT

Jennifer Evans, City Secretary

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

Pursuant to Section 46.035(c), Penal Code (unlawful carrying of handgun by license holder), a license holder commits an offense if the license holder intentionally, knowingly, or recklessly carries a handgun under the authority of Subchapter H, Chapter 411, Government Code, regardless of whether the handgun is concealed or carried in a shoulder or belt holster, in the room or rooms where a meeting of a governmental entity is held and if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

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

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

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
MINUTES • MARCH 27, 2017

Council Chambers**Regular Meeting****6:00 PM**

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Member Name	Title	Status	Arrived
Aggeman	Mayor	Present	
Matlock	Ward 1	Present	
May	Ward 2	Present	
Williams	Ward 3	Present	
Matthews	Ward 4	Present	
P. Paddock	Ward 5	Present	
Wis	Ward 6	Present	

Staff Present: City Manager John Whitson, Jennifer Evans, Shirley Jaster, Kyle Dooley, Kristin Peeples, J.D. Phillips, Karey Parker, Sherry Jackson Hawkins, David Orr, Hanan Southard, Dusty Henslee, Lisa Thompson, Eric Schlotter, Kelly Brush, Robby Robertson, Jennifer Strayhorn, Mashell Daniel, Jim Cornelius, and Jerry Sparks.

Legal Counsel: Jeff Lewis

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JEAN MATLOCK

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, April 10, 2017 at 6:00 p.m.

Monday, April 24, 2017 at 6:00 p.m.

Parks & Recreation Events:

April 7th-9th	Rob Buck Memorial Tournament	Spring Lake Park
April 8th	Texas A&M - Texarkana Community Service Day	Kidtopia Park
April 21st - 23rd	Scout-O-Rama	Spring Lake Park

For a complete list of Parks and Recreation activities and information call (903) 798-3978 or visit the city's website: <http://tx-texarkana.civicplus.com>

Minutes Acceptance: Minutes of Mar 27, 2017 6:00 PM (Consent Items)

Mayor Bruggeman congratulated City Secretary Jennifer Evans for receiving her credentials and designation as a Texas Registered Municipal Clerk. Ms. Evans received her diploma on January 26, 2017 after graduating from the Texas Municipal Clerks Certification Program administered through the University of North Texas in Denton.

Sadly, Mayor Bruggeman informed the audience that KLFY employee, Angela Hayworth, passed away on March 26th. KLFY staff provides videotape services for the city's council meetings.

The Mayor sent an email expressing sympathy and condolences to Mt. Pleasant's ISD Superintendent, Judd Marshall, for the tragic school bus accident that occurred on Thursday, March 23rd in Talco, Texas. That night, faculty and students were on their way home from a track meet event held earlier that day in Paris, Texas.

The Mayor welcomed Texas High School students from Mr. Littman's government class and thanked them for joining the meeting.

Presentations

1. Wilbur Smith Rotary Club 100th Anniversary Proclamation - April 4, 2017

Mayor Bruggeman read the proclamation. The rotary club was instrumental in creating the Splash Pad at Spring Lake Park.

2. National Safe Digging Month Proclamation - April 2017

Mayor Bruggeman read the proclamation.

3. Comprehensive Annual Financial Report FYE September 30, 2016 - Holliday, Lemons & Cox, P.C.

Faith Phillips, Audit Manager of Holliday, Lemons, & Cox, P.C., gave a PowerPoint presentation overview of the city's CAFR. Rhonda Jones, also from the firm, attended the meeting.

Appointments to Boards & Commissions

Mayor Bruggeman appointed Mae Hamilton as a Resident Commissioner to the Housing Authority Board.

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)

Items scheduled for "Public Hearing" or have been heard at a previous "Public Hearing" are not to be addressed at the "Open Forum".

Gregory Beck, of the Texarkana Area Veterans Council, informed council that on Thursday, March 30th, a celebration will be held to recognize and honor all of the men and women who served in Vietnam.

V. ITEMS FOR CONSIDERATION

Consent Items

(6:28 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on February 13, 2017 at 6:00 PM.
2. Consider approval of the minutes of the Regular Meeting of the City Council held on February 27, 2017 at 6:00 PM.
3. Consider approval of the minutes of the Regular Meeting of the City Council held on March 13, 2017 at 6:00 PM.
4. Resolution No. 2017-033 approving the preliminary budget calendar for fiscal year 2018.

Public Hearing:
 Second Briefing:
 Council Vote: March 27, 2017

Action Items

5. Resolution No. 2017-010 authorizing the City Manager to enter into a contract with Mid-Continental Restoration Company, Inc. in an amount not to exceed Ninety-Nine Thousand Nine Hundred Seventy Dollars (\$99,970.00) for the Millwood Water Treatment Plant settling basin concrete repairs.

Public Hearing: February 27, 2017
 Second Briefing: March 13, 2017
 Council Vote: March 27, 2017

(6:31 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Matthews, Ward 4
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

VI. FIRST BRIEFINGS

1. Ordinance No. 2017-034 amending Chapter 100 "General Administrative Provisions" and Chapter 105 of the Land Development Code "Buildings & Construction" for clarification purposes by changing Sec. 105-8 from "Required" to "Permit Required", adding Sec. 105-9 "Stop Work Order", and adding Sec. 105-10 "Offense; Penalty."

Public Hearing: April 10, 2017
 Second Briefing: April 24, 2017
 Council Vote: May 8, 2017

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 4/10/2017 6:00 PM
----------------	----------------------	--------------------------------

2. Ordinance No. 2017-035 approving the sale of City of Texarkana, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2017.

Public Hearing:
 Second Briefing:
 Council Vote: March 27, 2017

Kristin Peebles introduced Boyd London, Managing Director of First Southwest, who briefed this agenda item and made comments concerning the bid process.
 (6:46 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

3. Ordinance No. 2017-036 amending the Fire Department Budget for FY 2017 for the acceptance of grant funds.

Public Hearing:
 Second Briefing:
 Council Vote: March 27, 2017

Eric Schlotter briefed this agenda item.

(6:49 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

4. Ordinance No. 2017-037 approving contracts for the Capital Improvement Plan projects for Forest Lake Estates street reconstruction; fire department and street department building improvements; Cowhorn Creek trail corridor; fleet department, SOTC, and fire department training center parking lots; dredging of Spring Lake Park pond; and roof replacement projects.

Public Hearing:

Second Briefing:

Council Vote: March 27, 2017

No briefing comments were given on this agenda item.

(6:50 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

VII. PUBLIC HEARINGS

1. Resolution No. 2017-030 authorizing the City Manager to execute a contract for the Millwood Water Treatment Plant Sludge Ponds Cleaning Project in an amount with the Texas portion not to exceed \$74,529.70 and the total amount not to exceed \$119,000.00.

Public Hearing: March 27, 2017

Second Briefing: April 10, 2017

Council Vote: April 24, 2017

There were no public comments made at this hearing.

RESULT:	MOVED FORWARD	Next: 4/10/2017 6:00 PM
----------------	----------------------	--------------------------------

2. Motion to move Resolution No. 2017-031 up for council vote.

(6:52 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

3. Resolution No. 2017-031 authorizing the City Manager to enter into a five (5) year purchasing agreement with Taser International of Scottsdale, Arizona, to supply police fleet and body cameras along with cloud storage for a total amount not to exceed \$228,031.86.

Public Hearing: March 27, 2017
 Second Briefing: April 10, 2017
 Council Vote: April 24, 2017

There were no public comments made at this hearing.
 (6:53 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

4. Motion to move Ordinance No. 2017-032 up for council vote.

(6:54 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

5. Ordinance No. 2017-032 amending the budget and authorizing the City Manager to enter into a contract for the environmental abatement and demolition of the Kress Building located at 116 W. Broad St.

Public Hearing: March 27, 2017
 Second Briefing: April 10, 2017
 Council Vote: April 24, 2017

There were no public comments made at this hearing.
 (6:54 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

VIII. SECOND BRIEFING WITH UPDATES - NONE

IX. SECOND BRIEFING WITHOUT UPDATES

- Resolution No. 2017-017 authorizing the City Manager to enter into an agreement with Service Line Partners Private Label, Inc. d/b/a Service Line Warranties of America to provide City of Texarkana, Texas, utility customers the opportunity to purchase a sewer and water line warranty.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

RESULT:	MOVED FORWARD	Next: 4/10/2017 6:00 PM
----------------	----------------------	--------------------------------

- Motion to move Ordinance No. 2017-018 up for council vote.

(6:57 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

- Ordinance No. 2017-018 amending PD-07-4(GR) for site plan approval to allow an office building on a portion of Lot 1A, Block 6, Replat No. 1 of Richmond Development 5th Addition, located at the northeast intersection of Arista Boulevard and McKnight Road. Cheney Pruett, owner. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

(6:57 p.m.)

Minutes Acceptance: Minutes of Mar 27, 2017 6:00 PM (Consent Items)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

4. Motion to move Ordinance No. 2017-019 up for council vote.

(6:58 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Willie Ray, Ward 2
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

5. Ordinance No. 2017-019 requesting renewal of Specific Use Permit No. S-155 to allow the continued location of a non-conforming single wide mobile home on Lots 4 and 5, Block 3, Greenwood Sunnyslope Addition, located at 3207 Austin Street. Rumaldo Arredondo, owner.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

(6:59 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Matthews, Ward 4
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

6. Ordinance No. 2017-020 rezoning Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive. Multiple Family-1 to Commercial. Charles E. Paul, Jr., owner.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

RESULT:	MOVED FORWARD	Next: 4/10/2017 6:00 PM
----------------	----------------------	--------------------------------

7. Motion to move Ordinance No. 2017-021 up for council vote.

(7:01 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jean H. Matlock, Ward 1
SECONDER:	Willie Ray, Ward 2
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

8. Ordinance No. 2017-021 amending the Code of Ordinances, Chapter 140 "Zoning" to add new uses of microbrewery, microdistillery, winery, brewery and distillery in Section 140-80 "Use Regulations Districts" and to amend Section 140-179 "Definitions" to add definitions for these new uses.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

(7:02 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Matthews, Ward 4
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

9. Resolution No. 2017-022 hearing an appeal for a burning permit and making a final determination.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

Council Member Paddock requested staff to review and draft a more broad definition of the term "land development" in regards to outdoor burning regulations. A broader definition would give the city more discretion in considering issuing a burn permit based on certain parameters, such as a property owner's intent to clean-up and maintain the property.

City Attorney Jeff Lewis suggested a few options that could be incorporated into a proposed revision to the current outdoor burning regulations. This would help to provide more clarity to the definition and establish necessary qualifications to grant future outdoor burning requests.

RESULT:	MOVED FORWARD	Next: 4/10/2017 6:00 PM
----------------	----------------------	--------------------------------

10. Motion to move Resolution No. 2017-023 up for council vote.

(7:12 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

11. Resolution No. 2017-023 authorizing the City Manager to enter into a contract with Continental Utility Solutions, Inc. (CUSI) for utility billing computer software, installation, conversion and training in an amount with the Texas portion not to exceed \$249,524.18 and total amount not to exceed \$398,410.00.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

(7:12 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Matthews, Ward 4
SECONDER:	Josh Davis, Ward 6
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

12. Resolution No. 2017-024 approving the amendment of the CDBG 2013-2017 Consolidated Plan and 2016 Annual Action Plan.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

RESULT:	MOVED FORWARD	Next: 4/10/2017 6:00 PM
----------------	----------------------	--------------------------------

13. Resolution No. 2017-025 accepting HUD Section 108 Loan Guarantee Assistance in the amount of \$1,429,000.

Public Hearing: March 13, 2017
 Second Briefing: March 27, 2017
 Council Vote: April 10, 2017

RESULT:	MOVED FORWARD	Next: 4/10/2017 6:00 PM
----------------	----------------------	--------------------------------

X. ITEMS FOR DISCUSSION

Staff Updates

There were no staff updates.

XI. ADMINISTRATIVE COMMENTS

1. City Council

Council Member Davis asked when will street reconstruction begin in the Forest Lake Estates area. Kyle Dooley responded that contractors will be able to pick up the contracts tomorrow morning so the project can begin as soon as possible.

Mayor Bruggeman said he noticed that construction is nearly complete on the new gateway welcome sign. The Mayor also mentioned that there are several activities scheduled for this weekend in downtown Texarkana for the Scott Joplin Memorial Day celebration. Event festivities will begin on Saturday April 1st.

Council Member Paddock said council members were invited to attend an appreciation dinner scheduled for Tuesday, April 11th at 6:30 p.m. in honor of Public Service Officials. The dinner will be hosted by Watersprings Ranch.

2. City Staff

City Manager Whitson thanked council for approving the Capital Improvement Plan (CIP), the bond sale, and for awarding all of the contracts to begin the CIP projects. All city staff involved, especially the Finance Department, was also thanked for the timeliness in preparing solid numbers for the 2017/18 CIP projects to move forward.

On Thursday, March 30, the city will host the monthly luncheon meeting for the East Texas City Managers Association at the police operations center building in Spring Lake Park. The operations center site is now considered a "state certified" training center. City Managers attending, along with their Police Chiefs, will learn about the type of training that can be provided for law enforcement officers. Attendees will also be given a tour of the facility.

Mr. Whitson said he will be out of the office next week attending the Public Executive Institute at the LBJ school at the University of Texas in Austin.

XII. ADJOURNMENT

A motion was made to adjourn the meeting.
(7:21 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Matthews, Ward 4
SECONDER:	Willie Ray, Ward 2
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 2/22/2017 10:29 AM

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Resolution No. 2017-017 authorizing the City Manager to enter into an
agreement with Service Line Partners Private Label, Inc. d/b/a Service Line
Warranties of America to provide City of Texarkana, Texas, utility customers
Subject: the opportunity to purchase a sewer and water line warranty.

Briefing: 4/10/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The National League of Cities has established the NLC Service Line Warranty Program (SLWP). The program is a “no cost to the city” program and provides subscribing customers with a warranty safety net against costly repairs related to lateral (lines on private property between the public main line and the residential structure) water and sewer line failures.

NLC makes the service available through Utility Service Partners, Inc. as can be thoroughly reviewed at this internet link <http://www.utilitysp.net/> . By entering into an agreement with Utility Service Partners, Inc. the city will grant the company a non-exclusive license to use City’s name and logo on letterhead, bills and marketing materials to be sent to residential property owners from time to time, and to be used in advertising (including on the Company’s website), all at Company’s sole cost and expense and subject to City’s prior review and approval. The agreement is for an initial term of three years with automatic one year renewals with a 90-day prior to end of a term notice of intent to not renew.

The Company will be offering three products by subscription:

1. External sewer line warranty at \$7.75/month or \$88/annual (94%)
2. External water line warranty at \$5.75/month or \$64/annual (93%)
3. In-home plumbing warranty at \$6.99/month or \$78.99/annual (94%)

As a royalty payment the city shall receive 50¢ per month per product per subscribed customer.

Potential Options:

- Approve resolution as presented
- Deny the resolution as presented

Fiscal Implications:

City of Texarkana, Texas

No cost to the city

Potential revenue at 50¢ per month per product per subscriber is unknown at this time. However, for example only purposes the following is presented:

200 subscribers

2 products each

Total annual revenue = \$2,400

Staff Recommendation:

Approve the resolution as presented

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-017 RES Auth CM to enter Marketing Agreement (DOC)
- b. 2017 017 ATTH 01 NLC SLW Why Offer Program (small)(PDF)
- c. 2017-017 ATTH 02 Program Highlights (PDF)
- d. 2017-017 ATTH 03 Program Overview Brochure (PDF)
- e. 2017-017 ATTH 04 TX Partners (PDF)
- f. 2017-017 ATTH 05 TX Presentation (PDF)
- g. 2017-017 ATTH 06 Royalty Agreement (Texarkana, TX) (PDF)

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed
	02/17/2017 4:58 PM		
Water Utilities	JD Phillips	Review	Completed 02/21/2017
	9:56 AM		
Finance Department	Kristin Peeples	Finance Review	Completed 02/21/2017
	10:15 AM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/21/2017 10:22 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/21/2017 10:34 AM	
City Attorney	Jeffery C. Lewis	Review	Completed 02/21/2017
	3:19 PM		
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/21/2017 3:20 PM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
	11:08 AM		

City of Texarkana, Texas

City Council
6:00 PM

Jennifer Evans

Meeting

Completed

02/27/2017

Meeting History

02/27/17 City Council MOVED FORWARD Next: 03/13/17
Emilie Zalfini, of Service Line Warranties of America, briefed this item.
03/13/17 City Council MOVED FORWARD Next: 03/27/17
There were no public comments made at this hearing.
03/27/17 City Council MOVED FORWARD Next: 04/10/17

RESOLUTION NO. 2017 - 017**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO MARKET THE NATIONAL LEAGUE OF CITIES' UTILITY SERVICE LINE WARRANTY PROGRAM; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, there are over 11,000 residential customer accounts served by the Texarkana Water Utility; and

WHEREAS, each utility customer is responsible for maintaining the water and sewer lines located on their property; and

WHEREAS, many of these customers are located in sections of the city where the utility main lines and the service lines are decades old and therefore at a high risk of failure; and

WHEREAS, repairs for service lines located on private property can easily cost as much as \$3,500 to repair; and

WHEREAS, repairs of service lines are the responsibility of the property owner or TWU customer; and

WHEREAS, the NLC Service Line Warranty program allows homeowners to purchase affordable protection for their water and sewer lines that will cover the cost of repairing leaks, breaks, and clogs.

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

SECTION 1: That the City Manager is authorized to enter into a marketing agreement with Utility Service Partners Private Label, Inc., doing business as Service Line Warranties of America, that will provide residential utility customers to purchase a service line warranty and other similar products.

SECTION 2: 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 April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2017-017 RES Auth CM to enter Marketing Agreement (1604 : 2017-017 RES NLC Utility Service Line Program)

NLC Service Line Warranty

WHY SHOULD MY CITY offer this program?

Aging infrastructure can be a hassle for homeowners.



- In 2013, the American Society of Civil Engineers (ASCE) rated America's water and wastewater infrastructure with a D, with an estimate of more than \$3 trillion investments needed across the nation.
- Your homeowners' private lines are subjected to the same elements - root invasion, ground shifting, fluctuating temperatures and more.
- There are 650 water main breaks per day in the U.S., resulting in a daily loss of 7 billion gallons of water.¹
- Household leaks can waste more than 1 trillion gallons annually nationwide. That's equal to the annual household water use of more than 11 million homes.²



Most homeowners don't have enough savings to cover emergency expenses.

- When water and sewer lines break, many homeowners believe the responsibility to repair them lies with the city.
- When water or sewer lines fail, it can cost a homeowner \$1,300 to \$3,500 or more to repair.
- Studies³ show that most Americans don't have enough savings to cover this type of unexpected and expensive repair bill.

¹ According to a report sponsored by the National Association of Water Companies and the U.S. Chamber of Commerce. waterisyourbusiness.org

² epa.gov/WaterSense/pubs/fixleak.html

³ Bankrate.com

WHY CHOOSE TO PARTNER WITH THE NLC Service Line Warranty Program?



- At no cost to the city, the NLC Service Line Warranty allows homeowners to purchase affordable protection for their water and sewer lines that will cover the cost of repairing leaks, breaks and clogs.
- The program features generous coverage amounts, and there is never a service fee or deductible. There are no annual or lifetime limits - just peace of mind for the homeowner.
- We are the only warranty program endorsed by the NLC.
- Plumbers dispatched to the homeowner's residence undergo a rigorous background check conducted by a third-party compliance management firm before being accepted into the network.
- Contractors are local to the community into which the program has been introduced to help keep money in the local economy.

RECOGNITION & ACKNOWLEDGEMENTS



- We have maintained a customer satisfaction rating of greater than **95%** for more than a decade.
- **9 of 10** surveyed customers have recommended the program to friends, family and neighbors .
- Over **97%** of submitted claims are approved.
- 2014 Pennsylvania Municipal League 2014 Business/Community Partnership Award recipient
- 2013 winner of the Western Pennsylvania Better Business Bureau Torch Award for Marketplace Ethics



BBB Torch Award for Marketplace Ethics
Trust • Performance • Integrity
2013 Winner
Western Pennsylvania Better Business Bureau®



Program Administrator



NLC Service Line Warranty Program Highlights

- Over 200 cities participating nationwide
- No cost to or liability for the city to participate
- Healthy, ongoing annual revenue stream for city
- Educates homeowners about their lateral line responsibilities
- The only utility line warranty program endorsed by the National League of Cities
- Utility Service Partners handles all marketing and management of the program
- 24/7/365 bilingual customer service
- All repairs performed to city code by local, licensed contractors
- Reduces calls from residents to City Hall for lateral water and sewer line issues
- Homeowner billed by NLC Service Line Warranty Program
- USP is a North Central Texas Council of Governments (NCTCG) Shared Services Program Partner
- City provides residents an affordable solution that covers cost of repairs to water and sewer lines for which the homeowner is responsible
- Saved more than 60,000 homeowners across the country over \$45 million in utility line repair costs
- Public funds are not used in the marketing, distribution or administration of the NLC Service Line Warranty Program
- The NLC Service Line Warranty Program must be supported by the city into which it is being introduced before any warranty offer letters are mailed to homeowners in the community.

PARTICIPATING CITIES (SAMPLE OF OVER 200)

LARGE

Atlanta, GA
Madison, WI
Phoenix, AZ
San Diego, CA

SMALL

Dayton, OH
Edgewood, CO
Franklin Park, IL
Overland Park, KS

NLC SERVICE LINE WARRANTY PROGRAM BENEFITS

CITY

Provides non-tax revenue stream without any investment

Reduces calls to City/Public Works when a homeowner's line fails

Contractors undergo rigorous vetting process to ensure repairs meet city code

Reduces costs associated with sending public works to residents' homes to assess lateral line issues

Keeps money in the local economy by using contractors in the metro area

Contractors must be current with insurance and required licenses

RESIDENTS

Affordable utility line repair solution for families on a budget

Educates homeowners about their service line responsibilities

Prevents aggravation of having to find a reliable, reputable plumber

Peace of mind – with one toll-free call a plumber is dispatched

Keeps money in the homeowner's pocket; without warranty, repairs cost \$1,300 to \$4,000 or more

No service fees or deductibles, paperwork or forms to complete

ACCOLADES & ACCOMPLISHMENTS



- Accredited Better Business Bureau member with A+ rating for nearly a decade
- 2013 Western Pennsylvania Better Business Bureau Torch Award winner for Marketplace Ethics

- **More than 97%** of all submitted claims are approved
- **A customer satisfaction** rating that has **exceeded 95%** for more than a decade
- **9 of 10 customers surveyed** have recommended the program to friends, family and neighbors
- The **only** utility line warranty program endorsed by the National League of Cities

Quick Facts

The program is offered at no cost to municipalities and utilities. Join us and enjoy these program features:

- The only utility line warranty program endorsed by National League of Cities
- Educates homeowners about their service line responsibilities
- Service from licensed, local contractors keeps dollars in the local economy
- Low claim denial rates – more than 97% of all claims are typically approved
- Customer satisfaction rates over 95%
- More than 97% of our customers felt better prepared for a service line emergency
- Timely repairs that help conserve water and reduce ground contamination



USP's consumer brand, Service Line Warranties of America, was the 2013 Winner of the Western Pennsylvania BBB Torch Award for Marketplace Ethics.

About

Utility Service Partners, Inc.



USP's family of companies has been providing utility service line warranty products since 2003. USP has an A+ Better Business Bureau Rating and enjoys a customer satisfaction rating of over 95%.

National League of Cities



The National League of Cities is dedicated to helping city leaders build better communities, and serves as a resource and advocate for 19,000 cities, towns and villages, representing more than 218 million Americans.

Make a Difference in Your Community

To learn more about the NLC Service Line Warranty Program, visit NLC's website at www.nlc.org or contact 1-866-974-4801.



National League of Cities Service Line Warranty Program

Building Peace of Mind, One Community at a Time

Educating homeowners about their service line responsibilities while providing an affordable solution for repairs.





Overview

Residential property owners are responsible for the maintenance of the buried water and sewer lines that run from the public (main) connection to the exterior of the home. When these lines break, leak or clog, the homeowner is often surprised to learn that homeowner's insurance does not cover the cost of an often expensive repair.

A homeowner's private lines are subjected to the same elements as the lines that comprise the public infrastructure – ground shifting, tree-root invasion, extreme weather, age and more. While municipalities are responsible for repairs to the public infrastructure, what solution is available to homeowners when the lines on their property fail?

The NLC-endorsed Water and Sewer Line Warranty and In-Home Plumbing Repair Programs educate homeowners about their service line responsibilities while providing affordable and optional repair coverage.

Serving your local community

In partnership with NLC



270+
Cities
participating
across North
America



97%
Claims
approval
rating



95%+
Customer
satisfaction
rating



100,000+
North American
homeowners
served



\$64+
Million in water
and sewer line
repair costs

Frequently Asked Questions



■ What will the warranty program cost the city and homeowners?

There is absolutely no cost to the city for this warranty program and homeowner participation is completely voluntary. For a small monthly fee, homeowners can protect the buried utility service lines on their property. The NLC Service Line Warranty Program provides generous coverage with no deductibles, service fees or annual/lifetime limits.

■ How does the program work?

The NLC Service Line Warranty Program handles all aspects of the program including marketing, billing, customer service, contractor management and completion of all repairs to local code.



■ What happens when a homeowner experiences a service line break or leak on their property?

One call to the NLC Service Line Warranty Program's toll-free number and a local, licensed contractor will be dispatched to quickly make repairs. There is no paper-work to complete; just one call for claims processing – available 24/7, 365 days a year. All contractors are local to the community served, which keeps dollars in your local economy.



■ Why is the warranty program important?

The American Society of Civil Engineers labeled the nation's infrastructure a D+ in 2013 and it's no surprise! Many people believe that water and sewer lines will last hundreds of years without failing, but the truth is, there are many reasons other than life expectancy of the pipes that can contribute to infrastructure failure – such as tree-root intrusion, rust and weather.

With the NLC Service Line Warranty Program, normal wear and tear, ground shifting, root-intrusion, and much more are covered.



Service Line Warranty Program



State of Texas Participating Municipalities

City of Penitas	City of Sanger	City of Waxahachie
City of Midland	City of DeSoto	City of Rowlett
City of Navasota	City of Bryan	City of Gonzales
City of Arlington	City of Brazoria	City of San Angelo
City of Lancaster	City of Denison	City of Odessa
City of Mercedes	City of Kyle	City of Wilmer
City of Rockport	City of Forney	City of Hurst
Town of Little Elm	City of Abilene	City of Crandall City
of Marshall	City of Kennedale	City of Forest Hill
City of Roanoke	City of San Antonio	City of Lewisville
City of Uvalde	City of La Marque	City of Diboll
City of Ferris	City of Wilmer	
Denton County Fresh Water Supply District		

For more information contact:

Emilie Zalfini
724-749-1060 (office)
412-527-2511 (cell)
ezalfini@utilitysp.net

Utility Service Partners, Inc. • 11 Grandview Circle • Suite 100 • Canonsburg, PA • 15317

Learn more about the program online at www.utilitysp.net or call 1-866-974-4801



Service Line Warranty Program



City of Texarkana, TX

we promise



Emilie Zalfini

724-749-1060

EZalfini@utilitysp.net



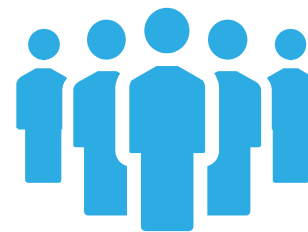
WHY CHOOSE UTILITY SERVICE PARTNERS?



EXPERIENCE



REPUTATION



PARTNERSHIP



**BBB Torch Award for
Marketplace Ethics**

Trust • Performance • Integrity

2013 Winner
Western Pennsylvania Better Business Bureau®



This award underscores one of the primary reasons the National League of Cities selected USP as a partner and extended our agreement for another five years. The organization's exemplary record of customer service and transparency is what has driven the success of this partnership over the years.

— Clarence Anthony, Executive Director
National League of Cities

Packet Pg. 31

PROGRAM BENEFITS

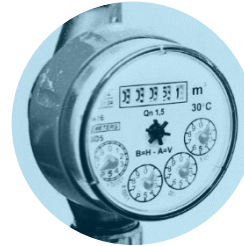
- Only Service Line Program Endorsed by the National League of Cities
- Helps address the public policy issue of aging infrastructure
- No cost for the Municipality to participate
- Ongoing Revenue Stream for the Municipality
- Educates homeowners about their lateral line responsibilities
- Free Public Awareness Campaign
- Peace of Mind - with one toll-free call a reputable plumber is dispatched
- All repairs performed to code by local licensed contractors
- Contractors undergo rigorous vetting process to ensure quality service



OUR SERVICE AND WHAT IT COVERS



SEWER LATERAL
COVERAGE



WATER LINE
COVERAGE

Homeowner repair protection for leaking, clogged or broken water and sewer lines from the point of utility connection to the home exterior.

Coverage includes:

- Educating homeowners about their service line responsibilities
- Up to \$4,000 coverage per repair incident.
- Additional allowance for public street (\$4,000) and public sidewalk (\$500) repair
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
- Repairs made only by licensed, local contractors
- Affordable rates and multiple payment methods

OUR SERVICE AND WHAT IT COVERS



INTERIOR PLUMBING AND DRAINAGE

Homeowner repair protection for in-home water supply lines and in-home sewer lines and all drain lines connected to the main sewer stack that are broken or leaking inside the home after the point of entry.

Coverage includes:

- Up to \$3,000 coverage per repair incident
- Repair of clogged toilets
- Includes coverage for broken or leaking water, sewer, or drain lines under the slab or basement floor
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
- Repairs made only by licensed, local contractors
- Affordable rates and multiple payment methods

MARKETING APPROACH

- No Public Funds are used in marketing, distribution, or administration of the program.
 - Only market by direct mail, no telemarketing
 - Would never mail without your review and approval of marketing material before each and every campaign
 - Limited mailing campaigns per year
 - Consumer friendly marketing
 - Always voluntary for the homeowner
- 
- Consumers can enroll one of three ways:
 - Calling into our toll free number that is provided on the mailing
 - Returning the bottom of the letter to us in the self addressed stamped envelope provided
 - Visiting our consumer website www.slwofa.com at any time

OVER 400 MUNICIPAL PARTNERS IN 34 STATES

...INCLUDING 35 IN THE STATE OF TEXAS

Alabama
Arkansas
Arizona
California
Colorado
Connecticut
Florida
Georgia
Iowa
Illinois
Indiana
Kansas



Kentucky
Maryland
Michigan
Minnesota
Missouri
North Carolina
Nebraska
New Jersey
New Mexico
Nevada
Ohio

Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Texas
Utah
Virginia
West Virginia
Wisconsin
Wyoming

Current Texas Partners

Penitas	Bryan	San Angelo
Midland	San Antonio	Kyle
Navasota	Denison	Hurst
Arlington	Wilmer	Crandall
Lancaster	Forney	Forrest Hill
Mercedes	Abilene	Lewisville
Rockport	Kennedale	Uvalde
Little Elm	Waxahachie	La Marque
Marshall	Rowlett	Diboll
Roanoke	Gonzales	Ferris
Sanger	Odessa	
DeSoto	=	

PROGRAM SUCCESS

- Invested more than \$90 million in private infrastructure repairs
- Returned over \$4 million to cities through revenue sharing component
- Over 15 years of experience
- 97% claim approval rating
- 95% customer satisfaction rating

Q & A

MARKETING AGREEMENT

This MARKETING AGREEMENT ("Agreement") is entered into as of [_____, 20__] ("**Effective Date**"), by and between the City of Texarkana, Texas ("**City**"), and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America ("**Company**"), herein collectively referred to singularly as "Party" and collectively as the "Parties".

RECITALS:

WHEREAS, sewer and water line laterals between the mainlines and the connection on residential private property are owned by individual residential property owners residing in the City ("**Residential Property Owner**"); and

WHEREAS, City desires to offer Residential Property Owners the opportunity, but not the obligation, to purchase a service line warranty and other similar products set forth in Exhibit A or as otherwise agreed in writing from time-to-time by the Parties (each, a "**Product**" and collectively, the "**Products**"); and

WHEREAS, Company is the administrator of the National League of Cities Service Line Warranty Program and has agreed to make the Products available to Residential Property Owners subject to the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the Parties agree as follows:

1. **Purpose.** City hereby grants to Company the right to offer and market the Products to Residential Property Owners subject to the terms and conditions herein.

2. **Grant of License.** City hereby grants to Company a non-exclusive license ("**License**") to use City's name and logo on letterhead, bills and marketing materials to be sent to Residential Property Owners from time to time, and to be used in advertising (including on the Company's website), all at Company's sole cost and expense and subject to City's prior review and approval, which will not be unreasonably conditioned, delayed, or withheld. City agrees that it will not extend a similar license to any competitor of Company during the Term and any Renewal Term of this Agreement.

3. **Term.** The term of this Agreement ("**Term**") shall be for three (3) years from the Effective Date. The Agreement will automatically renew for additional one (1) year terms ("**Renewal Term**") unless one of the Parties gives the other written notice at least ninety (90) days prior to end of the Term or of a Renewal Term that the Party does not intend to renew this Agreement. In the event that Company is in material breach of this Agreement, the City may terminate this Agreement thirty (30) days after giving written notice to Company of such breach, if said breach

is not cured during said thirty (30) day period. Company will be permitted to complete any marketing initiative initiated or planned prior to termination of this Agreement after which time, neither Party will have any further obligations to the other and this Agreement will terminate.

4.Consideration.

A. As consideration for such license, Company will pay to City a License Fee of as set forth in Exhibit A ("**License Fee**") during the term of this Agreement. The first payment shall be due by January 30th of the year following the conclusion of first year of the Term. Succeeding License Fee payments shall be made on an annual basis throughout the Term and any Renewal Term, due and payable on January 30th of the succeeding year. City will have the right, at its sole expense, to conduct an audit, upon reasonable notice and during normal business hours, of Company's books and records pertaining to any fees due under this Agreement while this Agreement is in effect and for one (1) year after any termination of this Agreement.

5.**Indemnification.** Company hereby agrees to protect, indemnify, and hold the City, its elected officials, officers, employees and agents (collectively or individually, "**Indemnatee**") harmless from and against any and all third party claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs (individually or collectively, "**Claim**"), which an Indemnatee may suffer or which may be sought against or are recovered or obtainable from an Indemnatee, as a result of or arising out of any breach of this Agreement by the Company, or any negligent or fraudulent act or omission of the Company or its officers, employees, contractors, subcontractors, or agents in the performance of services under the Products; provided that the applicable Indemnatee notifies Company of any such Claim within a time that does not prejudice the ability of Company to defend against such Claim. Any Indemnatee hereunder may participate in its, his, or her own defense, but will be responsible for all costs incurred, including reasonable attorneys' fees, in connection with such participation in such defense.

6.**Notice.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the Party to whom it is directed by personal service, (ii) sent by electronic mail (provided confirmation of receipt is provided by the receiving Party), or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To: City:
 ATTN: John Whitson
 City of Texarkana
 West 3rd Street and Texas Boulevard
 Texarkana, TX 75504
 Phone: (903) 798-3900

To: Company:
 ATTN: Chief Sales Officer
 Utility Service Partners Private Label, Inc.
 11 Grandview Circle, Suite 100
 Canonsburg, PA 15317
 Phone: (866) 974-4801

7. Modifications or Amendments/Entire Agreement. Any and all of the representations and obligations of the Parties are contained herein, and no modification, waiver or amendment of this Agreement or of any of its conditions or provisions shall be binding upon a party unless in writing signed by that Party.

8. Assignment. This Agreement and the License granted herein may not be assigned by Company other than to an affiliate or an acquirer of all or substantially all of its assets, without the prior written consent of the City, such consent not to be unreasonably withheld.

9. Counterparts/Electronic Delivery; No Third Party Beneficiary. This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any Party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter. Nothing expressed or implied in this Agreement is intended, or should be construed, to confer upon or give any person or entity not a party to this agreement any third- party beneficiary rights, interests, or remedies under or by reason of any term, provision, condition, undertaking, warranty, representation, or agreement contained in this Agreement.

10. Choice of Law/Attorney Fees. The governing law shall be the laws of the State of Texas. In the event that at any time during the Term or any Renewal Term either Party institutes any action or proceeding against the other relating to the provisions of this Agreement or any default hereunder, then the unsuccessful Party shall be responsible for the reasonable expenses of such action including reasonable attorney's fees, incurred therein by the successful Party.

11. Incorporation of Recitals and Exhibits. The above Recitals and Exhibit A attached hereto are incorporated by this reference and expressly made part of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

CITY OF TEXARKANA

Name:

Title:

UTILITY SERVICE PARTNERS PRIVATE LABEL, INC.

Name:

Title:

Name:

Title:

Exhibit A
NLC Service Line Warranty Program
City of Texarkana
Term Sheet
January 20, 2017

I. Initial Term. Three years

II. License Fee. \$0.50 per Product for each month that a Product is in force for a Residential Property Owner (and for which payment is received by Company), aggregated and paid annually, for:

- a. City logo on letterhead, advertising, billing, and marketing materials
- b. Signature by City official

III. Products.

- a. External sewer line warranty (initially, \$7.75 per month; \$88.00 annually)
- b. External water line warranty (initially, \$5.75 per month; \$64.00 annually)
- c. In-home plumbing warranty (initially, \$6.99 per month; \$78.99 annually)

Company may adjust the foregoing Product fees; provided, that any such adjustment shall not exceed \$1.00 per year unless otherwise agreed by the parties in writing.

IV. Scope of Coverage.

- a. External sewer line warranty: Scope is from the city main tap until line daylights inside home, which includes the service line under the concrete floor.
- b. External water line warranty: Scope is from the meter and/or curb box until it daylights inside home, which includes the service line under the concrete floor.
- c. In-home plumbing warranty: Scope covers residential in-home water supply lines and in-home sewer lines and all drain lines connected to the main sewer stack that are broken or leaking inside the home after the point of entry. Coverage includes broken or leaking water, sewer, or drain lines that may be embedded under the slab or basement floor. Coverage also includes repair of clogged toilets.

V. Marketing Campaigns. Company shall have the right to conduct up to three campaigns per year, comprised of up to six mailings and such other channels as may be mutually agreed. Initially, Company anticipates offering the In-home plumbing warranty Product via in-bound channels only.

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 2/22/2017 11:11 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2017-020 rezoning Lot 12, Block 22, City Improvement Co.
Westside Addition, located at 514 North Lake Drive. Multiple Family-1 to
Subject: Commercial. Charles E. Paul, Jr., owner.

Briefing: 4/10/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE.

Executive Summary and Background Information:

Z-17-2: This is a request by Charles E. Paul, Jr. owner, requesting to rezone Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive from Multiple Family-1 (MF-1) to Commercial(C).

The adjacent zoning is MF-1 to north, east and west and commercial to the south. The adjacent land usage is residences to the north and west, vacant lots to the south and a church building to the east.

The Comprehensive Plan has designated this property as high density residential. However, this designation is being reviewed in the Comprehensive Plan update.

This property was used many years as a non-conforming commercial type business. When the business closed, it remained a vacant business for more than 6 months and therefore lost its non-conforming status. The owner is now wanting to lease the business for commercial type use. For this business to become a conforming use, the property must be rezoned.

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

Potential Options:

None.

Fiscal Implications:

None.

Staff Recommendation:

Since a business has operated at this location for many years, Commercial zoning is adjacent to this property and Commercial zoning is located along North Lake Drive, staff recommends that the property be rezoned to Commercial.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

February 20, 2017.

Attachments

- a. 2017-020 ORD rezoning 514 N. Lake Dr. (DOCX)
- b. 2017-020 ATTH 01 Maps (PDF)
- c. 2017-020 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	02/20/2017 4:10 PM	
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager
Review	Completed	02/20/2017 4:41 PM
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	02/20/2017 4:52 PM
Public Information Officer	Lisa Thompson	PIO Review
	02/20/2017 4:56 PM	Completed
City Manager	John Whitson	City Manager Review
11:11 AM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		02/22/2017
		02/27/2017

Meeting History

02/27/17	City Council	MOVED FORWARD	Next: 03/13/17
		David Orr briefed this item.	
03/13/17	City Council	MOVED FORWARD	Next: 03/27/17
		There were no public comments made at this hearing.	
03/27/17	City Council	MOVED FORWARD	Next: 04/10/17

Z-17-2

ORDINANCE NO. 2017-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 12, BLOCK 22, CITY IMPROVEMENT COMPANY WESTSIDE ADDITION, LOCATED AT 514 NORTH LAKE DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM MULTIPLE FAMILY-1 TO COMMERCIAL; 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 Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1 to 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 Multiple Family-1 to Commercial** 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 **Multiple Family-1 to Commercial** 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 Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1 to Commercial**.

Attachment: 2017-020 ORD rezoning 514 N. Lake Dr. (1608 : 2017-020 ORD rezoning 514 North lake Drive from MF-1 to Commercial)

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 **10th day of April, 2017.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Department of Planning and Community Development



1:800

Attachment: 2017-020 ATTH 01 Maps (1608 : 2017-020 ORD rezoning 514 North lake Drive from MF-1 to Commercial)



514 North Lake Drive

Department of Planning and Community Development



1:800



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:

NA

No Additional

Other Potential Impacts:

NA

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:

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 2/22/2017 10:05 AM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Subject: Resolution No. 2017-024 approving the amendment of the CDBG 2013-2017 Consolidated Plan and 2016 Annual Action Plan.
Briefing: 4/10/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

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

Updates/History of Briefing:

Executive Summary and Background Information:

The City of Texarkana, Texas is amending the 2013-2017 Consolidated Plan, the 2016 Annual Action Plan for the period of October 1, 2016 to September 30, 2017.

The City plans to amend the budget as follows:

- Re-allocating \$30,000 from Revolving Loan Fund activity to Housing Rehabilitation activity.
- Re-allocating \$30,000 from Revolving Loan Fund activity, \$20,000 from Home Buyer Assistance activity, \$74,064 from 203/205 Renovations activity and \$388,201 from prior year funds to Section 108 Loan Fund Program activity for total of \$512,265.
- Adding recently approved Section 108 Loan Funds from U.S. Department of Housing and Urban Development in the amount of \$1,429,000 for the Hotel Grim Lofts Project.

As stated in the City's Citizen Participation Plan, a change in CDBG budget allocations of 25% or more in allocated funding constitutes the need for a substantial amendment and requires City Council approval and Public Notice for citizen input.

Potential Options:

- None
-

Fiscal Implications:

None

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

City of Texarkana, Texas

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-024 RES Amending the CDBG 2013-2017 Consolidated Plan and 2016 Annual Action Plan (DOCX)
- b. 2017-024 ATTH 01 Amended 2013-2017 Con Plan 2.16.17 (DOCX)
- c. 2017-024 ATTH 02 Action Plan revision 1.31.17 (DOCX)
- d. 2017-024 ATTH 03 Presentation Revised 2016 CDBG Action Plan (PPTX)
- e. 2017-024 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	02/20/2017 11:28 AM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/20/2017 1:54 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/20/2017 4:50 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/20/2017 4:56 PM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
11:12 AM			
City Council	Jennifer Evans	Meeting	Completed 02/27/2017
6:00 PM			

Meeting History

02/27/17	City Council	MOVED FORWARD	Next: 03/13/17
		David Orr briefed this item.	
03/13/17	City Council	MOVED FORWARD	Next: 03/27/17
		There were no public comments made at this hearing.	
03/27/17	City Council	MOVED FORWARD	Next: 04/10/17

RESOLUTION NO. 2017 – 024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AMENDED 2013-2017 FIVE YEAR CONSOLIDATED PLAN AND AMENDED 2016 ONE YEAR ACTION PLAN SETTING FIVE YEAR PROGRAM PRIORITIES AND PRIORITIES FOR THE USE OF AMENDED 2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$2,235,364 INCLUDING SECTION 108 LOAN FUNDS OF \$1,429,000 AUTHORIZING THE CITY MANAGER TO SUBMIT SAID ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the U. S. Department of Housing and Urban Development has provided the City of Texarkana, Texas, with Community Development Block Grant (CDBG) funds; and

WHEREAS, public review of the amended draft 2013-2017 Consolidated Plan and amended draft 2016 Action Plan became available February 20, 2017 and will continue through March 22, 2017; legal notice was published in the Texarkana Gazette and city website; and a public hearing was conducted on February 27, 2017 and March 13, 2017 to solicit public comments regarding the Amended 2013-2017 Consolidated Plan and Amended 2016 Action Plan; and

WHEREAS, the City Council has determined it to be appropriate to adopt the Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan for the Community Development Block Grant Funds.

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

SECTION 1: That the Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan for the Community Development Block Grant program utilizing CDBG funds in an amount not to exceed \$2,235,364 including Section 108 Loan Funds of \$1,429,000 is hereby accepted.

SECTION 2: That the City Manager is hereby authorized to submit said Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan to the U. S. Department of Housing and Urban Development and is authorized to act in connection with the submission of the Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan and to provide such additional information as may be required.

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 April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



City of Texarkana, Texas 2013-2017 Consolidated Plan

(DRAFT AMENDMENT 2/15/2017)

2013 Action Plan

Citizen Participation Plan

A five-year strategy for the City of Texarkana, Texas, prepared in
accordance with the U.S. Department of Housing and Urban
Development's Consolidated Plan Requirements

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Consolidated Plan is effective October 1, 2013 through September 30, 2017. The Consolidated Plan is required by the U.S. Department of Housing and Urban Development in order for the City of Texarkana, Texas to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program.

The overall goals of the City's program have been created according to HUD's established objectives. They are designed to develop viable urban communities principally for low- and moderate-income persons with household incomes at or below 80% of Median Family Income by

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities.

The statutes for the CDBG grant programs set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. Each jurisdiction's plan must state how it will pursue these goals for all community development programs, as well as all housing programs. These statutory program goals are:

DECENT HOUSING - - which includes:

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - - which includes:

- improving the safety and livability of neighborhoods;
- eliminating blighting influences and the deterioration of property and facilities;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conserving energy resources and use of renewable energy sources.

EXPANDED ECONOMIC OPPORTUNITIES - - which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.



CPD Maps

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Texarkana, Texas is experiencing changes in housing patterns, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income.

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

Renters characterized as Small Related Renter households with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

Of the 14,200 households in Texarkana, 2,240 households have one or more Housing Problems with 1,735 households at the 0-30% range of Area Median Income having one or more Housing Problems. Of these, the group demonstrating disproportional need were Black/African American with 850 households with one or more of the Four Housing Problems. Fifty percent of households in this income category are Black/African American.

At the 30%-50% AMI range, White households have a disproportionately greater need with 705 households experiencing one or more of the Four Housing Problems. White households account for 54% of the total at this income level, with Black/African Americans representing 38%.

Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. At any given time, there are between 50 and 60 accessible units. HATT has a 2% or lower vacancy rate. Units are filled almost immediately. No waiting list information is currently available.

HATT currently has 345 prospective tenants on the Low Rent Public Housing Waiting List. There are 787 households on the Section 8 Waiting List. Taken together, there are 1,132 qualified households on the waiting list for public housing or rental assistance, with little chance of receiving assistance as HATT has a 2% vacancy rate.

Two areas in Texarkana have emerged as priority areas for public improvements, the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. Downtown and the 7th Street Corridor public improvements include significant Brownfields issues and environmental contamination, slum and blight, food desert status, roadways, adequate lighting, community gardens, storm water run-off, flood management, storm shelters, bike lanes/walking trails,

economic development, and shelter for the farmers' market, all public improvements requested by citizens of Texarkana.

3. Evaluation of past performance

Collaboration between the City and the Housing Authority of Texarkana, Texas (HATT) with funding of the Hope VI grant resulted in the remarkable transformation of the Rosehill Neighborhood and the state of Public Housing in this City. This collaboration between the City, HATT, neighborhood groups, the Homeless Coalition, and other service providers can serve as a model for transformation of other areas of the City. The key to this type of success is in working together to identify needs, solutions, funding, and community-oriented mechanisms for transformational change. The City expects to repeat this level of transformation in two new target areas, Downtown Texarkana and the Beverly Neighborhood, addressing concentrations of poverty and proliferation of Brownfields.

4. Summary of citizen participation process and consultation process

In preparation of the Consolidated plan, the City of Texarkana, Texas held several public meetings and conducted community surveys to solicit citizen and agency comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, and 2013 Action Plan, which defines the use of the City's Community Development Block Grant (CDBG) funds.

Citizen participation began in November with several public town hall style meetings, hearings and public meetings before the council, and continued through community meetings, surveys and consultations with area service agencies and the Homeless Coalition.

11/14/2011 Public Hearing on the Amendment to the 2011 CDBG Action Plan

11/28/2011 Presentation of City of Texarkana Housing Authority 2010 Annual Report on HOPE VI Rosehill Neighborhood Revitalization Grant

12/19/2011 Public Hearing on the 2010 CDBG CAPER

1/26/2012 Brownfields Public Meeting

2/27/2012 Housing Reconstruction Program Status

6/25/2012 Public Hearing on Amendments to the CDBG for Fiscal Years 2010 and 2011 Action Plans

8/13/2012 Public Hearing on 2012 CDBG Action Plan. Opportunity for the public to comment on CDBG proposed expenditures for CDBG PY 2012

12/10/2012 Public Comment Hearing on 2012 CDBG Annual CAPER for the Annual Action Plan and accomplishments for the CDBG PY 2012

2/26/2013 TDHCA Home Program Public Meeting, Housing Authority HOPE VI Program and Habitat for Humanity

3/28/2013 Brownfields Public Meeting

6/10/2013 Availability of CDBG Economic Development Revolving Loan Funds

6/25/2013, The Oaks Community Meeting - afternoon

6/25/2013, The Oaks Community Meeting - evening

6/26/2013, The Southwest Center, Community Meeting - evening

6/27/2013, Pecan Ridge Community Meeting - morning

6/27/2013, Pecan Ridge Community Meeting - evening

7/8/2013, City Council Chambers Public Hearing Draft Available

8/12, 2013, City Council Chambers Public Hearing Submission

Public Comment Period: July 10 - August 11, 2013 (30 days)

2/27/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

3/13/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

Public Comment Period: February 20 – March 22, 2017 (30 days)

5. Summary of public comments

Consensus as to Texarkana's most urgent needs centered on assistance to the homeless, addressing economic development, slum and blight eradication, substandard housing, and Brownfields issues, and adoption of Target Areas for concentration of resources focused on the most pressing problems in the city.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views not accepted.

7. Summary

It should be noted that HUD has introduced a new database driven system for preparation of the Consolidated Plan and Annual Action Plan. Texarkana is part of the first group of CDBG recipient cities to use the new system. This new system should provide better integration for monitoring recipients' progress in meeting their goals. However, at this time, there are many bugs in the system including in the production of maps, graphs, and tables, as well as in how the final Plan document appears.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	TEXARKANA	

Table 1 – Responsible Agencies

Narrative

The City of Texarkana, Texas Office of Planning and Community Development is the Lead Agency in the preparation an implementation of this 2013-2017 Consolidated Plan which describes the City's five-year strategy for the City of Texarkana, Texas and is prepared in accordance with the U.S. Department of Housing and Urban Development's Consolidated Plan requirements. The City would like to express our appreciation to the individuals, agencies, departments and committees who participated in developing the City of Texarkana 2013-2017 Consolidated Plan.

Consolidated Plan Public Contact Information

David Orr, Director, Planning and Community Development
 City of Texarkana, Texas
 P.O. Box 1967
 Texarkana, Texas 75504-1967
 (903) 798-3902
 david.orr@txkusa.org

Texarkana, Texas City Council

P.O. Box 1967
 Texarkana, Texas 75504-1967
 (903) 798-3900

Mayor Bob Bruggeman
 City Manager John Whitson
 Ward 1 Council Member Jean H. Matlock
 Ward 2 Council Member Willie Ray

Ward 3 Council Member Tina Veal-Gooch
Ward 4 Council Member Brian Matthews
Ward 5 Council Member Christy P. Paddock
Ward 6 Council Member Josh Davis

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Texarkana, Texas' Consolidated Plan encompasses activities to be undertaken during the period of October 1, 2013 through September 30, 2017 by the City of Texarkana, an entity recognized by the U.S. Department of Housing and Urban Development (HUD) grant funding under the Community Development Block Grant (CDBG) program.

The Planning and Community Development Department works in conjunction with the City's Finance, Inspection, Public Works, Street, and Parks and Recreation Departments to oversee the development of the Consolidated Plan and administer the programs and activities incorporated in the Plan.

In preparation of the Consolidated plan, the City of Texarkana, Texas held several public meetings and conducted community surveys to solicit citizen and agency comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, and 2013 Action Plan, which defines the use of the City's Community Development Block Grant (CDBG) funds.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

Entities contacted for participation include, not limited to:

- Housing Authority of Texarkana, Texas (HATT)
- Randy Sams Homeless Shelter
- The Salvation Army, Texarkana, Arkansas
- The Friendship Center
- Texarkana Community College
- The Homeless Coalition of Texarkana (Continuum of Care)
- Domestic Violence Prevention of Texarkana, Inc.
- Texarkana Library
- Texarkana-Bowie County Family Health Center

Public/Community Meetings & Hearings

11/14/2011 Public Hearing on the Amendment to the 2011 CDBG Action Plan

11/28/2011 Presentation of City of Texarkana Housing Authority 2010 Annual Report on HOPE VI Rosehill Neighborhood Revitalization Grant

12/19/2011 Public Hearing on the 2010 CDBG CAPER

1/26/2012 Brownfields Public Meeting

2/27/2012 Housing Reconstruction Program Status

6/25/2012 Public Hearing on Amendments to the CDBG for Fiscal Years 2010 and 2011 Action Plans

8/13/2012 Public Hearing on 2012 CDBG Action Plan. Opportunity for the public to comment on CDBG proposed expenditures for CDBG PY 2012

12/10/2012 Public Comment Hearing on 2012 CDBG Annual CAPER for the Annual Action Plan and accomplishments for the CDBG PY 2012

2/26/2013 TDHCA Home Program Public Meeting, Housing Authority HOPE VI Program and Habitat for Humanity

3/28/2013 Brownfields Public Meeting

6/10/2013 Availability of CDBG Economic Development Revolving Loan Funds

6/25/2013, The Oaks Community Meeting - afternoon & evening

6/26/2013, The Southwest Center, Community Meeting - evening

6/27/2013, Pecan Ridge Community Meeting - afternoon & evening

7/8/2013, City Council Chambers Public Hearing Draft Available

8/12, 2013, City Council Chambers Public Hearing Submission

Public Comment Period: July 10, August 11, 2013 (30 days)

2/27/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

3/13/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

Public Comment Period: February 20 – March 22, 2017 (30 days)

Interested parties were encouraged to attend these public meetings and hearings to present their opinions, views, and recommendations so that they could be incorporated into the development of these planning documents. Persons or groups were also advised that they could provide written

comments by sending them to the Department of Planning and Community Development, P.O. Box 1967 Texarkana, Texas 75504-1967.

Surveys were accepted from June 19, 2013 until July 6, 2013. Links to the surveys were posted on the City's website, advertised in flyers emailed to community organizations, the Continuum of Care, local churches, planning organizations, the Chamber of Commerce, and the Housing Authority.

Surveys:

- **Agency:** <https://www.surveymonkey.com/s/communitysurveyproviders>
- **Individuals:** <https://www.surveymonkey.com/s/conplancitizenssurvey>

All other written comments were received by July 6, 2013 for inclusion in the draft plan. Public comments on the draft: accepted from July 10, 2013 to August 11, 2013.

All other written comments were received by March 22, 2017 for inclusion in the amended plan. Public comments on the amended draft: accepted from February 20, 2017 to March 22, 2017.

Public Notices of the community meetings, public hearings, survey, and draft availability were posted at City Hall, on the City's website, and in the Texarkana Gazette. Newspaper notices ran a total of six times, two three consecutive days' cycles.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Texarkana Homeless Coalition serves as the area's Continuum of Care. The group reorganized in November of 2007 and has worked diligently to establish a strong network of service provider for the Texarkana, Texas and Texarkana, Arkansas region. They are trained by the Texas Homeless Network and consist of essential local and regional agencies' representative. Texarkana has been selected as one of three member city coalitions to implement a more coordinated and consolidated approach to Continuum activities. This "Coordinated Access" program will assist the Continuum of Care to provide better access to services through member agencies.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Texarkana is an integral part of the Continuum of Care. The Randy Sams Homeless shelter is currently the only emergency homeless shelter for homeless persons in Texarkana, Texas. Randy Sams is also the only recipient of ESG funds in the city with a 2011 Supplemental Allocation of \$104,515 that will be fully spent by September 30, 2013. The City plans to assist Randy Sam Shelter in their next

application for ESG funds which will be used to improve conditions at the Shelter and assist the Friendship Center in providing services to the homeless population during the day. The Continuum worked with the City and Domestic Violence Prevention to develop the Doorways Home project that assists victims of domestic violence and homeless families and individuals to receive supportive housing through the SHP grant award. HMIS responsibilities are shared among homeless assistance providers in the city. HMIS is administered by the Texas Homeless Network and serves the Texarkana, Texas population. The most significant challenge faced by agencies, outside of funding, is the state line dividing both geography and agency services in the twin cities of Texarkana, Arkansas and Texas.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	RANDY SAM'S' OUTREACH SHELTER, INC.
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
2	Agency/Group/Organization	RETIRED AND SENIOR VOLUNTEER CENTER
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.

3	Agency/Group/Organization	SALVATION ARMY-TEXARKANA
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
4	Agency/Group/Organization	Housing Authority of Texarkana, Texas
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Housing Authority Neighborhood Organization

5	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
	Agency/Group/Organization	COMMUNITY HEALTHCORE (FORMERLY SABINE VALLEY)
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Health Agency Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.

6	Agency/Group/Organization	Domestic Violence Prevention
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
7	Agency/Group/Organization	Terracon
	Agency/Group/Organization Type	Brownfields
	What section of the Plan was addressed by Consultation?	Brownfields
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for Brownfields assessment, cleanup and job training.
8	Agency/Group/Organization	Keep Texarkana Beautiful
	Agency/Group/Organization Type	Beautification and Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development Beautification
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for beautification and economic development.
9	Agency/Group/Organization	Texarkana Texas Historic Committee
	Agency/Group/Organization Type	Historic preservation
	What section of the Plan was addressed by Consultation?	Historic Preservation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for historic preservation.
10	Agency/Group/Organization	Main Street Texarkana
	Agency/Group/Organization Type	Regional organization Business Leaders Civic Leaders Main Street Preservation
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Main Street Revitalization and Economic Development
11	Agency/Group/Organization	Texas Department of Housing and Community Affairs
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through housing reconstruction and first time home buyer programs.
12	Agency/Group/Organization	Workforce Solutions Northeast Texas
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Employment Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through job training opportunities from Brownfields.
13	Agency/Group/Organization	Texarkana College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Education Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through area education analysis.
14	Agency/Group/Organization	Texarkana Chamber of Commerce
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation of market studies and economic development options.
15	Agency/Group/Organization	Running WJ Ranch
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through persons with disabilities.
16	Agency/Group/Organization	ARK TEX COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Economic Development Market Analysis Environmental Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
17	Agency/Group/Organization	PINNACLE HOUSING GROUP
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for housing through affordable apartment homes used as a stepping stone to home ownership.
18	Agency/Group/Organization	ERI CONSULTING
	Agency/Group/Organization Type	Environmental Consulting
	What section of the Plan was addressed by Consultation?	Environmental Consulting
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through environmental consulting.
19	Agency/Group/Organization	TEXARKANA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation of affordable housing.
20	Agency/Group/Organization	HALL SURVEYING AND ENGINEERING
	Agency/Group/Organization Type	Housing Surveys and Engineering
	What section of the Plan was addressed by Consultation?	Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through surveys and engineering for affordable housing projects.
21	Agency/Group/Organization	MCDONALD TRANSIT ASSOCIATION, INC
	Agency/Group/Organization Type	Transportation
	What section of the Plan was addressed by Consultation?	Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation for transportation needs assessment.
22	Agency/Group/Organization	TEXAS HISTORICAL COMMISSION
	Agency/Group/Organization Type	Historic Preservation
	What section of the Plan was addressed by Consultation?	Historic Preservation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation for Historic Preservation
23	Agency/Group/Organization	TEXARKANA MUSUEM SYSTEMS
	Agency/Group/Organization Type	Historic Preservation
	What section of the Plan was addressed by Consultation?	Historic Preservation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation for historic preservation.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition of Texarkana	Both plans analyze homeless needs and solutions.
PHA Consolidated 5 Year Plan	Housing Authority of Texarkana, Texas	Both plans address public housing needs.
MPO Texarkana Regional Transportation Plan	Metropolitan Planning Organization	Transportation planning for the region and city are essential components for creating desirable, livable communities.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Texarkana, Texas enjoys a unique position in that it is a twin city to the City of Texarkana, Arkansas. The two cities share many things including infrastructure (roads, bridges, potable water systems, storm water systems, and sewage systems), planning organizations (MPO, Ark-Tex Council of Governments), health care agencies (Wadley Regional Medical System, Christus St. Michael Health System), economic development (Chamber of Commerce) and other non-profit and public welfare agencies (Randy Sams Homeless Shelter, Salvation Army, Harvest Texarkana, Volunteer Center, Literacy Council, unique bi-state Workforce Development efforts). Consequently, collaborative planning is a necessity for the City and common practice. These agencies provide continual collaboration with the City in all aspects of community planning, including this Consolidated Plan. Additionally, the City works closely with all applicable state agencies including, but not limited to, the Texas Homeless Network, Texas Department of Health and Human Services, Texas Department of Housing and Community Affairs, and the Texas commission on Environmental Quality.

Narrative (optional):

The Consolidated Plan was developed in consultation with a wide range of public and private entities, including governmental and non-profit organizations knowledgeable about the needs of the low and moderate-income residents of Texarkana, and private citizens interested in, or affected by, the housing and community development activities discussed in the Plan. These contacts were part of a continuous process conducted in order to involve the broader community in: assessing priority housing and community development needs; developing priorities, goals and objectives for addressing identified needs; and allocating available CDBG and other federal, state and local funding to activities that address priority needs.

The City of Texarkana, Texas seeks to improve coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The City participates in community-wide planning in consultation with area stakeholders through town hall meetings, public meetings, public hearings, and participation in the Continuum of Care/Homeless Coalition, the Metropolitan Planning Organization, Chamber of Commerce, and other planning groups.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In preparation of the Consolidated plan, the City of Texarkana, Texas held several public meetings and conducted community surveys to solicit citizen comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, and 2013 Action Plan, which defines the use of the City's Community Development Block Grant (CDBG) funds. Support for Target Areas was firmly established, as was the citizens desire to remove slum and blight, redevelop Downtown and Beverly Neighborhood, and pursue Economic Development Strategies.

Public/Community Meetings & Hearings

11/14/2011 Public Hearing on the Amendment to the 2011 CDBG Action Plan

11/28/2011 Presentation of City of Texarkana Housing Authority 2010 Annual Report on HOPE VI Rose Hill Neighborhood Revitalization Grant

12/19/2011 Public Hearing on the 2010 CDBG CAPER

1/26/2012 Brownfields Public Meeting

2/27/2012 Housing Reconstruction Program Status

6/25/2012 Public Hearing on Amendments to the CDBG for Fiscal Years 2010 and 2011 Action Plans

8/13/2012 Public Hearing on 2012 CDBG Action Plan. Opportunity for the public to comment on CDBG proposed expenditures for CDBG PY 2012

12/10/2012 Public Comment Hearing on 2012 CDBG Annual CAPER for the Annual Action Plan and accomplishments for the CDBG PY 2012

2/26/2013 TDHCA Home Program Public Meeting, Housing Authority HOPE VI Program and Habitat for Humanity

3/28/2013 Brownfields Public Meeting

6/10/2013 Availability of CDBG Economic Development Revolving Loan Funds

6/25/2013, The Oaks Community Meeting - afternoon

6/25/2013, The Oaks Community Meeting - evening

6/26/2013, The Southwest Center, Community Meeting - evening

6/27/2013, Pecan Ridge Community Meeting - morning

6/27/2013, Pecan Ridge Community Meeting - evening

7/8/2013, City Council Chambers Public Hearing Draft Available

8/12, 2013, City Council Chambers Public Hearing Submission

Public Comment Period: July 10, August 11, 2013 (30 days)

2/27/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

3/13/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

Public Comment Period: February 20 – March 22, 2017 (30 days)

Interested parties were encouraged to attend these public meetings and hearings to present their opinions, views, and recommendations so that they could be incorporated into the development of these planning documents. Persons or groups were also advised that they could provide written comments by sending them to the Department of Planning and Community Development, P.O. Box 1967 Texarkana, Texas 75504-1967.

Surveys were accepted from June 19, 2013 until July 6, 2013. Links to the surveys were posted on the City's website, advertised in flyers emailed to community organizations, the Continuum of Care, local churches, planning organizations, the Chamber of Commerce, and the Housing Authority.

Surveys: <https://www.surveymonkey.com/s/conplancitizenssurvey>

All other written comments were received by July 6, 2013 for inclusion in the draft plan. Public comments on the draft: accepted from July 10, 2013 to August 11, 2013.

All other written comments were received by March 22, 2017 for inclusion in the amended plan. Public comments on the amended draft: accepted from February 20, 2017 to March 22, 2017.

Public Notices of the community meetings, public hearings, survey, and draft availability were posted at City Hall, on the City's website, and in the Texarkana Gazette. Newspaper notices ran a total of six times, two three consecutive day cycles.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance was significant at City Hall and Silver Moon meetings.	Support for Downtown Redevelopment and Beverly Neighborhood Revitalization firmly voiced.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance was poor at 5 community meetings in low income housing areas.	Comments provided via survey and aggregated with all responses. Expressed desire to see Downtown redeveloped.	No comments were rejected.	https://www.surveymonkey.com/s/conplancitizenssurvey
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	Survey request emailed by agencies to their constituents, church leaders, other agencies.	High priority: Neighborhood revitalization, cost of housing and homelessness	No comments were rejected.	https://www.surveymonkey.com/s/conplancitizenssurvey

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Good attendance. City Council approved CDBG Revolving Loan Fund.	No comments received.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Good attendance.	City Council approved CDBG Local/Beverly Target Area. No other comments received.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Good attendance.	City Council approved CDBG Local/Downtown Target Area. No other comments received.	No comments were rejected.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan provides information and analysis on:

- Housing Needs Assessment
- Disproportionally Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

Texarkana, Texas is experiencing changes in housing patterns, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income.

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

Renters characterized as Small Related Renter households with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

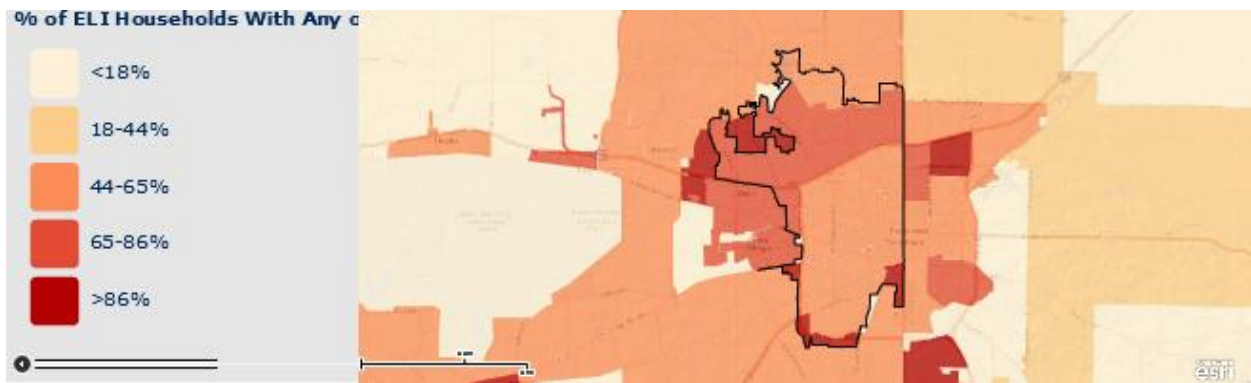
Of the 14,200 households in Texarkana, 2,240 households have one or more Housing Problems with 1,735 households at the 0-30% range of Area Median Income having one or more Housing Problems. Of these, the group demonstrating disproportional need were Black/African American with 850 households with one or more of the Four Housing Problems. Fifty percent of households in this income category are Black/African American.

At the 30%-50% AMI range, White households have a disproportionately greater need with 705 households experiencing one or more of the Four Housing Problems. White households account for 54% of the total at this income level, with Black/African Americans representing 38%.

Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. At any given time, there are between 50 and 60 accessible units. HATT has a 2% or lower vacancy rate. Units are filled almost immediately. No waiting list information is currently available.

HATT currently has 345 prospective tenants on the Low Rent Public Housing Waiting List. There are 787 households on the Section 8 Waiting List. Taken together, there are 1,132 qualified households on the waiting list for public housing or rental assistance, with little chance of receiving assistance as HATT has a 2% vacancy rate.

Two areas in Texarkana have emerged as priority areas for public improvements, the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. Downtown and the 7th Street Corridor necessary public improvements include significant Brownfields issues and environmental contamination, slum and blight, food desert status, roadways, adequate lighting, community gardens, storm water run-off, flood management, storm shelters, bike lanes, economic development, and shelter for the farmers' market, all public improvements requested by citizens of Texarkana, though some of these improvements are outside the scope of this plan. The Beverly Target area is in a CDBG Qualified Census Tract.



CPD Maps

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

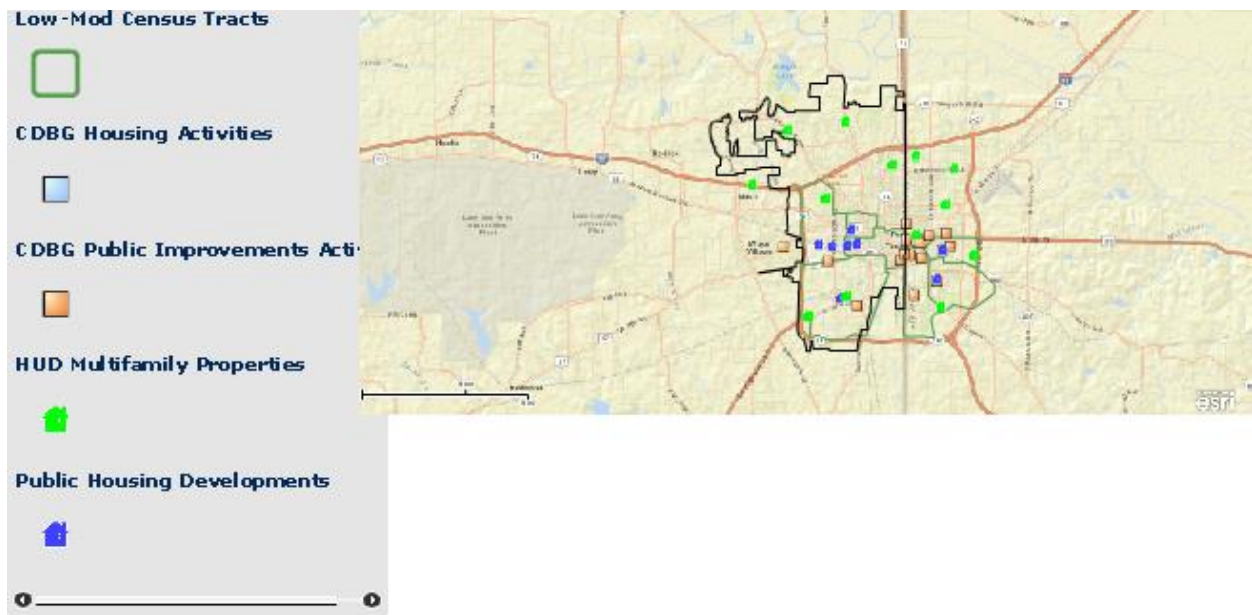
Summary of Housing Needs

Housing patterns in Texarkana, Texas are changing, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	34,782	36,197	4%
Households	15,105	14,200	-6%
Median Income	\$29,727.00	\$38,037.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)



CPD Maps

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,320	1,555	2,435	1,310	
Small Family Households *	770	620	945	3,935	
Large Family Households *	135	120	145	540	
Household contains at least one person 62-74 years of age	245	295	420	175	1,090
Household contains at least one person age 75 or older	235	260	310	200	650
Households with one or more children 6 years old or younger *	509	424	510	1,380	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2005-2009 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	55	10	15	180	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	15	25	85	125	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	30	25	0	65	20	15	0	10	45
Housing cost burden greater than 50% of income (and none of the above problems)	1,050	290	65	0	1,405	330	160	115	0	605

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	150	560	300	15	1,025	75	170	480	195	920
Zero/negative Income (and none of the above problems)	200	0	0	0	200	55	0	0	0	55

Table 7 – Housing Problems Table

Data 2005-2009 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,155	390	125	100	1,770	350	175	115	10	650
Having none of four housing problems	420	595	1,055	655	2,725	140	395	1,145	545	2,225
Household has negative income, but none of the other housing problems	200	0	0	0	200	55	0	0	0	55

Table 8 – Housing Problems 2

Data 2005-2009 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	520	490	210	1,220	65	95	280	440
Large Related	115	50	10	175	20	30	45	95
Elderly	85	170	65	320	220	135	155	510
Other	575	215	105	895	115	64	115	294
Total need by income	1,295	925	390	2,610	420	324	595	1,339

Table 9 – Cost Burden > 30%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	465	155	0	620	65	40	25	130
Large Related	115	30	0	145	20	0	0	20
Elderly	60	115	15	190	165	55	50	270
Other	500	35	50	585	95	60	40	195
Total need by income	1,140	335	65	1,540	345	155	115	615

Table 10 – Cost Burden > 50%

Data 2005-2009 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	45	40	85	170	20	15	0	0	35

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	10	0	10	0	20	0	0	0	10	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	10	45	50	85	190	20	15	0	10	45

Table 11 – Crowding Information – 1/2

Data 2005-2009 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

What are the most common housing problems?

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

One thousand four hundred and five renter households have a housing cost burden greater than 50% of income. Of those 1,050 household have income in the range of 0-30% of Area Median Income, with 290 households in the 31-50% of AMI, and 65 in the range of 51-80% of AMI. For home owners, the most common problem is in having a housing cost burden greater than 30% of Area Median Income with 75 in the range of 0-30% of Area Median Income, 170 households in the 31-50% of AMI, and 480 in the range of 51-80% of AMI and 195 in the 81-100% of AMI.

Taken together, the most common housing problem in Texarkana is a cost burden greater than 30% of income with 3,940 of renter and owner households at 80% or less of Area Median Income paying more than 30% of household income on housing.

Are any populations/household types more affected than others by these problems?

Renters characterized as Small Related Renter households, a household of at least one adult where the members of the household are related to one another, with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children, especially those who are extremely low-income, most frequently have one or more of the Four Housing Problems, or Four Severe Housing Problems. They are more likely to be elderly, a large family, unemployed, or have significant illness or disability in the household. In Texarkana, these at-risk households are more likely to be Black/African American. Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance are in great peril of returning to a shelter at the termination of their assistance if they have not achieved long-term improvements in income levels or resolved the issues that originally led to the former homeless state. They are not eligible for additional assistance prior to an eviction as they are considered housed until that time. For the elderly, frail, disabled, and long-term unemployed, the risk of repeat homelessness is substantial.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For individuals and families who do not meet the definition of "homeless" under any of the categories established in the Homeless Definition final rule, the McKinney-Vento Act was amended to allow homeless prevention assistance to be provided to persons who are "at risk of homelessness." The At Risk of Homelessness definition, and corresponding recordkeeping requirements, was published in the interim Emergency Solutions Grants program rule on December 5, 2011: <https://www.onecpd.info/resource/1975/criteria-for-definition-of-at-risk-of-homelessness/>

The City of Texarkana, Texas elected to not provide an official estimate for at-risk of homelessness. For planning purposes, the City uses the definition referenced below and relies on the estimates used by the Randy Sams Shelter. This figure is approximately

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

the Homeless Coalition, the Housing Authority of Texarkana, and the City of Texarkana, Texas use the standard definition of At-Risk of Homelessness: Under Category I: Individuals and Families published by HUD's One CPD,

https://www.onecpd.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf:

An individual or family who: (i) Has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (iii) Meets one of the following conditions: (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B) Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care; OR (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipients approved Con Plan.

Discussion

A Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each Continuum of Care is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards. <https://www.onecpd.info/hmis/> The City and local agencies rely on the HMIS system to identify persons and households in need without duplication of services or benefits. The City is working closely with the Housing Authority of Texarkana, the Continuum of Care/Homeless Coalition, and other agencies to improve coordination, access to the HMIS system, and the quality and quantity of data necessary to address the needs of at-risk populations, the homeless, and those with housing problems. Reliance on real-time and historic data allows the City and agencies to address needs in real time as well. Improvements in economic conditions, neighborhood infrastructure, removal of slum and blight conditions, and expansion of opportunities for suitable housing and livable communities are essential components of the City's approach to the needs identified here.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The United States Department of Housing and Urban Development developed the Comprehensive Housing Affordability Strategy (CHAS) data and makes this data available to CDBG jurisdictions. The City of Texarkana, Texas relies on this data for analysis of housing needs, housing problems, and disproportional needs. The data provided in this section of the Consolidated Plan looks at how the four housing problems and four severe housing problems impact various strata of the City's demographic profile at various income levels.

The Four Housing Problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; 4. Cost Burden greater than 30%.

The Four Severe Housing Problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; 4. Cost Burden greater than 50%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,735	335	255
White	700	150	135
Black / African American	850	155	120
Asian	0	0	0
American Indian, Alaska Native	40	10	0
Pacific Islander	0	0	0
Hispanic	65	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2005-2009 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,295	265	0
White	705	190	0
Black / African American	490	50	0
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	75	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2005-2009 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,020	1,420	0
White	400	625	0
Black / African American	500	640	0
Asian	10	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	35	75	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2005-2009 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	995	0
White	175	585	0
Black / African American	45	305	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2005-2009 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Housing Problems and Severe Housing Problems

Housing Problems: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; 4. Cost Burden greater than 30%.

The 2005-2009 CHAS data reported findings from a total of 14,200 households. Among these households, 2,240 households have one or more Housing Problems with 1,735 households at the 0-30% range of Area Median Income having one or more Housing Problems. Of these, the group demonstrating disproportional need were Black/African American with 850 households with one or more of the Four Housing Problems. Fifty percent of households in this income category are Black/African American as compared to 37.5% that are White.

At the 30%-50% AMI range, White households have a disproportionately greater need with 705 households experiencing one or more of the Four Housing Problems. White households account for 54% of the total at this income level, with Black/African Americans representing 38%. At 50%-80% of AMI, no group has a disproportionately greater need as there are less than ten percentage points separating the Black/African American group (49.02%) from the White group (39.2%).

Severe Housing Problems: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; 4. Cost Burden greater than 50%.

African Americans experience a disproportionately greater need with 50.2 %, or 755 households out of 1,505 that experience one or more of the severe housing problems, compared to 37.5% of White respondent households. In the 30%-50% income range, only 8.8% separates White and Black/African American households, though White households with Severe Housing Problems in this income category out number Black/African American 285 households to 235 households out of 565 total households.

White households have a disproportionately greater need in the 50%-80% of AMI income range. Of the 240 households in this income range, 120 (50%) are White households and 95 (39.6%) are Black/African American.

Housing Cost Burdens

Housing Cost Burden is one of the Four Housing Problems, and provides an analysis tool to examine the percentage of income spent on housing. The CHAS data table above shows Housing Cost Burden by race/ethnicity and by percentage of income spent on housing. White households demonstrate disproportionately greater need at two Housing Burden ranges, 61.8% at the 30% or below of percentage of income spent on housing and 53.8% at 30%-50%. At the greater than 50% of income range, no group has a disproportional need, though 990 White households (44.5%) and 1,010 (45.4%) Black/African American households spend greater than 50% of their income on housing. Two thousand two hundred and twenty-five household spend greater than 50% of their income on housing.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, at the 0% to 30% of Area Median Income, Black/African Americans at 49% of the total population have a disproportionately greater need than any other group at this income level.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,505	560	255
White	565	285	135
Black / African American	755	245	120
Asian	0	0	0
American Indian, Alaska Native	40	10	0
Pacific Islander	0	0	0
Hispanic	65	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	565	990	0
White	285	615	0
Black / African American	235	305	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	30	60	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	2,200	0
White	120	900	0
Black / African American	95	1,050	0
Asian	0	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	10	105	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	110	1,200	0
White	45	710	0
Black / African American	10	340	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2005-2009 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

At the 0% to 30% of Area Median Income, Black/African Americans have a Disproportionally Greater Need, with greater than a 10% difference between this group at 49% of the total number of households with one or more of the Four Housing Problems, as compared to the nearest group, White households representing 36% with one or more of the Four Housing Problems.

At the 30% to 50% of Area Median Income, there are no groups with greater than a 10% difference between them with one or more of the Four Housing Problems.

In the 50% to 80% of Area Median Income, White household have a Disproportionally Greater Need, with greater than a 10% difference between this group at 50% of the total number of households with one or more of the Four Housing Problems, as compared to the nearest group, Black/African American households representing 39% with one or more of the Four Housing Problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section examines Disproportionately Greater Need and Housing Cost Burdens. White households have a housing cost burden at less than 30% and at 30% to 50% of household income. African Americans have the housing cost burden at greater than 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,435	2,285	2,225	255
White	5,830	1,230	990	135
Black / African American	2,850	865	1,010	120
Asian	75	10	10	0
American Indian, Alaska Native	40	4	40	0
Pacific Islander	0	0	0	0
Hispanic	455	75	80	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion:

Consideration of Housing Cost Burden is central to understanding housing stability and long term neighborhood sustainability. A Housing Cost Burden of greater than 30% means that a household will struggle to maintain housing, and pay for the necessities of life.

According to the National Alliance to End Homelessness:

The federal government has established a benchmark of 30 percent of income as the maximum amount a household should pay for housing. This level helps ensure that households can afford housing and other necessities such as food, health care and clothing. Evidence indicates that housing is much more stable when housing costs meet this standard. For example, households that receive Housing Choice Vouchers—which limit housing costs to 30 percent of income—have much lower rates of homelessness

and housing instability. However, many households do not become homeless even though they pay far more than 30 percent of their income for housing.

Income levels, health issue, and social supports also play significant roles in whether or not a household can maintain a home at greater than 30% of household income.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

At 30% of AMI, Black/African American households have a disproportionately greater need. At 30% to 50%, White households have a disproportionately greater need. At 50% to 80% of AMI, Black/African Americans have a disproportionately greater need by .2 %.

If they have needs not identified above, what are those needs?

The needs are identified appropriately.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Low income neighborhoods in Texarkana are closely correlated with racial concentration and housing problems.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Texarkana, Texas works closely with the Housing Authority of Texarkana, Texas to meet housing needs of low- and moderate-income residents and to revitalize distressed neighborhoods and communities within the City. This partnership resulted in a Hope VI grant and significant gains in safe and affordable housing in the Rose Hill Neighborhood. Three sub-standard public housing areas have now been successfully replaced with affordable rental and owner-occupied units.

Pecan Ridge, the second development phase of the HOPE VI grant, has been completed and fully leased. Pecan Ridge at Rose Hill also houses the Otis C. Williams Rose Hill Cultural Center, dedicated by The Temptations founder and native son, Otis C. Williams, and the Rose Hill Neighborhood Networks Center. Both facilities are located in the historically rehabilitated Administration Building of Stevens Courts, the public housing property formerly located on this site. The Cultural Center is museum that houses historic memorabilia and images of residents who previously lived in the Housing Authority properties and have gone on to personal and professional success. The Neighborhood Networks Center is a community technology center that provides access to computers, programs and services to connect to the technological world.

HATT also nearly completed construction on Rose Hill Ridge, the final phase of the HOPE VI Revitalization plan. As the first LEED multi-family property in Texarkana, HATT is striving for a Platinum certification, the highest LEED certification. 2012 also saw the first HOPE VI Homeownership home completed and sold to a new homeowner. Working with local builders, HATT is helping to revitalize the Rose Hill neighborhood by building high-quality custom homes at an affordable price on infill lots for families who typically have been priced out of the single-family market.

The Housing Authority is in the midst of an ambitious plan to not just revitalize the Rose Hill community, but to impact those neighborhoods and communities in Texarkana often left behind as development moves away from the core of the city. HATT's commitment extends not just to rebuilding the character and content of the historic Rose Hill neighborhood, but to strengthening Texarkana as a whole. The City expects to collaborate with the Housing Authority to continue pursuing opportunities to strengthen once thriving neighborhoods. The Beverly community, one of Texarkana's most distressed areas, has now been designated a Local CDBG Target Area and will be a primary focus for the City in the coming five years.

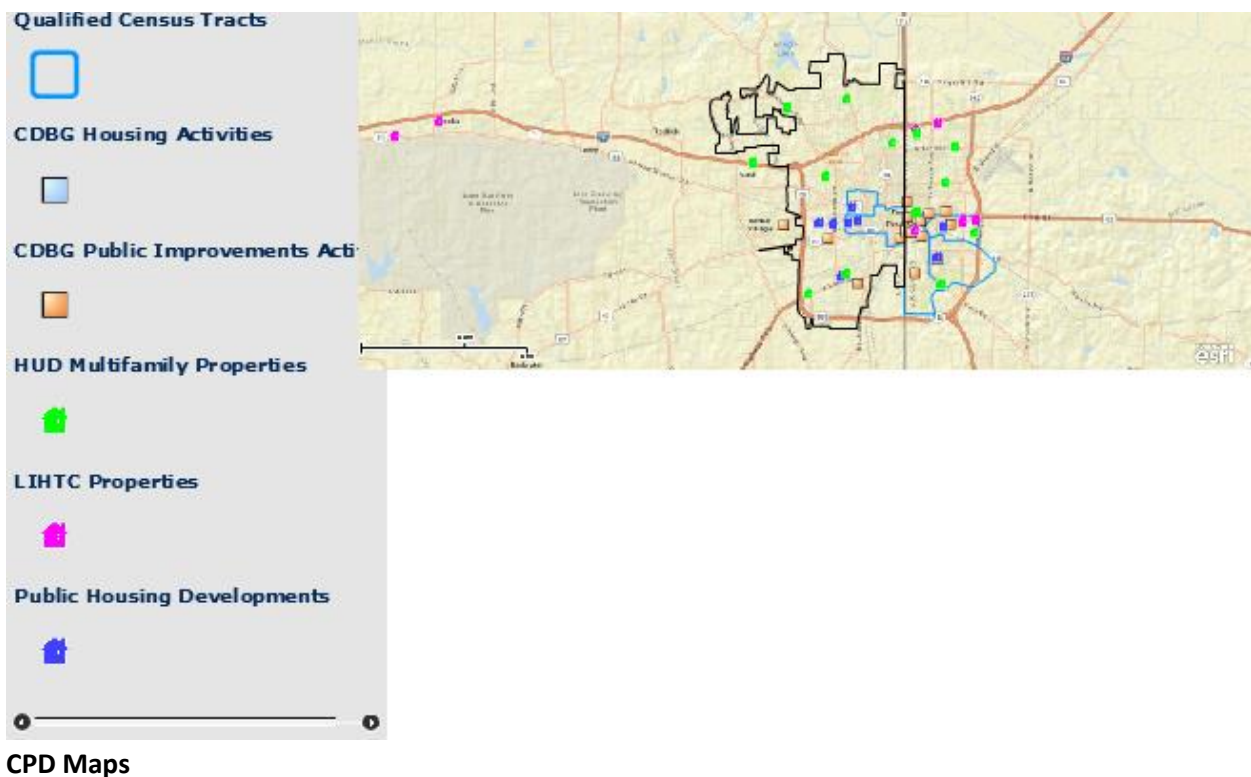
Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	386	395	0	395	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data PIC (PIH Information Center)
Source:



Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,506	11,601	0	11,601	0	0
Average length of stay	0	0	4	5	0	5	0	0
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	0	3	0	3	0	0
# of Elderly Program Participants (>62)	0	0	92	53	0	53	0	0
# of Disabled Families	0	0	157	107	0	107	0	0
# of Families requesting accessibility features	0	0	386	395	0	395	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	94	50	0	50	0	0	0
Black/African American	0	0	291	344	0	344	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	2	0	2	0	0	0
Not Hispanic	0	0	382	393	0	393	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. At any given time, there are between 50 and 60 accessible units. HATT has a 2% or lower vacancy rate. Units are filled almost immediately. No waiting list information is currently available.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

HATT currently has 345 prospective tenants on the Low Rent Public Housing Waiting List. Of those on the waiting list 1 is low income, 1 is very low income and 343 are extremely low income. Twenty eight percent of those on the Low Rent Public Housing Waiting List are White, 71% are Black/African American and .29% are of Mixed Race.

There are 787 households on the Section 8 Waiting List. Of those on the waiting list, 9 are low income, 29 are very low income and 749 are extremely low income. Twenty Five percent of those on the Section 8 Waiting List are White, 74 percent are Black/African American and 1% are Mixed, Asian or Indian. No statistics for Hispanic families on the waiting list was available.

How do these needs compare to the housing needs of the population at large

When comparing the needs of those on the waiting list for public housing to the population at large, it is clear that the waiting list is not representative of the income or racial makeup of the general population. The income comparison shows that only a minute percentage of those qualified as low, or extremely low income actually get on the waiting list. Also, a higher percentage of Black/African Americans are on the waiting than are represented in the general population.

Discussion

HATT has made a commitment provide safe, decent affordable housing, and homes and communities where people want to live, working with the community to improve and strengthen neighborhoods and households, and the community's social and economic health. HATT credits the turn-around of the Rose Hill community to partnerships with the city, the community, neighbors, and our staff

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Every year HUD requires all Continua to collect data on homelessness at a single point-in-time during the last week in January. The Texas Homeless Network annually assists Texarkana's Continuum of Care through the Texarkana Homeless Coalition and other communities with their Point-in-Time homeless survey preparation and data analysis. The data that follows is a compilation of data collected on the day of January 24, 2013 by members of the Texarkana Homeless Coalition. One hundred sixty-four surveys were collected representing two hundred seven people, though this represents only a small portion of the number of homeless in Texarkana. Most of the information provided in this Homeless Needs Assessment comes from that Point-in-Time Survey. Other information was collected from homeless service providers, Randy Sams Shelter, The Salvation Army of Texarkana, and Domestic Violence Prevention of Texarkana through the Homeless Management Information Systems (HMIS) or from agency collaborations.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	33	300	300	250	330
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	150	121	336	350	300	330
Chronically Homeless Individuals	10	50	88	75	50	330
Chronically Homeless Families	0	0	0	0	0	0
Veterans	5	15	36	0	10	330

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	12	3	15	0	10	330

Table 26 - Homeless Needs Assessment

Data Source
Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Continuum of Care estimates there are 366 people who are homeless each day in the city. The median length of homelessness is 10.5 months, with a range of one day to over forty years of homelessness. This significant range might skew the median length considerably, with 24.6% of those counted in the Point in Time Survey reporting chronic homelessness. Over 75% of those counted are not chronically homeless. Forty-nine percent of respondents reported their homelessness was their first time homeless in at least a three-year period, as compared to 22.4% that reported they had been homeless continuously for more than a year and 20.1% that had 2-3 episodes of homelessness in the past 3 years.

48.96 Average age of all participants
44.88 Median age of participants
67.7% Male
32.3% Female
10.9% Households with children
7.00 Median age of Children
24.6% Chronic Homelessness

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	74	0
Black or African American	83	0
Asian	2	0
American Indian or Alaska Native	5	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	3	0
Not Hispanic	138	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In estimating the number and type of families in need of housing assistance for families with children and the families of veterans for the Consolidated Plan, the City relied on the estimates of the Homeless Coalition's estimates of the number of homeless families per day. If the percentage of homeless counted in survey remained consistent among the estimated 366 persons, approximately forty persons would be in families needing housing assistance or fourteen three-person families would need housing assistance to escape homelessness. Ten percent of the homeless population at any given time are veterans, though how many of those have families is not known at this time. Only 1% of the general population in the United States serves in the Armed Forces, but this group constitutes 10% or more of the homeless population leading to the conclusion that homeless prevention services for veterans and their families should have a higher priority than it does currently. Estimates of veterans with families and homelessness are difficult to obtain in Texarkana as the largest shelter, Randy Sams, provides services only to individuals. They report that families often divide up, with a second parent, and or children staying in the homes of others. The Salvation Army of Texarkana houses an average of fifty veterans per year, though how many of those have homeless families is also not known.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Point-in-Time survey revealed racial proportions in the homeless population that are similar to the city's demographic profile in general. White homeless constituted 45.1% of the homeless population, with 50.6% describing themselves as Black/African-American. Other racial and ethnic groups represented include 1.2% that are Asian American, 3.0% American Indian or Alaska Native, and 2.2% Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Texarkana is a region of extreme temperatures and weather patterns. As such, Texarkana is less than ideal for those who find themselves homeless with or without shelter. The largest shelter in the region, Randy Sams, provides shelter for individuals. The building is a metal siding structure and provides shelter from rain and snow. However, the facility lacks adequate heat in winter and little respite from the heat of summer days. Additionally, there is no storm shelter and the facility is vulnerable to wind and tornados.

Discussion:

The vast majority of homeless counted in the point in time survey report unemployment (26.2%) and/or inability to pay rent or mortgage payments (22.4%) as the reason(s) for their homelessness. Additionally, 5.7% report that they became homeless when they moved to seek work. These economic factors must be considered in preparing strategies for preventing homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Many homeless and non-homeless persons need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization. This is particularly true for the elderly, persons with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, parolees, veterans, teens living on their own, some who are leaving group homes or aging out of foster care, people transitioning from welfare to work, farm workers, non-English speakers, illiterate adults, and substance abusers.

The City recognizes services required by these special-needs populations often overlap the housing needs and supportive services for the homeless as identified and addressed throughout this Consolidated Plan.

Describe the characteristics of special needs populations in your community:

According to data collected from the Housing Authority of Texarkana, Texas, Opportunities, Inc., the Randy Sams' Homeless Shelter, the Texarkana Friendship Center, Community Health Core, Harvest Texarkana, The Salvation Army, area churches and other community service organizations, special needs populations share several key characteristics, they tend to be extremely low to moderate income, many reside in sub-standard housing, and tend to be at risk of homeless. No data is currently available for unmet needs for individuals who are physically or developmentally disabled as the region's MHMR services are at a transitional stage.

Identified needs of low-income individuals and families that fit this category include:

- Funding for owner-occupied housing rehabilitation and reconstruction
- Funding for architectural barrier removal
- Increase in transitional and supportive housing opportunities
- Funding for emergency housing repair
- Opportunities for low-income individuals to receive down payment and closing cost assistance
- Additional case management services through community supportive service organizations
- Additional tenant-based rental assistance
- Additional utility, grocery and rental assistance
- Additional medical services for the elderly and handicapped
- Owner-Occupied Housing Rehabilitation/Reconstruction
- Additional access to transportation assistance

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs in Texarkana, Texas include housing and supportive services for the elderly, frail elderly, individuals with severe mental illness, persons with alcohol and other drug addictions, victims of domestic violence and persons with HIV/AIDS. the City relied on data provided by the Housing Authority, local homeless shelters, supportive housing providers, and the Texas Department of Health and Human Services.

Other supportive housing needs include needs for victims of domestic violence, people with disabilities, the elderly and frail elderly, persons leaving incarceration, youths aging out of the foster care system, as well as persons with alcohol and drug addictions.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV/AIDS cases in the area are lower than those of the larger metropolitan areas in Texas with 23 HIV/AIDS cases reported in 2011, for a rate of 15 cases per 100,000 population in Bowie County, less than half that of the Dallas/Fort Worth area in Texas. As is the trend in the state, the highest incidence of HIV/AIDS in the area is among Black/African American adult males. Only two individuals have found supportive housing opportunities through the SHP grant.

Discussion:

The City partners with many service agencies that provide support for non-homeless special needs populations. Most notably, the City assisted Domestic Violence Prevention, Texarkana, Inc. in application for a Supportive Housing Grant. Serving as the fiscal agent for the program, the City provides administrative support, access to the City's Financial Services Department, and collaboration with the City's CDBG program. Recognizing that special-needs often overlap with housing cost burdens, inadequate access to health care, and other burdens, the City actively works with partner agencies and the City's Family Health Services to address these needs. Additionally, consideration of these identified needs is integral to the City's planning for and implementation of the CDBG program and activities.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Non-housing community development needs include the areas of public improvements, public services, economic development, and public facilities in either predominately low- to moderate-income areas or serving predominantly low-income individuals and households. Priority needs include support for the Texarkana, Texas - Bowie County Health Department facility and the Beverly Neighborhood Community Center.

How were these needs determined?

The City of Texarkana, Texas conducted community and agency surveys, public meetings, and town halls and solicited public and agency feedback on priority needs in the City. Respondents included most of the agencies taking active roles within the Continuum of Care as well as the Housing Authority of Texarkana, Texas. Additionally, the City consulted with neighborhood leaders, City Cabinet members, and the duly elected City Council members.

The current Beverly Neighborhood Community Center is operated by the City of Texarkana, Texas. The facility is used for after-school and summer programs for area youth, most of whom are minority and/or children and youth of extremely low- to moderate-income families. This facility is a metal building structure with no air conditioning, limiting its usefulness and desirability for community programs. Additionally, the City cannot expend federal funds for the facility as it is located on a flood plain.

Additionally, the Texarkana-Bowie County Family Health Center needs repairs and updates as determined by the City's inspections departments.

Describe the jurisdiction's need for Public Improvements:

Two areas in Texarkana have emerged as priority areas for public improvements, the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. Streets are in disrepair, lack sidewalks and proper drainage, and would require substantial repairs to attract low-moderate income housing opportunities to replace the slum and blight conditions prevalent now. The neighborhood also houses the region's water treatment facility right next door to the only public

park, both of which are located on a one-hundred-year flood plain. Other public improvements identified include moving of the water treatment facility, develop of a walking trail system connecting neighborhoods and schools for safe routes. Downtown and the 7th Street Corridor public improvements include significant Brownfields issues and environmental contamination, slum and blight, food desert status, roadways, adequate lighting, community gardens, storm water run-off, flood management, storm shelters, bike lanes, economic development, and shelter for the farmers' market, all public improvements requested by citizens of Texarkana.

How were these needs determined?

The City of Texarkana, Texas conducted community and agency surveys, public meetings, and town halls and solicited public and agency feedback on priority needs in the City. Respondents included most of the agencies taking active roles within the Continuum of Care as well as the Housing Authority of Texarkana, Texas. Additionally, the City consulted with neighborhood leaders, City Cabinet members, and the duly elected City Council members.

Describe the jurisdiction's need for Public Services:

Public Services critical to the Texarkana community include job training and education for low to moderate income individuals, job creation and retention through collaboration with local business owners and Workforce Commission, support for small businesses, Brownfields redevelopment support, economic development, Section 108 loans program, facilitation of access to supportive services for extremely low, low, and moderate income populations in areas like mental health, substance abuse treatment, housing-related services, youth health and welfare programs and education, elder care, public health center support, and other social services endeavors.

How were these needs determined?

The City of Texarkana, Texas conducted community and agency surveys, public meetings, and town halls and solicited public and agency feedback on priority needs in the City. Respondents included most of the agencies taking active roles within the Continuum of Care as well as the Housing Authority of Texarkana, Texas. Additionally, the City consulted with neighborhood leaders, City Cabinet members, and the duly elected City Council members.

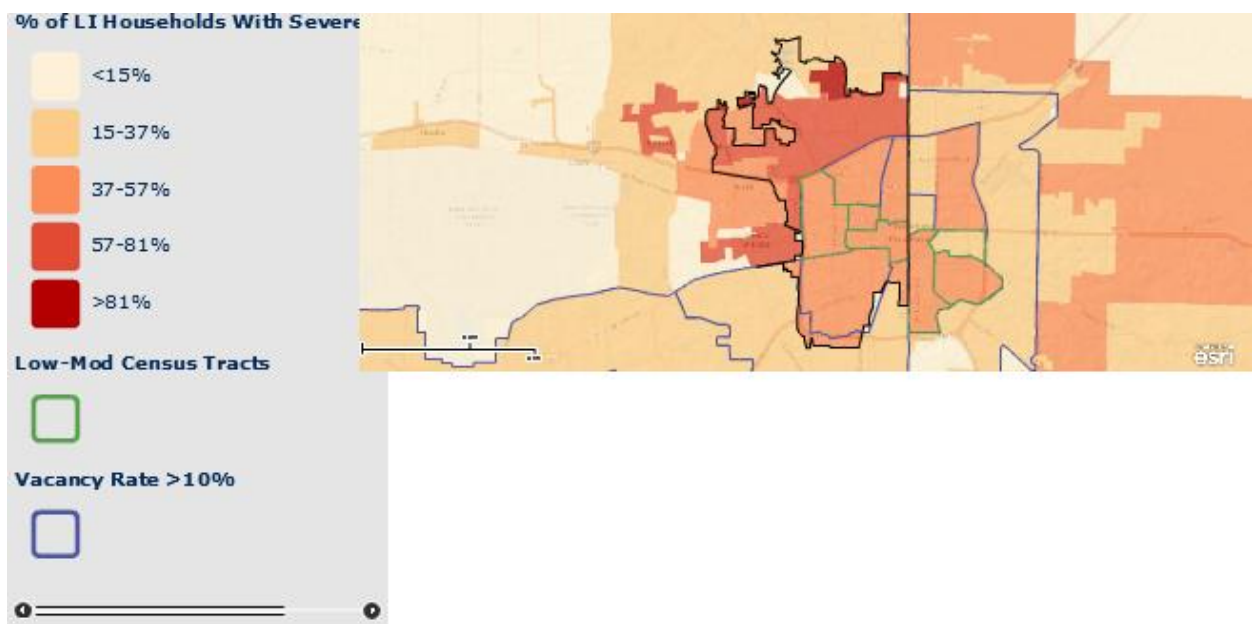
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

An analysis of the housing market included examining the existing supply of housing (including condition, cost, supportive infrastructure, location, and other factors), the current supply of assisted housing for extremely low-, low-, and moderate-income families, and the existing facilities and services available to homeless and special needs subpopulations. In each area, a comparison between the type and level of need, and the existing supply available to meet that need, resulted in a determination of which need areas are experiencing the largest gaps and which groups are the least served in Texarkana today.

The City's market analysis was conducted using 2005-2009 American Community Survey data, Public Housing Authority data, data provided by the Texas A&M Real Estate Center Market Report 2012, Texarkana Chamber of Commerce Detailed Metro Summary Report, and data provided through local realtors.



CPD Maps

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The lack of affordable, decent housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families.

Housing Priority Needs have been prepared with American Community Survey data for the City of Texarkana, Texas.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,259	69%
1-unit, attached structure	200	1%
2-4 units	1,877	12%
5-19 units	1,691	10%
20 or more units	782	5%
Mobile Home, boat, RV, van, etc	406	3%
Total	16,215	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	39	1%	84	1%
1 bedroom	54	1%	1,377	21%
2 bedrooms	1,055	14%	2,952	44%
3 or more bedrooms	6,366	85%	2,273	34%
Total	7,514	101%	6,686	100%

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Small Related, large Related, and Elderly low and very low and low-income renters and very low and low-income owners demonstrate the highest needs for affordable housing. All other renter and owners

demonstrate a medium and low need. Based on the findings, the City has chosen to concentrate its efforts (priority) on the very low and low-income owners through the housing reconstruction program. The City is also working with developers and the PHA to bring in new affordable multifamily rental properties for the very low and low-income families needing rental housing. Increasing the number of rental housing units available for Large Families would also alleviate the gap between rental units available for these families and the rental unit supply.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Three hundred and seventy-two public housing units have been lost in the past 5 years. These were replaced by new mixed unit communities as described in this report. Several Public Housing facilities will be lost in the coming five-year planning cycle as the cost of rehabilitating these pre-1980 units is prohibitive. These include accessible units that primarily serve the elderly and frail elderly that are low and very low income persons. All lost units will be replaced. No losses of units due to expiration of Section 8 contracts is anticipated.

Does the availability of housing units meet the needs of the population?

Substantial numbers of substandard housing units exist in Texarkana neighborhoods, reducing property values and investment and putting the residents. The number of housing units (16,215) exceeds the number of households (14,200) by 2015 units. With evidence of crowding, homelessness, and households reporting Housing Problems and Severe Housing Problems, the City concludes that the existing housing stock does not adequately address the needs of the population.

HATT currently has 345 households on the prospective tenants Low Rent Public Housing Waiting List, one of which is low income, 1 is very low income and 343 are extremely low income. Of those on this waiting list, 28% are White, 71% are Black/African American, with the remainder identifying as Mixed. There are 787 on HATT's Section 8 Waiting List. Nine of these households are low income, 29 are very low income and 749 are extremely low income. Of those on this waiting list, 25% are White, 74% are black, and 1% identify as Mixed, Asian, or Native American.

Describe the need for specific types of housing:

Housing needs include:

Reconstructed/rehabilitated owner-occupied housing in low-income neighborhoods; Additional affordable housing for low and moderate-income elderly, particularly minority elderly who are currently living in the oldest housing stock in Texarkana; Assistance for homeless persons to obtain affordable housing; Help for persons at risk of becoming homeless; Access to emergency rehabilitation funding; Facilitation toward retaining affordable housing stock; Availability of affordable permanent housing, particularly to disadvantaged minorities; Additional public housing units in Texarkana; Additional Section

8 rental assistance vouchers to serve the unmet needs in Texarkana; A variety of financing alternatives for affordable housing, including grants, forgivable loans, individual development accounts, other loans and Section 8 voucher purchase assistance; Education on Fair Housing Practices; Easy access to information on available resources to assist with the purchase a decent, affordable home and help with basic needs; Supportive housing for persons with special needs (including veterans, senior citizens, handicapped and HIV/AIDS) to live in dignity and independence; Decent, affordable housing that is accessible to job opportunities; Safe and livable neighborhoods; Removal of blighting influences and desolate properties and facilities; Revitalization and restoration of low-income deteriorating communities; Restoration and preservation of historical properties; Improved access and rehabilitation to public facilities; and Infrastructure improvements in low-income neighborhoods.

Discussion

The City intends to focus its housing efforts in the Beverly Community and in Downtown Texarkana in order to address both the needs for affordable housing and Brownfields redevelopment. The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Costs of home ownership and rental units, even in distressed neighborhoods, exceeds the ability to pay for many residents in the City. Median Home values increased by 42%, while median incomes rose by 38% (check number) in the same time period. Home values in Texarkana have been more stable than in many other parts of the country; but, household income has risen more as a result of consolidation of households rather than improve wages or opportunities.

Data sources for this Cost of Housing Analysis are the American Community Survey 2005-2009, The Texas A&M Real Estate Center Report, and the Chamber of Commerce's Detailed Report as well as through consultations with owners, renters, and developers in the city. the City does not receive HOME funds; consequently, no data is provided in Monthly Rent table below for those categories.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	64,300	91,500	42%
Median Contract Rent	377	463	23%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,071	60.9%
\$500-999	2,426	36.3%
\$1,000-1,499	106	1.6%
\$1,500-1,999	55	0.8%
\$2,000 or more	28	0.4%
Total	6,686	100.0%

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	580	No Data
50% HAMFI	1,410	955
80% HAMFI	3,155	1,349
100% HAMFI	No Data	2,454
Total	5,145	4,758

Table 31 – Housing Affordability

Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	447	579	712	887	952
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments: FY 2013 Fair Market Rent Documentation System The Final FY 2013 Texarkana, TX-Texarkana, AR MSA FMRs for All Bedroom Sizes <http://www.huduser.org/>

Is there sufficient housing for households at all income levels?

There is not sufficient suitable housing for households at all income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is likely to decrease as home values and rents continue to increase. In the poorest neighborhoods, more potentially owner-occupied homes will become lost inventory as the neighborhoods' desirability decreases along with property conditions.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program. The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas. By law the final FMRs for use in any fiscal year must be published and available for use at the start of that fiscal year, on October 1.

Final FY 2013 FMRs By Unit Bedrooms

- Efficiency: \$447
- One-Bedroom: \$579
- Two-Bedroom: \$712

- Three-Bedroom: \$887
- Four-Bedroom:\$952

Area median contract rent of \$463 falls between the Fair Market Efficiency Rent and an One-Bedroom Rent, meaning that in Texarkana, the Fair Market Rental Rate is higher than contract rentals. Considering the fact that many, if not most, rentals are in housing stock built before 1980, it can be assumed that on the whole, preserving housing stock will result in maintaining lower contract rents; but could exacerbate the problems associated with older housing and distressed neighborhoods. Subsidies may be required to assist renters and owners to stay in affordable housing if contract rents rise in conjunction with home values.

Discussion

In Texarkana's Beverly Neighborhood, home values continue to decline, and the majority of affordable housing is in substandard condition. There are many homes, both renter and owner-occupied that can be rehabilitated. Where there are significant numbers of substandard, not candidates for rehabilitation, the City proposes to assist developers that are willing to develop affordable housing stock. The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section of the Housing Market Analysis, Condition of Housing, describes the characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

Definitions

This jurisdiction defines "standard condition" as a structure that meets HUD's Housing Quality Standards (HQS) and all applicable state and local codes.

"Substandard condition" is a structure that does not meet HUD's Housing Quality Standards (HQS) and/or applicable state and local codes.

"Substandard condition but suitable for rehabilitation" is defined as a structure where costs for labor, materials, tools, and other costs of improving buildings, including repair directed toward an accumulation of deferred maintenance; replacement of principal fixtures and components of existing buildings; installation of security devices; and improvement through alterations or incidental additions to, or enhancement of, existing buildings, including improvements to increase the efficient use of energy in buildings, and structural changes necessary to make the structure accessible for persons with physical handicaps do not exceed 75% of the value of the building before conversion or where rehabilitation costs are less than 75 percent of the replacement cost of the building.

Housing units with 2 or more conditions as identified in the Conditions table, would automatically meet the substandard definition.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,844	25%	2,718	41%
With two selected Conditions	19	0%	158	2%
With three selected Conditions	0	0%	60	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,651	75%	3,750	56%
Total	7,514	100%	6,686	100%

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	604	8%	1,037	16%
1980-1999	1,734	23%	1,474	22%
1950-1979	4,311	57%	3,336	50%
Before 1950	865	12%	839	13%
Total	7,514	100%	6,686	101%

Table 34 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,176	69%	4,175	62%
Housing Units build before 1980 with children present	1,898	25%	833	12%

Table 35 – Risk of Lead-Based Paint

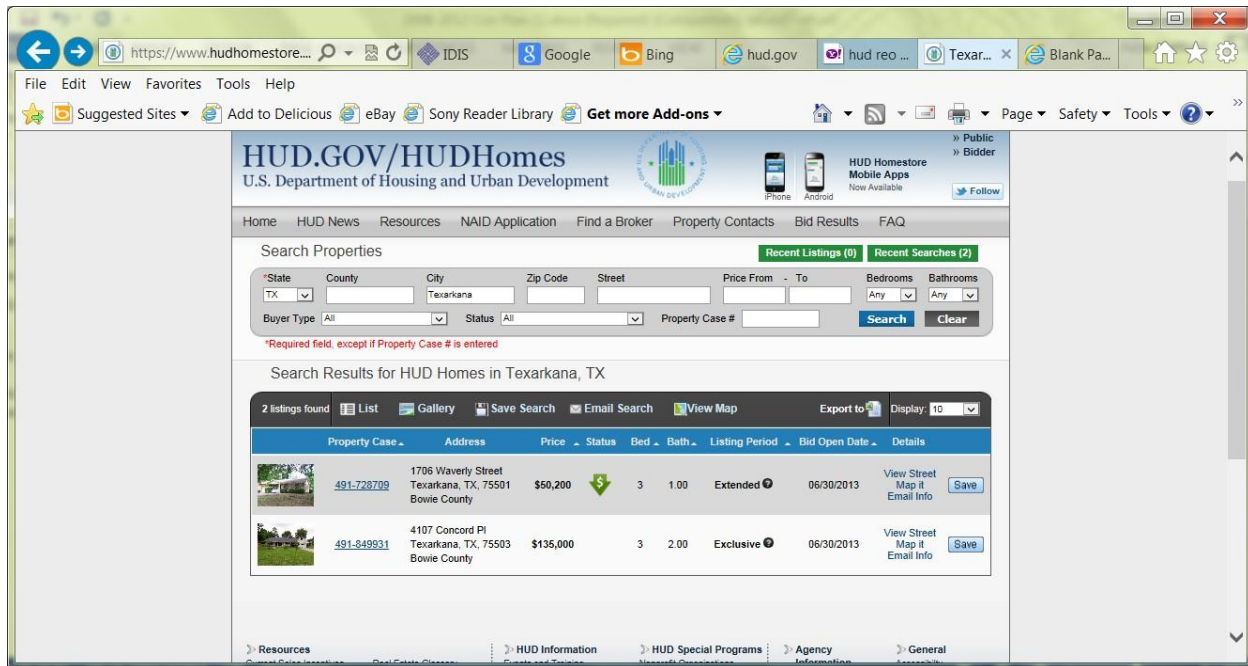
Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS



REO Properties on HomeStore

Need for Owner and Rental Rehabilitation

Housing stock age can substantially impact the need for owner and rental rehabilitation. Based on the city's relatively high percentage of housing stock built prior to 1950, 12% for owner-occupied housing and 13% of renter-occupied housing as well as the conditions found in each category, the City assumes a substantial number of these homes would benefit from rehabilitation. However, as reported by the City's Environmental Services unit and Public Works/Inspections unit, many of these owner and renter-occupied units are not fit for human habitation and would not qualify for rehabilitation as the costs of rehabilitation would far exceed the 75% of value threshold. Few units built before 1980 were built to Section 504 Accessibility Standards or meet energy efficiency standards of today. With an aging population and more families consolidating across generations, the City concludes that providing rental rehabilitation to improve accessibility and improve affordability for families with a disabled or elderly family member would improve affordability and assist low and very low income families.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the 2005-2009 ACS and 2005-2009 CHAS data presented here, 69% of owner occupied units and 62% of renter occupied units were built before 1980. Twenty-five percent of the owner-occupied units have children present and 12% of the rental unit also have children present.

Discussion

The Condition of Units table above shows the number of units, by owner or renter occupation, based on the number of "conditions" the unit has. These correspond to the "Housing Problems" in the Needs Assessment analysis. These conditions are: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than 1 person per room; and (4) a cost burden greater than 30%. Data is from the American Community Survey 2005-2009. of the 7,514 owner-occupied units, 1,844 units have one or more condition with the remainder having no documented conditions. of the 6,686 renter-occupied units, 41% or 2,718 units have one condition, 158 units (2%) have 2 conditions, 60 units (1%) have 3 conditions.

The age of Texarkana's housing stock presents problems for owners, renters, and the City. Newer construction, units built in 1980 or later, tend to have fewer significant problems; 31% (2,338) of owner-occupied units fall into this category and, with slightly more newer units, renter-occupied units constitute 38% of the units (2,511). Properties built before 1980 constitute the bulk of Texarkana's housing stock with 5,176 (69%) owner-occupied units and 4,175 (63%) renter-occupied units.

The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of Texarkana, HATT, is the local Public Housing Authority. Their Five Year Plan is attached and is cross referenced here. Currently, the Housing Authority of the City of Texarkana, Texas (HATT) operates public housing in the City. The City reviewed the Housing Authority of Texarkana, Texas' 5-Year Plan and Annual Action Plan for a Certificate of Consistency with the City's 5-Year Consolidated Plan. As the City works to overcome obstacles and enhance coordination through improved communication and marketing, public housing and resident initiatives are positively impacted. HATT is a member of the Texarkana Homeless Coalition and is working with other housing providers and the City to identify housing options for homeless persons.

This section of the plan summarizes the needs of public housing, including:

- public housing develops in Texarkana;
- the number and physical condition of public housing units;
- restoration and revitalization needs of public housing;
- public housing waiting lists;
- compliance with Section 504 and accessibility of public housing stock.

PHYSICAL INSPECTION SCORES:

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. The results provided by HUD represent the inspections conducted from 2001 through September 2009, before demolition of the Housing Authority's demolition of its most troubled properties. HATT has since removed those properties from inventory and has replaced them with new properties that would significantly improve their average inspections score. HATT used these scores to 1) better understand the physical condition of the HUD-assisted housing stock, as well as changes in the stock over time; 2) plan for future affordable housing needs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	577	606	2	604	0	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Texarkana continues to work with the Housing Authority of the City of Texarkana, Texas (HATT) and a private development company in the development, planning and implementation of a large scale revitalization project in the Rose Hill Neighborhood. The City is also collaborating with HATT during the implementation of the HOPE VI grant award, which includes demolition of Covington Homes, Stephens Courts and Griff King Courts, three low income housing projects, and construction of multi-family and infill housing throughout the area.

- The Housing Authority has 6 different apartment and duplex complexes with 452 units throughout the city.
- The HOPE VI grant award to the PHA has resulted in the demolition of Covington Homes, a dilapidated PHA complex. In its place, The Oaks at Rosehill has been constructed and is now rented to capacity. The Oaks at Rosehill features 27 mixed-income units that contain 128 apartments, a fitness center and community center.
- The construction of the 124 unit Pecan Ridge began in July 2011 and opened in June 2012. The project is currently at capacity.
- The third outdated PHA complex, Griff King, was demolished following the completion of Pecan Ridge.
- The Texas Department of Housing and Community Affairs awarded Low Income Housing Tax Credits to assist in the financing of Rosehill Ridge in August 2011. Construction is currently underway and the project will be completed in September 2013.

- The Housing Authority in collaboration with the City is developing single family units for low and moderate income families. The Housing Authority will use HOPE VI funds to buy down the mortgages of these units to make them affordable.
- The City continues to assist the PHA in the acquisition of lots, demolition and clearance. Subsidized housing on the existing PHA site and the surrounding community is a part of the replacement housing.
- The project includes developing a community with commercial as well as residential opportunities throughout the area expanding beyond and eliminating the present boundaries of public housing. Rosehill Ridge will consist of 122 units, of which 32 will be public housing and 90 will be tax credit housing. This blending will encourage new development throughout the area giving new life to this depressed area.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 – Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Under the Hope VI award, the city and HATT have made significant strides toward replacing pre-1950's public housing stock. Three Public Housing properties were demolished, making way for three new, much needed housing properties.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Under the Hope VI grant, HATT provided extensive supportive housing services directly to public housing residents. The grant ends on September 30, 2013. HATT is transitioning to a referral-based system that will enable them to ensure public housing residents have sufficient access to necessary services provided by federal, state, local, and/or non-profit agencies. Services include access to educational resources like GED preparation and computer skills training through the Literacy Council, vocational and job training programs offered through Workforce Solutions, Texarkana Community College, and Texas A&M Texarkana, financial management skills training, child care, and other relevant support services.

Discussion:

Texarkana, Texas and the Housing Authority of Texarkana have made significant, meaning strides toward ensuring that extremely-low, low-, and moderate-income citizens have access to safe, affordable housing. While these gains are meaningful, the city's goals have not been fully realized. With the expiration of the Hope VI grant, the City and HATT will continue to work together to improve access to safe, affordable housing.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The section of the Consolidated Plan includes a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction. Of special concern are the chronically homeless, both individuals and families, families with children, veterans and their children, unaccompanied youth, and victims of domestic violence and their families.

Facilities Available for the Homeless include:

- Randy Sams' Shelter for the Homeless (emergency shelter for 86 unaccompanied adults)
- Domestic Violence Prevention, Inc. (emergency shelter for 17 unaccompanied adults, transitional supportive housing for 60 family members and 14 unaccompanied adults)
- The Salvation Army, Texarkana, Arkansas (9 family rooms for up to 36 people and 25 beds for

Note: The Randy Sams' Outreach Shelter provides the only available beds for people who are chronically homeless in Texarkana, Texas. The Salvation Army Homeless Shelters for Families, and Unaccompanied Men are located in Texarkana, Arkansas. Their facility is list here because they are the only local provider of shelter for homeless families in the region. Crossing state lines for shelter is problematic for many homeless persons because assistance is usually tied to state of residence. Special Health Services of Texas provides some support for HIV/AIDS patients in the region. Community Health Core (formerly Sabine Valley Health) plans to provide supportive housing and permanent supportive housing to homeless veterans and their families as well as supportive housing for MHMR clientele.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	36	25	60	0	0
Households with Only Adults	139	0	14	0	0
Chronically Homeless Households	0	25	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Data was derived from consultation with The Salvation Army, Texarkana, Randy Sam's Homeless Shelter, Domestic Violence Prevention, Texarkana, and Texarkana's Continuum of Care/Homeless Coalition.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services used to complement services targeted to the homeless population include the following:

Christus St. Michael Health Care System: general medical services / emergency care

Wadley Regional Medical Center: general medical services / emergency care

Bowie County Family Health Center: medical and family planning and counseling, WIC, confidential testing for STDs

Special Health Resources: free HIV/AIDS antibody testing, prevention/intervention; education/counseling, utility, prescription assistance

Friendship Center: hot meals, groceries, utilities, gasoline, lodging

Domestic Violence Prevention: emergency shelter, financial, family violence prevention, etc.

Randy Sams' Shelter for the Homeless: emergency shelter, meals, groceries, utility assistance

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services and facilities that meet the needs of homeless persons, particularly homeless individuals and families, families with children, veterans and their families, and unaccompanied youth listed on SP-40 and MA35:

Christus St. Michael Health Care System: general medical services / emergency care

Wadley Regional Medical Center: general medical services / emergency care

Bowie County Family Health Center: medical and family planning and counseling, WIC, confidential testing for STDs

Special Health Resources: free HIV/AIDS antibody testing, prevention/intervention; education/counseling, utility, prescription assistance

Friendship Center: hot meals, groceries, utilities, gasoline, lodging

Domestic Violence Prevention: emergency shelter, financial, family violence prevention, etc.

Randy Sams' Shelter for the Homeless: emergency shelter, meals, groceries, utility assistance

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The primary goal for serving special needs populations is to assist public and nonprofit agencies in expanding and enhancing their provision of housing and services to the elderly, disabled and dually/multiply diagnosed, persons with HIV/AIDS, victims of domestic violence, and persons with addictions. The City recognizes services required by special-needs populations often overlap the housing needs and supportive services for the homeless as identified and addressed throughout the Consolidated Plan.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and victims of domestic violence present a range of complex problems that put them at greater risk of severe income limitations and homelessness. These populations have a much more difficult time finding, securing, and maintaining adequate housing and necessary social services. The City serves as the fiscal agent for a Supportive Housing Grant administered by Domestic Violence Prevention of Texarkana. DVP provides supportive housing to 60 family members and 14 individuals without families. Of these residents, one head-of-household is a veteran, 2 are HIV/Aids positive, and 2 are classified as chronically homeless. The City acts as fiscal agent and sponsor of the Supportive Housing Grant (SHP) administered through Domestic Violence Prevention in Texarkana. The City meets the needs of these residents by providing case management, counselling, life skills training, and child care assistance for job seekers, and

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

At this time, there are no programs which ensure that persons returning from mental and physical health institutions receive appropriate supportive housing, though local institutions attempt to assist these populations in connecting to appropriate social service organizations that may be able to assist them in procuring supportive housing. The only existing supportive housing program in **Texarkana at this time, ...** The City is developing a supportive partnership with Community Health Core, a non-profit providing MHMR services in the Northeast Texas region will be providing services in Texarkana. They intend to expand MHMR services in Texarkana to provide supportive housing particularly to veterans utilizing their mental health care services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City intends to continue partnering with Domestic Violence Prevention, Inc to provide supportive housing to victims of domestic violence and their families. The City will re-apply for the SHP grant as appropriate to continue these services.

The City will support programs sponsored by HATT to provide services to low-income persons with special needs, especially the elderly and frail elderly.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The priorities for Texarkana in addressing the needs of these population groups include:

- To assist public and nonprofit agencies in providing housing and supportive services to the elderly and frail elderly;
- To assist public and nonprofit agencies in providing housing and supportive services to homeless persons and those “at-risk” of homelessness.
- To assist the Texarkana Homeless Coalition and those agencies that are part of the coalition, serving special needs populations.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI)). An analysis of these factors has aided the City in developing programs that reduce the adverse effects of these constraints on the supply and cost of housing.

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas has not identified any public policies that serve as barriers to affordable housing, and therefore did not need to develop strategies to remove or lessen negative effects that serve as barriers to affordable housing. However, the City has identified the following other barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In this section of the Consolidated Plan, the City considers Non-Housing Community Development Assets, the priority non-housing community development needs that are eligible for assistance through the CDBG program, especially economic development needs using data on Texarkana's economic conditions, the local workforce, and needs of local businesses. Data is derived from the 2005-2009 American Community Survey (ACS) and the 2010 ESRI Business Analyst Package and the Bureau of Labor Statistics (BLS).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	135	29	1	0	-1
Arts, Entertainment, Accommodations	1,585	1,545	11	10	-1
Construction	749	455	5	3	-2
Education and Health Care Services	3,997	4,699	27	30	3
Finance, Insurance, and Real Estate	654	1,360	4	9	5
Information	181	195	1	1	0
Manufacturing	1,237	690	8	4	-4
Other Services	1,054	1,059	7	7	0
Professional, Scientific, Management Services	1,210	527	8	3	-5
Public Administration	811	780	5	5	0
Retail Trade	2,088	2,736	14	18	4
Transportation and Warehousing	782	299	5	2	-3
Wholesale Trade	587	1,074	4	7	3
Total	15,070	15,448	--	--	--

Table 40 - Business Activity

Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	17,087
Civilian Employed Population 16 years and over	15,070
Unemployment Rate	11.80
Unemployment Rate for Ages 16-24	46.06

Unemployment Rate for Ages 25-65	5.69
----------------------------------	------

Table 41 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	5,225
Farming, fisheries and forestry occupations	12
Service	2,978
Sales and office	3,798
Construction, extraction, maintenance and repair	1,214
Production, transportation and material moving	1,843

Table 42 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,667	88%
30-59 Minutes	1,417	10%
60 or More Minutes	330	2%
Total	14,414	100%

Table 43 - Travel Time

Data Source: 2005-2009 ACS Data

Education:**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,045	229	1,449
High school graduate (includes equivalency)	3,312	362	1,683
Some college or Associate's degree	4,666	375	1,057
Bachelor's degree or higher	3,334	82	673

Table 44 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	146	236	148	208	500
9th to 12th grade, no diploma	534	551	702	878	551
High school graduate, GED, or alternative	1,744	1,775	1,216	2,379	1,674
Some college, no degree	1,412	1,517	1,308	1,943	978
Associate's degree	213	273	508	656	155
Bachelor's degree	130	660	705	1,212	584
Graduate or professional degree	46	186	474	873	394

Table 45 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,852
High school graduate (includes equivalency)	20,061
Some college or Associate's degree	29,470
Bachelor's degree	42,744
Graduate or professional degree	56,842

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Health Care Services constitute the bulk of jobs in Texarkana with 4,699 jobs, 1,963 more jobs (30% share) than the second highest sector, Retail Trade, at 2,736 jobs (18%). Agriculture, Mining, Oil, and Gas Extraction reports the fewest jobs with 29 jobs in the area. Professional, Scientific, and Management Services has the highest percentage of oversupply of workers with 1,210 workers and only 527 jobs reported.

Describe the workforce and infrastructure needs of the business community:

Significant numbers of workers have either no high school diploma/GED or no Bachelor's degree. This segment of the population also earns substantially less than their counterparts with degrees. Persons with less than a high school diploma earn \$13,852 per year, 24% of earnings with a graduate degree at \$56,842, and 32% of a bachelor's degree (42,744). Earning with a high school diploma jump to \$20,061

and \$29,061 with some college or an associate's degree. This significant difference between some college and no high school equivalency strongly points to the importance of supporting high school retention programs and workforce development programs. Seven thousand and fifty-five residents between the ages of 18 and 44 years old fall into the category of high school equivalency or less education. Designing workforce programs that target wage earners in this demographic has the greatest potential to impact the earning potential of individuals and families earning less than moderate incomes. Workforce needs also include the need for skilled trade workers, workers with certifications for environmental assessment and cleanup, workers with computer skills, workers with office work training and certifications. Workers with improved math, science, and communication skills are also in demand.

Economic development professionals in Texarkana, Texas report that the leading reason for losing potential business relocations is that the local workforce does not have the requisite education or skills for their needs.

Infrastructure needs reported by the business community include improvements to downtown, city gateway areas, safety and security like street lights and sidewalks, assistance with environmental contamination assessment and cleanup in redevelopment areas, facade improvements downtown, and incentive packages for consolidation of larger parcels of land.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City's Brownfields redevelopment efforts downtown, in the 7th Street Corridor, in the Rosehill community and in the Beverly neighborhood all have either already begun or will have significant positive economic impacts on the city and in these communities. The Hope VI award of \$21 million has attracted approximately \$80 million dollars in other private and public investments. The City's Brownfields redevelopment initiative has brought the city \$400,000 for brownfields assessment, \$400,000 to assess and clean up a dangerous derelict building next door to a \$4 million private investment, and \$900,000 for an EPA Brownfields revolving loan fund. A private developer interested in bringing low-moderate income housing to downtown by redevelopment of the Grimm Hotel property estimates that every dollar spent on downtown redevelopment equals approximately \$1.75 in local revenue generation. The Texarkana area have lost approximately 3,000 jobs as a result of loss of manufacturing and shut-downs at Red River Army Depot. Potentially off-setting job losses in the defense industry and local manufacturing, Tex-Americas Center has secured funding to assess and cleanup 20,000 acres and over 500 buildings vacated by the U.S. Army in the Base Re-Alignment and Closure Process. This will mean expanded remediation work for local workers and expansion of economic opportunities in years to come.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The areas of highest job surpluses are the Education/Healthcare, Finance/Insurance/Real Estate and the Retail sectors all of which are areas where some college through graduate degrees would be of benefit to job seekers. Economic developers, Workforce Development, and the local P-16 Council all recommend expanding access to GED preparation and testing, high school retention programs, vocational training, and college education as essential to expanding economic opportunities for a workforce ill-prepared for today's employer needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Texarkana's Workforce training initiatives include an EPA Job Training Grant that has been used to provide forty five unemployed persons with certification required for Environmental Technicians. The City re-applied to train an additional 40 workers. As of the writing of this planning document, the EPA had not yet announced awards. Workforce Development has several workforce training initiatives including some re-training for workers that have lost their jobs due to mass lay-offs. Texarkana Community College offers workforce training in industrial arts, construction, culinary arts, and for electricians. These efforts support the goals of this Consolidated Plan as increasing the skills and certifications of the local workforce can raise incomes, reducing homelessness and improving families' ability to secure housing at all income levels.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Ark-Tex Council of Governments leads the Comprehensive Economic Development Strategy (CEDS) process in this region. The Comprehensive Economic Development Strategy is a survey conducted on the economic state of the North East Texas Economic Development District (NETEDD) as mandated by the EDA. This survey addresses the strengths and weaknesses of NETEDD, which consists of eleven counties encompassing over 6,500 square miles which is home to approximately 293,000 people. The survey is completed with input from individuals from all over the NETEDD region including, but not limited to, economic development managers, city managers, chambers of commerce, representatives from housing, education, and health, political and public advocates, and other interested parties. The CEDS is

conducted every five years to assess the economic progress made in the region and to set new economic goals for the region. The most recent CEDS Report was completed in 2008. ATCOG is in the process of completing a new plan.

Discussion

The tables above show labor market and education statistics relevant to the community development planning process. Texarkana has 17,087 people in the Civilian Labor Force, which includes the number of employed persons (15,070) plus those actively looking for work. Business Activity, as noted in the data table below, indicates an over-supply of workers for available jobs in six of the thirteen sectors identified, with four categories indicating a shortage of workers. Education and Health Care Services, Finance, Insurance, and Real Estate, Retail Trade, and Wholesale Trade show room for growth in the labor market. Jobs (15,448) exceed workers (15,070) with 378 jobs going unfilled. The unemployment rate shown in the table, 11.8%, is now considerably lower, at approximately 7.8%. Considering the region has lost approximately 3,000 jobs from the region in the past three years, it is believed that the number of persons who have stopped looking for work account for apparent decreases in the unemployment rate as these individuals are not counted as part of the labor force. Unemployment for younger workers, those between the ages of 16 and 24 presents the most troubling number at 46.06%.

The majority of workers are employed in the Management, Business, and Financial sector of the local economy, with 5,225 workers and the Sales and Office sector with 3,798 workers. Service accounts for 2,978 workers, Production, Transportation, and Material Moving has 1,843 workers and Construction, extraction, maintenance and Repair accounts for 1,214 workers. Farming, Fisheries, and Forestry only accounts for 12 workers in Texarkana.

Travel time to and from work is still manageable for workers in the area with the vast majority, 88%, commuting less than 30 minutes per trip to or from work.

Educational attainment is the greatest demographic indicator for potential income; those with less than a high school diploma or only a high school diploma/GED earn substantially less than workers with some college through graduate degrees at every age.

Support for economic development is crucial to improve the numbers of available jobs for residents of Texarkana, Texas.

The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available as well as seventy-two fair market units. This project will also bring new jobs to the downtown area.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Texarkana has many safe, affordable, and livable neighborhoods. However, some areas of the city have increasingly become areas where housing and social problems are concentrated, areas where poverty and lack of decent housing exacerbate other social issues. These are areas where with multiple housing problems and a concentration of abandoned, substandard housing are havens for criminal activity, depriving decent citizens of peace of mind and property value. Concentration is here defined as 44 percent or more of the housing stock in an area of 2 or more adjacent block groups with households experiencing more than one of the Four Housing Problems. (Lacking complete kitchens, lacking complete plumbing, more than one person per room, and/or paying 305 or more of household income for housing.)

The Beverly Community in Texarkana, Texas has significant housing and poverty issues. As such, the City has designated the Beverly Neighborhood as a priority local Target Area. The map below shows the city's area of concentration of housing problems by census tracts. Also of note, the downtown area has few affordable housing opportunities for people wanting to live in the downtown area. Many of the residential structures in the Downtown - 7th Street Corridor are substandard or substandard with significant rehabilitation potential.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Area of Low and Moderate Income Concentration: An area consisting of one or more adjacent block groups in which 44 percent or more of total persons are considered low or moderate income according to definitions and figures provided by HUD as shown on the CPD maps below.

Area of Minority Concentration: An area consisting of one or more adjacent block groups in which 44 percent or more of total persons are classified as "minority." HCHCDA defines minority to include all ethnic groups other than Non-Hispanic Whites as shown on the CPD maps below.

Many communities in Texarkana provide safe, decent, affordable housing for residents of all strata of racial and ethnic minorities. However, in areas of minority and/or low-income concentration, housing values are generally much lower than the city as a whole, crime rates are higher, and there are fewer opportunities for employment. Both the Beverly neighborhood and downtown are prime examples of areas where minority and low income concentration pose significant challenges to redevelopment and the goal associated with providing safe, suitable, livable communities for everyone.

What are the characteristics of the market in these areas/neighborhoods?

The City's designation of the Beverly Neighborhood as a local Target Community is based on the concentrations of poverty, minorities, abandoned and/or substandard housing, and high numbers of households with one or more of the Four Housing Problems or Four Severe Housing Problems. In many ways, Beverly is similar to other neighborhoods in Texarkana, in that these social and market factors have depressed the neighborhoods making them unattractive to developers. These neighborhoods cost the city in lost property taxes and increase police, fire, and environmental services. Estimates of the number of abandoned, substandard properties suggest that one in six homes have been boarded up in the Beverly community.

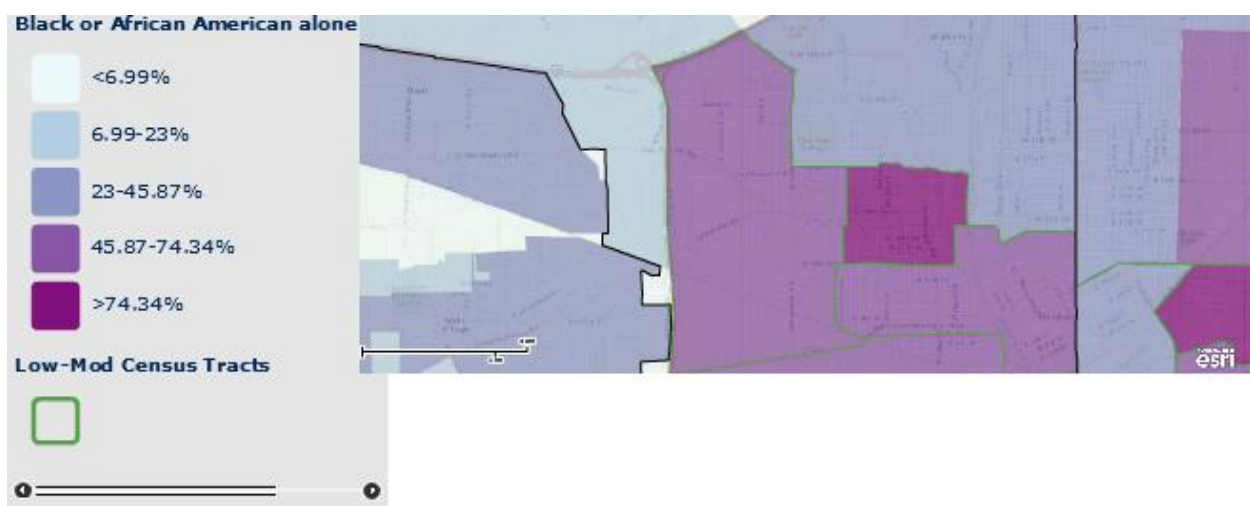
Are there any community assets in these areas/neighborhoods?

The City has an extensive network of parks, schools, churches, shopping, and social service organizations located throughout the city. The City's partnership with the T-Line public transportation system has resulted in transportation availability in most neighborhood in the city.

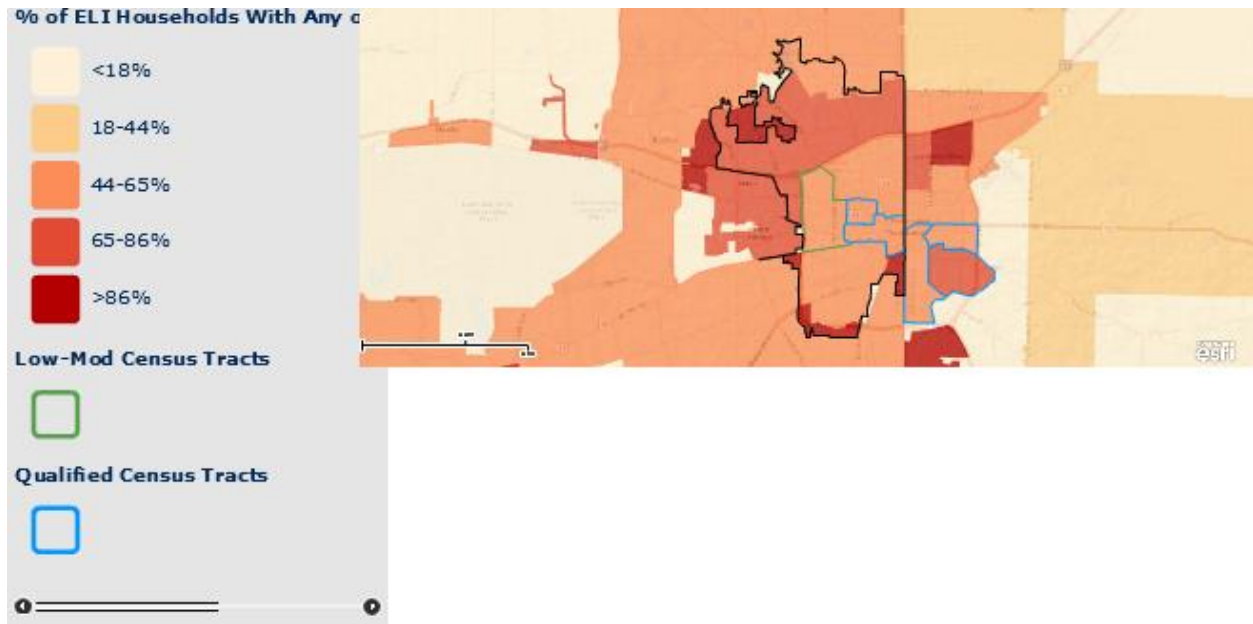
Only one park exists in the Beverly community. The park is located on a flood plain and cannot be updated using state or federal funding. Other community assets include grocery stores, employment opportunities, and Texarkana Community College.

Are there other strategic opportunities in any of these areas?

Substantial strategic opportunities exist in both the Beverly Neighborhood and in Downtown Texarkana with an appropriate level of commitment of resources to remove barriers and create incentives for redevelopment.



CPD Maps Areas of Minority Concentration



CPD Maps Extremely Low Income and Housing Problems Concentration

Beverly Heights Housing Condition

	1990	2000	2010	% Change
Population	2612	2562	2293	-12.21%
Households	921	877	774	-15.96%
Housing Units Total	1103	1021	918	-16.77%
Owner Occupied Housing Units	480	434	268	-44.17%
Renter Occupied Housing Units	441	468	506	14.74%
Vacant Housing Units *	182	119	144	-20.88%



Beverly Heights

Beverly Heights Economic Condition 2012

<i>Variable</i>	<i>City of Texarkana</i>	<i>Beverly Heights Revitalization Area</i>	<i>Variance</i>
<i>2012 Median Household Income</i>	<i>\$37,526</i>	<i>\$17,262</i>	<i>46.00%</i>
<i>2012 Average Household Income</i>	<i>\$54,894</i>	<i>\$26,446</i>	<i>48.18%</i>
<i>2012 Per Capita Income</i>	<i>\$23,297</i>	<i>\$10,477</i>	<i>44.97%</i>
<i>2012 Median Home Value</i>	<i>\$136,770</i>	<i>\$37,863</i>	<i>27.68%</i>
<i>2012 Average Home Value</i>	<i>\$167,164</i>	<i>\$46,187</i>	<i>27.63%</i>



Beverly Heights Economic Conditions

Beverly Heights Housing Condition

	1990	2000	2010	% Change
<i>Population</i>	2612	2562	2293	-12.21%
<i>Households</i>	921	877	774	-15.96%
<i>Housing Units Total</i>	1103	1021	918	-16.77%
<i>Owner Occupied Housing Units</i>	480	434	268	-44.17%
<i>Renter Occupied Housing Units</i>	441	468	506	14.74%
<i>Vacant Housing Units *</i>	182	119	144	-20.88%



Beverly Heights Housing Conditions

Change in City - Beverly Heights Economic Conditions 1990 – 2012

<i>Variable</i>	<i>City of Texarkana</i>	<i>Variance</i>	<i>Beverly Heights Area</i>	<i>Variance</i>
<i>1990 Median Household Income</i>	<i>\$22,885</i>		<i>\$15,445</i>	
<i>2000 Median Household Income</i>	<i>\$29,751</i>	<i>23.08%</i>	<i>\$15,622</i>	<i>1.13%</i>
<i>2012 Median Household Income</i>	<i>\$37,526</i>	<i>39.02%</i>	<i>\$17,262</i>	<i>10.53%</i>
<i>1990 Average Household Income</i>	<i>\$31,125</i>		<i>\$18,969</i>	
<i>2000 Average Household Income</i>	<i>\$43,788</i>	<i>28.92%</i>	<i>\$22,796</i>	<i>16.79%</i>
<i>2012 Average Household Income</i>	<i>\$54,894</i>	<i>43.30%</i>	<i>\$26,446</i>	<i>28.27%</i>
<i>1990 Per Capita Income</i>	<i>\$12,266</i>		<i>\$7,199</i>	
<i>2000 Per Capita Income</i>	<i>\$17,815</i>	<i>31.15%</i>	<i>\$8,268</i>	<i>12.93%</i>
<i>2012 Per Capita Income</i>	<i>\$23,297</i>	<i>47.35%</i>	<i>\$10,477</i>	<i>31.29%</i>
<i>1990 Median Home Value</i>	<i>\$48,876</i>		<i>\$28,409</i>	
<i>2000 Median Home Value</i>	<i>\$65,773</i>	<i>25.69%</i>	<i>\$31,250</i>	<i>9.09%</i>
<i>2012 Median Home Value</i>	<i>\$136,770</i>	<i>64.26%</i>	<i>\$37,863</i>	<i>24.97%</i>
<i>1990 Average Home Value</i>	<i>\$59,747</i>		<i>\$32,079</i>	
<i>2000 Average Home Value</i>	<i>\$84,105</i>	<i>28.96%</i>	<i>\$32,486</i>	<i>1.25%</i>
<i>2012 Average Home Value</i>	<i>\$167,164</i>	<i>64.26%</i>	<i>\$46,187</i>	<i>30.55%</i>



beverly Heights Comparison Table

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This City of Texarkana, Texas Consolidated Plan identifies the priority needs of this jurisdiction and describes strategies that the City will undertake to serve those priority needs. This section of the Consolidated Plan describes the City's **Geographic Priorities** and **Priority Needs** in light of the **Influence of Market Conditions** and **Anticipated Resources**. This section of the City's Consolidated Plan also discusses the **Instructional Delivery Structure** for the City's **Goals**. The City addresses **Public Housing, Barriers to Affordable Housing, the City's Homelessness Strategy, Lead-based Paint Hazards, the City's Anti-Poverty Strategy, and Monitoring** of progress.

Neighborhood Revitalization Area / Strategic Vision for Change

The City of Texarkana has developed a long-range strategy for significantly impacting low and moderate-income communities through new housing and economic development activities. The areas identified for geographically determined investment allocation in this Consolidated Plan were selected based on consultation with area agencies, citizen input, and overwhelmingly agreed upon by the duly-elected City Council Members representing every ward in the city. These areas have both great need and present significant opportunity to meet the City's goals.

The City has developed strong links between representatives of the low and moderate-income community's public service agencies, public housing agency, educational institutions, health facilities and the business community for the purpose of developing an ongoing strategic plan for reinvestment in the low income communities.

The City is currently addressing identified needs through coordinating the use of CDBG and other federal, state and local funds in distressed areas and through providing services to low and moderate income households. In addition, the City, with its collaborative partners and citizens, has identified neighborhoods appropriate for revitalization efforts which includes the Downtown area and Beverly neighborhood. The Supportive Housing Program (SHP) is administered through Domestic Violence Prevention, Texarkana, one of the City's active partners on the Homeless Coalition. Plans to secure additional funding from the State of Texas' TDHCA Housing Trust Fund (HTF) and Emergency Shelter (ESG) will make additional shelter for the homeless, prevention of homelessness and housing affordability possible if this funding can be secured. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available as well as seventy-two fair market units. This project will also bring new jobs to the downtown area.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Beverly Community Revitalization
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revival Type:	Comprehensive
	Other revival Description:	
	Identify the neighborhood boundaries for this target area.	Boundaries for this target area: Southern border: New Boston Road, also US Hwy 82 Western border: Robinson Road Northern border: College Drive Eastern border: Richmond Road to Summerhill Road Comprised mostly of Qualified Census Tract 106.

Include specific housing and commercial characteristics of this target area.	This once thriving community is bordered on all four sides by commercially zoned streets with an interior comprised of older housing stock, both single family and apartment complexes, and many vacant, boarded buildings. These commercial zones are showing their age as most are either single commercial structures or dilapidated strip malls. The City's main water treatment facility is located in the commercial section. Also, the area's only park sits next to this facility. Park improvements are problematic here as it lies within an established flood plain. Within the core are also homes that while older are still owner-occupied. This is an area of minority, elderly, and poverty concentrations. The Beverly Community exhibits multiple housing problems including significant decreases in several major categories. Population has decreased from 2,612 in 1990 to 2,293 in 2010, with the number of households for the same period also declining from 921 to 774. Total number of housing units likewise decreased from 1,103 to 918 households. The number of vacant housing units decreased from 182 to 144. During this same time period, renter occupied housing units rose from 441 to 506 while owner occupied housing units dramatically decreased 44.17% from 480 to 268. This significant finding is mirrored in differences between the economic/commercial differences between the community and the city as a whole. In 2012, average median household income for Texarkana, Texas was \$37,526, but only \$17,262 in Beverly Heights, a variance of 46%. Per capita income was also lower by 45% as compared to the city at \$23,297 per person in the city and only \$10,477 in Beverly. Median home values in the city were reported at \$136,770 and only \$37,863 in Beverly, a difference of 28%. On the northern border of the area lies one of Texarkana's most valued assets, Texarkana Community College. Just north of the college, both commercial and residential areas are thriving with new businesses and well-established homes and neighborhoods that are either maintaining or increasing in value. The proximity to this thriving area indicates a substantial opportunity for improvements in the community that will be beneficial to the entire city and the region.
--	--

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The city's consultations and citizen participation process are central to the development of Beverly Heights as a Local Target Area. The Beverly neighborhood has stood in direct contrast to the more prosperous neighborhoods to the north for more than twenty years. As conditions in the Rosehill area improved, crime in Beverly and the problems of substandard housing and vacant, derelict housing exponentially increased. Residents, service agencies, as well as law enforcement and emergency services began reporting higher and higher numbers of people impacted by this community's decline. Citizens from the area began approaching their Council Members, the Mayor, and staff about removing slum and blight conditions, addressing concentrations of poverty, improving economic opportunities, and providing more affordable, quality housing opportunities well over ten years ago. The City's programs were insufficient to address the full range of needs in this community. With the lessons learned with the successes associated with the implementation of the Hope VI grant award in the Rosehill community, the City began developing the plan to concentrate resources in like manner in 2012. By May of 2013, the City was prepared to seek approval from the citizens of the community and the City as a whole. Following the methodology prescribed in the Citizen Participation Plan, the City held public hearing on adoption of the Beverly Community as a Local Target Area. With overwhelming support, the ordinance was adopted in May 2013.
Identify the needs in this target area.	Needs in this area include access to affordable, livable housing, removal of slum and blight conditions associated with derelict, vacant and boarded homes interspersed with functional housing, minority and poverty concentrations, public facilities for health care and recreation/exercise. Other needs include high concentration of households with one or more of the Four Housing Problems or Severe Housing Problems, low and extremely-low incomes for both owner-occupied and renter-occupied households, high percentages of at-risk of homelessness households, high numbers of homes without accessibility features and/or low-efficiency ratings, and lack of services and/or opportunities for children and the elderly.

	What are the opportunities for improvement in this target area?	The Beverly Neighborhood presents many opportunities for improvements with targeted resource distribution. At the northern boundary, Texarkana Community College brings individuals from all over the region into the area. However, at this time, those that visit the college avoid the crime ridden neighborhoods surrounding the institution. With appropriate planning and implementation, this area could easily provide suitable housing both for current residents and for those that attend or work at the college. Likewise, the other commercial corridors that are the boundaries of Census Tract 106/Beverly have significant commercial viability for neighborhood appropriate redevelopment. The area also has housing stock needing improvements that could prolong the viability of the homes for both owners and renters. With home-ownership rates roughly forty-five percent lower than the city's rates, improving opportunities for home-ownership could also stabilize the community. Further, improvements in public facilities like parks and health care facilities, the addition of streetlights, bike lanes, sidewalks, and safe walking trails, will also make the community safer and more livable. Jobs and services within this area are two additional areas of opportunity that can improve this community.
	Are there barriers to improvement in this target area?	Significant barriers exist to improvement in this area including variable citizen participation and adequate funding. Other The City is making significant strides toward overcoming these barriers with the building of trust between the City and citizens as well as identifying public and private funding for revitalization in this target area.
2	Area Name:	Downtown Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	revival Type:	Comprehensive
	Other revival Description:	

Identify the neighborhood boundaries for this target area.	The Downtown Area Local Target Area is sometimes referred to as the Downtown/7th Street Corridor as this is descriptive of the boundaries of the Target Area. It is bounded on one side by the Kansas City Southern Railroad (Front Street) and 7th Street (Martin Luther King Blvd.) on the other. It's eastern and western border are Stateline Avenue, literally the Texas/Arkansas border, on the east side and Lakeside Drive/Summerhill Road on the west. Major thoroughfares include: MLK Texas Blvd 4th Street Oak Street Front Street Stateline Ave
Include specific housing and commercial characteristics of this target area.	The Downtown/7th Street Corridor, Downtown Local Target area is an area of over 200 Brownfields properties with suspected or confirmed environmental contamination in an area of approximately 240 acres.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Citizens of Texarkana have asked the City to focus on downtown revitalization for at least ten years. Consultation with numerous agencies, public meetings, public hearings, citizen surveys, and votes of the duly elected City Council Members establish a strong consensus for moving forward to arrest the decline of this historic center of the town and revitalize the area's economic potential and potential for providing affordable housing close to city, county, state, federal and non-profit services.
Identify the needs in this target area.	Downtown and the 7th Street Corridor present many challenges to redevelopment. Of primary concern is that more than 200 properties within a 200 acre area are either confirmed or suspected of having various levels of environmental contamination ranging from lead paint to deadly gasoline additive buried underground and potentially leaking into the area's ground water. Many commercial, industrial, and residential properties are neglected, abandoned, or substandard. These problem properties are mixed in with functioning homes, businesses, and essential government services.

	What are the opportunities for improvement in this target area?	Developers are attracted to redevelopment downtown because of the existing infrastructure and unique architecture. The area is a food desert with great opportunity for affordable housing and commercial endeavors.
	Are there barriers to improvement in this target area?	The most significant barriers are the costs associated with environmental assessment and cleanup of asbestos, lead paint, mold, pigeon guano, and other hazardous or petroleum based contaminants. Texarkana's solid relationship with the U.S. EPA Brownfields program and the Texas Commission on Environmental Quality mitigate some of these challenges.

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Beverly Neighborhood Revitalization Area and Downtown Texarkana:

The City of Texarkana, Texas is working in cooperation with the Texarkana Independent School District, Housing Authority of Texarkana, Texas, Texarkana Community College, non-profit agencies, and the private sector to bring about the revitalization of the City's Downtown/7th Street Corridor and Beverly Neighborhood.

These geographic regions were chosen because they have great potential and great need. These areas are bordered by major transportation routes, which are prime real estate for commercial development. These neighborhoods are provide significant opportunity for quality affordable housing. New multifamily units along with the development of new single family housing will provide what these neighborhoods need the most – safe, secure, quality, affordable, housing for families.

The combination of affordable rental units and the development of new single family housing will provide families who currently reside in these neighborhoods opportunities to become future property owners. The development of new affordable housing stock will provide opportunities for those families currently locked out of the homeownership market the opportunity to make their initial investment in the American dream of home ownership.

Moreover, the economic development potential in these areas can bring what is most needed to sustain these low-mod income areas: jobs.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Aff. Housing Rehabilitation-Existing Units
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Housing Reconstruction Evaluate and Reduce Lead Paint Hazards Administer the CDBG Program
	Description	H1: Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents. DH-2 Objective
	Basis for Relative Priority	Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
2	Priority Need Name	Aff. Housing Rehab-Existing Units Lead Paint
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Evaluate and Reduce Lead Paint Hazards Administer the CDBG Program
	Description	H2: Evaluate and Reduce Lead Hazards DH-1 Availability and Accessibility

	Basis for Relative Priority	Based on volume of pre-1980 housing where children are present. Significant health risk involved in exposure to children. Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
3	Priority Need Name	Aff. Housing Rental Assistance
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents veterans
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Rental Assistance Information Dissemination Domestic Violence Prevention Supportive Housing Administer the CDBG Program
	Description	H. Provide rental assistance to low income individuals and families through dissemination of Section 8 Housing information. DH-2 Affordability
	Basis for Relative Priority	Relatively high numbers of low income families with housing cost burden of 50% or more.
4	Priority Need Name	Aff. Housing Production of New Units
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization

	Associated Goals	Housing Reconstruction Section 108 Loan Program for Economic Development Administer the CDBG Program
	Description	Support development of new affordable housing units in distressed communities. DH-1 Availability/Accessibility
	Basis for Relative Priority	Community priority for removal of Slum and Blight and proliferation of Brownfields in distressed areas.
5	Priority Need Name	Homelessness Outreach
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Homelessness Outreach Administer the CDBG Program

	Description	Support community efforts to provide outreach to homeless individuals. Provide access to information on community service organization that address basic needs for homeless and special needs individual including mental health and substance abuse treatment, housing related services, elder care, and other social services. Provide information to promote easy access to emergency shelters for the homeless. Target area are designated, but the City expects this effort to be city-wide. SL -1 Availability/Accessibility
	Basis for Relative Priority	Homelessness in Texarkana. No Texarkana, Texas homeless shelter for families. Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priority.
6	Priority Need Name	Homelessness Emergency Shelter
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Homelessness Outreach Homelessness Emergency Shelter Administer the CDBG Program
	Description	Assist Randy Sams Homeless Shelter in application for ESG funding. SL-1 Availability/Accessibility

	Basis for Relative Priority	Emergency shelter cannot serve families with children or unaccompanied youth. Shelter is frequently filled to capacity. Shelter lacks efficient heat and air. Shelter needs supportive services space. Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
7	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Rental Assistance Information Dissemination Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Domestic Violence Prevention Supportive Housing Administer the CDBG Program
	Description	Prevent homelessness in at-risk populations. DH-1 Availability/Accessibility
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need.
8	Priority Need Name	Non-H - Public Facilities Parks Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Public Facilities and Parks Administer the CDBG Program
	Description	Improvements to public facilities/parks, trails, public buildings, public spaces. SL-1 Availability/Accessibility
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority indicates that the City expects other funding sources or community stakeholders to address Low Priority items.
9	Priority Need Name	Non-H - Public Improvements & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Section 108 Loan Program for Economic Development Public Improvements and Infrastructure Public Facilities and Parks Administer the CDBG Program
	Description	Provide Public Improvements and Infrastructure in target areas. SL-1 Availability/Accessibility
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority indicates that the City expects other funding sources or community stakeholders to address Low Priority items.
10	Priority Need Name	Non-Housing - Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Public Services - Health Department Administer the CDBG Program
	Description	Public Services provided to low and moderate income persons.
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority indicates that the City expects other funding sources or community stakeholders to address Low Priority items.
11	Priority Need Name	Non-H - Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Section 108 Loan Program for Economic Development CDBG Revolving Loan Fund Administer the CDBG Program
	Description	Provide economic development activities and services in target areas to increase jobs, labor market participation rates, and create suitable living environments.
	Basis for Relative Priority	Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
12	Priority Need Name	Aff. Housing
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Housing Reconstruction Section 108 Loan Program for Economic Development First Time Home Buyer Down Payment Assistance Administer the CDBG Program
	Description	Provide support for affordable housing for low and moderate income individuals and families.
	Basis for Relative Priority	Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.

Table 48 – Priority Needs Summary

Narrative (Optional)

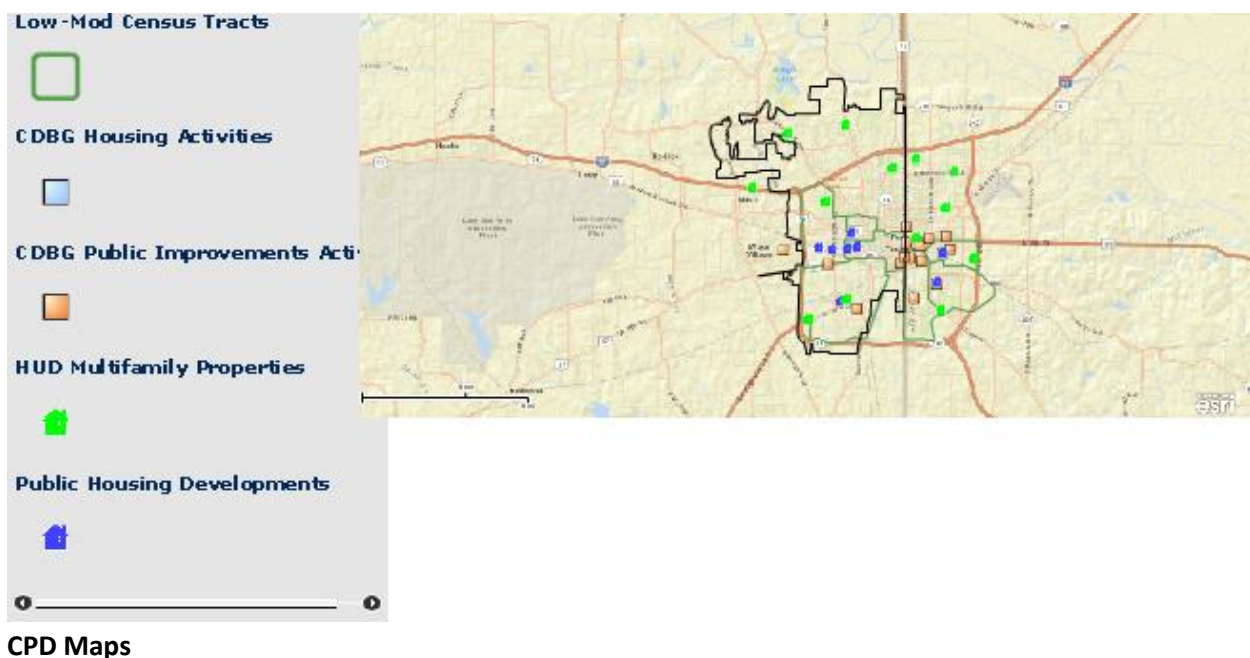
Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address "low" priorities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Texarkana, Texas has high numbers of renters that currently have a housing cost burden greater than 50%. Many of these are in neighborhoods with high minority and low income concentrations.
TBRA for Non-Homeless Special Needs	Non-homeless, special needs individuals and families including, but not limited to, veterans, HIV/AIDS renters, the elderly, MHMR, constitute a significant proportion of households in Texarkana and are at greater risk for homelessness.
New Unit Production	Substandard properties abound in neighborhoods where there are high concentrations of minority and extremely low and low income individuals. Reconstruction and building new affordable units can help to revitalize these communities.
Rehabilitation	Texarkana also has high numbers of homes with one or more of the four housing problems. Downtown Texarkana has many properties that are structurally sound but require rehabilitation to be livable.
Acquisition, including preservation	Acquisition of properties for preservation, redevelopment, or to remove slum and blight conditions is necessary to stabilize neighborhoods and support revitalization efforts.

Table 49 – Influence of Market Conditions



SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Texarkana, Texas will use every funding source available to meet the housing, economic development, and social services needs of the residents of the city. The table below list some of the funding sources the City has already secured or for which the City will apply.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,999	2,500	517,866	806,365	806,365	Expected Amount Available based on yearly allocation plus program income times four years.
Section 108	public - federal	Economic Development Housing Public Improvements	1,429,000	0	0	1,429,000	1,429,000	The City was awarded Section 108 Loans funds to bolster redevelopment in downtown. Plans are to rehabilitate a downtown historic structure into Hotel Grim Lofts that will make 20 low/mod units available.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Supportive Housing Program	public - federal	Housing Other	450,000	0	0	450,000	1,800,000	The City acts as fiscal agent to support Domestic Violence Prevention's Supportive Housing Program which provides housing and supportive services to victims of domestic violence and their families.
Other	public - state	Housing	320,000	0	0	320,000	1,280,000	The City will seek funding from TDHCA for housing reconstruction on 10 houses.
Other	public - state	Public Improvements Public Services	20,000	0	0	20,000	0	The City will apply to the Texas Department of State Health Services for assistance for the Texarkana-Bowie County Department.
Other	public - local	Housing Public Services Other	16,000	0	0	16,000	52,000	The City intends to contribute labor/services for homeless services, prevention and outreach, especially in support of the Homeless Coalition and applications for funding.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City recognizes the importance of leveraging resources. It is estimated that these community development projects will bring \$1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most of the projects will require substantial private investments at a 9 to 1 ratio. Matching requirements will be met by in-kind donations of labor and/or materials.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publicly owned land or property located within the jurisdiction includes housing lots owned by the city, city parks, and scattered properties located in downtown. This property may be used to promote economic development, provide support for homeless programs, and/or affordable housing in Texarkana, Texas. Additionally, publicly owned land may also be used to support public health activities, infrastructure and public services, promoting livability and sustainability within the jurisdiction.

Discussion

The City expects to use CDBG funding as a leveraging tool to support community and economic development within the jurisdiction.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Domestic Violence Prevention	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
RANDY SAMS' OUTREACH SHELTER, INC.	Non-profit organizations	Homelessness public services	Jurisdiction
Housing Authority of Texarkana, Texas	PHA	Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
THE SALVATION ARMY-TEXARKANA	Non-profit organizations	Homelessness Rental public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths and gaps are continuously assessed as an effort to enhance the coordination between the public and assisted housing providers, and among public and private health, mental health and other service agencies. Strengths include the broad range of services and service quality.

The City of Texarkana, Texas consulted with the Housing Authority of Texarkana, Texas during the development of this Plan. The Housing Authority of Texarkana, Texas (HATT) is the primary provider of the public housing units and subsidized housing programs. It is a separate legal entity controlled by a board of directors charged with the responsibility of helping to provide safe, decent and sanitary housing to the low income segment of population.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X		X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

By far, the most significant gap in services recognized at this time is in provision of supportive housing for veterans and their families as well as for MHMR residents. Additionally, persons with HIV/AIDs are often served by programs addressing their other needs and no information about their health status is solicited. The Randy Sams shelter works closely with the Friendship center to address many of the mainstream services needed by homeless residents.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

One of the significant issues related to the service delivery model is that efforts could be coordinated better through the Homeless Coalition. Texarkana, Texas has no shelter for homeless families. The jurisdiction has no HUD VASH program provider.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Salvation Army, located in Texarkana, Arkansas, is currently working with a property owner to secure a property in Texarkana, Texas, which would allow Texas homeless families to obtain services in Texas. Community Health Core provides mental health services and works with homeless veterans and their families. The City anticipates that Community Healthcore will obtain funding to provide HUD VASH to this segment of the homeless population.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	SHP Supportive Housing Program/CoC Transitional Housing Program	2013	2017	Homeless Non-Homeless Special Needs		Aff. Housing Rental Assistance Homelessness Prevention	Supportive Housing Program: \$2,250,000	Homelessness Prevention: 60 Persons Assisted
2	Home Buyer Assistance	2013	2017	Affordable Housing		Aff. Housing	CDBG: \$20,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	CDBG Revolving Loan Fund	2013	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Economic Development	CDBG: \$630,000	Facade treatment/business building rehabilitation: 5 Business Jobs created/retained: 10 Jobs Businesses assisted: 5 Businesses Assisted
4	Housing Reconstruction	2013	2017	Affordable Housing	Downtown Area Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units Aff. Housing Production of New Units Aff. Housing	CDBG: \$500,000 TDHCA: \$1,600,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Evaluate and Reduce Lead Paint Hazards	2013	2017	Affordable Housing		Aff. Housing Rehabilitation- Existing Units Aff. Housing Rehab-Existing Units Lead Paint	General Fund: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
6	Rental Assistance Information Dissemination	2013	2017	Affordable Housing Public Housing		Aff. Housing Rental Assistance Homelessness Prevention	General Fund: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Homelessness Prevention: 100 Persons Assisted
7	Public Facilities and Parks	2013	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure	CDBG: \$93,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public Services - Health Department	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Non-Housing - Public Services	Texas DSHS: \$20,000 CDBG: \$42,899	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
9	Public Improvements and Infrastructure	2014	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure	CDBG: \$97,556	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Homelessness Emergency Shelter	2013	2017	Homeless		Homelessness Emergency Shelter Homelessness Prevention	General Fund: \$16,000	Homeless Person Overnight Shelter: 100 Persons Assisted
11	Homelessness Prevention	2013	2017	Homeless Non-Homeless Special Needs		Homelessness Prevention	General Fund: \$16,000	Homelessness Prevention: 100 Persons Assisted
12	Homelessness Outreach	2013	2017	Homeless Non-Homeless Special Needs	Downtown Area Beverly Community Revitalization	Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention	General Fund: \$16,000	Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 100 Persons Assisted
13	Section 108 Loan Program for Economic Development	2013	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	Section 108: \$1,429,000	Facade treatment/business building rehabilitation: 5 Business Rental units constructed: 5 Household Housing Unit Jobs created/retained: 15 Jobs Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Section 108 Loan Program for Economic Development- Prepayment on \$1,429,000 Loan	2016	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	CDBG: \$512,265	Facade treatment/business building rehabilitation: 1 Business Rental units constructed: 92 Low/Mod rental units constructed: 20 Household Housing Unit Jobs created/retained: 3 Jobs Businesses assisted: 1

15	Administer the CDBG Program	2013	2017	Administration	Downtown Area Beverly Community Revitalization	Aff. Housing Rehabilitation-Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing	CDBG: \$57,699	Other: 1 Other
----	-----------------------------	------	------	----------------	---	---	----------------	-------------------

Consolidated Plan

TEXARKANA

124

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	SHP Supportive Housing Program/CoC Transitional Housing Program
	Goal Description	Act as fiscal agent for the Domestic Violence Prevention's and Texarkana Friendship Center's Transitional Housing Program, SHP grant and CoC grant.
2	Goal Name	Home Buyer Assistance
	Goal Description	Provide down payment assistance for first time home buyers.
3	Goal Name	CDBG Revolving Loan Fund
	Goal Description	Provide loans to qualified property owners for rehabilitation of commercial or residential property in downtown Texarkana.
4	Goal Name	Housing Reconstruction
	Goal Description	Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents.
5	Goal Name	Evaluate and Reduce Lead Paint Hazards
	Goal Description	Provide information and education to the public, re: lead risks; Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning; Develop technical capacity with staff
6	Goal Name	Rental Assistance Information Dissemination
	Goal Description	Provide rental assistance information to Texarkana residents via available information channels. Provide referrals to the Housing Authority.
7	Goal Name	Public Facilities and Parks
	Goal Description	Provide improvements to public facilities and parks to improve safety, usability, and accessibility of public facilities and parks.
8	Goal Name	Public Services - Health Department
	Goal Description	Provide public health services through the Texarkana-Bowie County Health Department.

9	Goal Name	Public Improvements and Infrastructure
	Goal Description	Provide public improvements and infrastructure in distressed and/or low-mod areas. Focus will be on Target Areas. Improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
10	Goal Name	Homelessness Emergency Shelter
	Goal Description	Support Randy Sams Homeless Shelter to obtain ESG funding. Purchase and deploy eCivis grants management software to manage grant applications and track progress.
11	Goal Name	Homelessness Prevention
	Goal Description	Participate in Homeless Coalition to support Continuum of Care operations and homelessness prevention services. Provide social services information to the public. Track participation through eCivis software.
12	Goal Name	Homelessness Outreach
	Goal Description	Support community efforts to provide outreach to homeless individuals or those at-risk of homelessness. Provide access to information on community service organizations that address basic needs for homeless and special needs individuals. Provide information to police, fire, and health care facilities on options for assisting homeless persons. Participation in the Homeless Coalition will be central to meeting this goal.
13	Goal Name	Section 108 Loan Program – Hotel Grim Lofts
	Goal Description	The City will use these loan funds to assist with rehabilitation of a downtown structure into Hotel Grim Lofts that will provide twenty low/mod units.
14	Goal Name	Section 108 Loan Program for Economic Development-Prepayment
	Goal Description	CDBG funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City's Section 108 loan. Loan funds used to provide 20 low/mod housing units in the Hotel Grim Lofts in downtown Texarkana.
15	Goal Name	Administer the CDBG Program
	Goal Description	Administration of the CDBG Program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Though the City does not participate in the HOME program, the City recognizes and applies HOME's definition of affordable housing. According to HUD's Office of Affordable Housing:

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing, and a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States. The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families. http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/

Consequently, Texarkana's strategic goals for this five year period include provisions of affordable housing for 80 extremely low-income, low-income, and/or moderate-income families including housing reconstruction for 15 households, first-time home buyer assistance to 5 households, assistance to 60 households through the partnership with Domestic Violence Prevention and the Supportive Housing Program.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Texarkana is not required to increase the number of accessible units under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority actively promotes resident involvement through targeted outreach via website, flyers, emails, mailing lists, and community notice boards at all community centers on Housing Authority properties.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The Texarakana, Texas Housing Authority is not designed as "troubled" under 24 CFR part 902.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI)). An analysis of these factors has aided the City in developing programs that reduce the adverse affects of these constraints on the supply and cost of housing.

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas has not identified any public policies that serve as barriers to affordable housing, and therefore did not need to develop strategies to remove or lessen negative effects that serve as barriers to affordable housing. However, the City has identified the following other barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Analysis of Impediments indicated no significant institutional barriers to affordable housing exist in Texarkana. Pre-development, building permit and inspection expenses are average in terms of housing construction and renovation costs.

To maintain the City's commitment to prevent barriers to affordable housing the City will:

- Maintain flexibility in zoning and building requirements when appropriate to allow for infill housing development and to provide technical assistance to developers of affordable housing. Posters & literature displayed and made available at city office buildings, utility building, and the public library;
- Monitor city-sponsored projects for equal access and compliance of the Fair Housing Act and Building Dept. officials monitors code compliance to Fair Housing standards;
- Hold periodic Public Hearings providing information and requesting public comment on fair housing or related issues ;

- Provide homebuyer and homeowner education, including fair housing information, was provided by the city and other local housing services providers;
- Conduct outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Conduct public outreach regarding availability of housing and housing assistance including translation of housing application materials into Spanish, and maintains bi-lingual staff in order to assist applicants and clients who are not English-proficient;
- Support local Continuum of Care efforts for homeless populations and provides ongoing support and technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management and credit counseling;
- Researching the possibility of adopting a Fair Housing ordinance to ensure that fair housing options are available to its citizens.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continues to take a leadership role in the Texarkana Homeless Coalition and has been an integral part of the Continuum of Care (CoC) Process. The Texarkana Homeless Coalition is part of the Texas Balance of State CoC but maintains a local planning process to identify local needs, priorities and goals to assist homeless families and individuals in Texarkana. The CoC was developed through a planned process in conjunction with the City, the Texas Homeless Network and local housing and service providers and is based upon historical data, surveys, and the knowledge of the many different providers' staff. The City worked closely with coalition members to conduct a point in time count for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services.

The City's primary goal is to assist non-profit agencies in expanding and enhancing their access to available HUD Continuum of Care and Emergency Solutions Grant funding. Within this priority are five major strategies:

- To enhance collaboration between homeless providers and other supportive service agencies through consultant support of the operation of the Texarkana Homeless Coalition;
- To coordinate resources in the community for the expansion and enhancement of a multi-county and multi-state Continuum of Care system;
- To assist in the prevention of homelessness through the use of housing rehabilitation and reconstruction to help prevent homelessness;
- To collaborate with the Texarkana Homeless Coalition and assist in the development of housing alternatives for homeless persons; and
- To continue collaboration with Texarkana Homeless Coalition through their participation in the Texas Balance of State Continuum of Care and the development of permanent supportive housing programs for chronically homeless individuals and families.

The City provided the following to the Texarkana Homeless Coalition in PY11:

- Attended monthly Texarkana Homeless Coalition meetings and provided technical and consultation support in the development of the Coalition's 5-Year Plan to End Homelessness.
- Assisted with Point-in-Time Homeless Count for Texarkana, Texas in January, 2011 in conjunction with the Texas Balance of State CoC count. This "Shelter & Housing Inventory Point-In-Time" count was conducted in January 2012 and included an update of the current emergency, transitional housing and permanent supportive housing inventory continuum of care inventory, as well as those under development. Specifically, the definitions used for survey

purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. Homeless subpopulations were tallied for “sheltered” persons in each category.

- Serves as the fiscal agent for the SHP grant.

In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person’s “usual geographic location”. Unmet housing needs were agreed upon by the Coalition members using the data obtained from the count and housing and supportive services staff also provided information on the unmet needs that exist within their target population.

- Serving as the fiscal agent for a Supportive Housing Program Grant (\$907,635) on behalf of the Texarkana Friendship Center and Domestic Violence Prevention, two members of the Coalition, to implement a transitional housing program in Texarkana.

Addressing the emergency and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

There are approximately 11,000 housing units built in the City of Texarkana prior to 1980. As such, those units exhibit a higher probability of containing lead paint hazards than those constructed since that time. Of the older units, 8,000 are occupied and the remainder (3,500) are either vacant or have been demolished. Assuming a proportionate distribution of housing by tenure through all income levels, approximately 4,750 of these housing units are being occupied by extremely low, low, and moderate-income families.

Southwest Texarkana's residential area is filled with older housing stock. In addition, populations living at 80% MFI or below are more likely to live in sub-standard housing and have other risk factors that increase the risk of lead poisoning, including poor nutrition, older housing with children less than 6 years of age, and higher levels of exposure to lead dust due to poor cleanliness.

The City of Texarkana will continue to focus on two areas during the 2013-2017 program years to evaluate and reduce lead-based paint hazards:

Provide extensive training for the City's Code Enforcement, Inspection and Demolition Departments on recognizing lead based paint and other contaminants that may be present in older housing stock; By following the State of Texas' goal to eliminate lead poisoning in children less than 72 months of age, the City will increase the availability of information concerning lead-based paint for the general public through partnering with the Texarkana Bowie County Family Health Center by using brochures, posters, etc. and through electronic media, including television commercials and the City website. The information will cover the importance of being informed on sources of lead exposure, including lead paint hazards and where to get assistance; The City will continue to pursue lead-based paint evaluation and reduction through housing demolition activities proposed.

How are the actions listed above related to the extent of lead poisoning and hazards?

Housing identified as having lead hazards are targeted for abatement and remediation to make the housing stock lead-safe. Removing all lead-based paint from every house within the City of Texarkana is not an economically feasible or realistic goal. However, the City addresses this issue through disseminating printed information concerning lead-based paint hazards to all residents in our housing rehabilitation/reconstruction program. Additionally, the City's housing rehabilitation/reconstruction contractors are certified and/or have received training in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures and rehabilitation/reconstruction activities. The City also ensures compliance with lead hazard reduction requirements when CDBG funding is used to acquire and/or renovate existing buildings for housing. The City includes language in all sub recipient contracts identifying all lead regulations and procedures for notification and remediation.

How are the actions listed above integrated into housing policies and procedures?

The City's housing policies and procedures reflect the goals enumerated in the CDBG plan.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

As detailed throughout this document regarding the priority needs identified by the City, and the goals and objectives established to address those needs, the City hopes to reduce the number of poverty-level families by targeting CDBG and other federal, state and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing, shelter and other public facilities. The overriding goal of the City is to provide the environment and tools necessary to enable all city residents to realize a greater degree of economic stability.

The City's Anti-Poverty Strategy Includes:

Collaborating with local college and community supportive service providers to provide access to information on:

- Job skills training
- Employment opportunities
- Financial management training

Apply to Federal and State grant funding programs to provide:

- Down-payment and closing cost assistance
- Housing Reconstruction and Emergency housing repairs
- Job Training
- Business start-up
- Commercial property assessment and cleanup

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The goals, programs, and policies in this plan are targetted to low and moderate income individuals, to distressed areas, and to assisting other agencies that also seek to ammeliorate poverty in the region.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The PCD Department is responsible for establishing fundability then monitoring all other projects and activities that are funded by CDBG and other federal and state agencies. In the beginning of each program year, the PCD Department develops an Annual Monitoring Plan/Schedule for all projects and activities.

This plan is derived by conducting a risk assessment analysis on all projects and activities included in the Action Plan and takes into consideration HUD's requirements for post-completion monitoring such as minimum-use period, affordability, income eligibility, and housing quality standards requirements. A risk assessment is a qualitative analysis of certain risk factors that helps determine the relative compliance and performance risk for a specific project or activity. The objective of the risk assessment is to allocate a larger share of monitoring resources to those program functions posing the highest risk. The risk factors considered include program/project complexity; level of funding; sub recipient, public agency or project sponsor capacity; quality of existing reporting documentation; and whether there is a history of compliance issues.

All projects administered by PCD undergo annual desk reviews as well as periodic reviews when reimbursement is requested. When these activities involve construction, PCD staff members perform a physical inspection of the work that has been completed and reviews the Davis Bacon documentation prior to any payment, if applicable. On-site monitoring visits are conducted in accordance with the Annual Monitoring Plan/Schedule. The City of Texarkana understands the importance of performing a periodic self-evaluation with respect the goals and objectives outlined in the Consolidated Plan as well as the activities included in each Action Plans. The purpose of this review is to ensure long-term compliance with program and comprehensive planning requirements.

The core component of the City's structure for program monitoring is the Integrated Disbursement and Information System (IDIS). In this system, all CDBG funded projects can be reviewed in report format to track the timely expenditure of funds as well as overall program performance. The City must ensure that all program funds are expended in a timely manner. Each program's definition of timeliness is provided below. A grantee is considered to be timely, "if 60 days prior to the end of the grantee's program year, the balance in its line-of-credit does not exceed 1.5 times the annual grant."

The primary means of assessing program performance is through the development of the Consolidated Annual Performance and Evaluation Report (CAPER) at the end of each program year. The information that is provided in this report allows the City and HUD to review the overall program performance. The

performance measurement system clearly demonstrates whether the City has met the annual goals and objectives and whether the City is on target to meet the five-year goals and objectives.

The second layer of program performance is provided through a periodic review by the City's Internal Audit Department as well as an annual review by independent external auditors. The information that is obtained from these audits is evaluated and often incorporated as revisions to the City's policies and procedures.

The final layer of monitoring is through citizen participation. PCD staff gives presentations at community meetings during the year throughout the City to discuss community needs and activities that are underway to meet those needs. An overview of how CDBG funds are being utilized and what is being accomplished is also presented.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Texarkana, Texas will use every funding source available to meet the housing, economic development, and social services needs of the residents of the city. The table below list some of the funding sources the City has already secured or for which the City will apply.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,999	2,500	517,866	806,365	806,365	Expected Amount Available based on yearly allocation plus program income times four years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Economic Development Housing Public Improvements	1,429,000	0	0	1,429,000	1,429,000	The City has been awarded Section 108 Loans funds to bolster redevelopment in downtown. Plans are to rehabilitate a downtown historic structure into Hotel Grim Lofts and make twenty low/mod housing units available.
Supportive Housing Program	public - federal	Housing Other	450,000	0	0	450,000	1,800,000	The City acts as fiscal agent to support Domestic Violence Prevention's Supportive Housing Program which provides housing and supportive services to victims of domestic violence and their families.
Other	public - state	Housing	320,000	0	0	320,000	1,280,000	The City will seek funding from TDHCA for housing reconstruction on 10 houses.
Other	public - state	Public Improvements Public Services	20,000	0	0	20,000	0	The City will apply to the Texas Department of State Health Services for assistance for the Texarkana-Bowie County Department.
Other	public - local	Housing Public Services Other	16,000	0	0	16,000	52,000	The City intends to contribute labor/services for homeless services, prevention and outreach, especially in support of the Homeless Coalition and applications for funding.

Consolidated Plan

TEXARKANA

139

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City recognizes the importance of leveraging resources. It is estimated that these community development projects will bring \$1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most of the projects will require substantial private investments at a 9 to 1 ratio. Matching requirements will be met by in-kind donations of labor and/or materials.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publically owned land or property located within the jurisdiction includes housing lots owned by the city, city parks, and scattered properties located in downtown. This property may be used to promote economic development, provide support for homeless programs, and/or affordable housing in Texarkana, Texas. Additionally, publicly owned land may also be used to support public health activities, infrastructure and public services, promoting livability and sustainability within the jurisdiction.

Discussion

The City expects to use CDBG funding as a leveraging tool to support community and economic development within the jurisdiction.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Domestic Violence Prevention Supportive Housing	2013	2017	Homeless Non-Homeless Special Needs		Aff. Housing Rental Assistance Homelessness Emergency Shelter Non-Housing - Public Services	Supportive Housing Program: \$450,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Housing for People with HIV/AIDS added: 2 Household Housing Unit
2	Home Buyer Assistance	2016	2017	Affordable Housing		Aff. Housing	CDBG: \$20,000	Direct Financial Assistance to Homebuyers: 2 households assisted
2	CDBG Revolving Loan Fund	2016	2017	Non-Housing Community Development	Downtown Area	Non-H - Economic Development	CDBG: \$0	Facade treatment/business building rehabilitation: Jobs created/retained: Businesses assisted:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Reconstruction	2016	2017	Affordable Housing	Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units Aff. Housing Production of New Units	CDBG: \$80,000	Homeowner Housing Rehabilitated: 8 Household Housing Units
4	Evaluate and Reduce Lead Paint Hazards	2013	2017	Affordable Housing		Aff. Housing Rehab-Existing Units Lead Paint	General Fund: \$3,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
5	Rental Assistance Information Dissemination	2013	2017	Affordable Housing Public Housing		Aff. Housing Rental Assistance	General Fund: \$1,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
6	Public Facilities and Parks	2013	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Facilities Parks Improvements	CDBG: \$93,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services - Health Department	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Non-H - Public Improvements & Infrastructure Non-Housing - Public Services	Texas DSHS: \$20,000 CDBG: \$42,899	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Homelessness Emergency Shelter	2013	2017	Homeless		Homelessness Emergency Shelter	CDBG: \$40,000	Homeless Person Overnight Shelter: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds
9	Homelessness Prevention	2013	2017	Homeless Non-Homeless Special Needs		Homelessness Prevention	CDBG: \$20,000	Homelessness Prevention: 50 Persons Assisted
10	Homelessness Outreach	2013	2017	Homeless Non-Homeless Special Needs		Homelessness Outreach Homelessness Prevention	General Fund: \$4,000	Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 20 Persons Assisted
11	Section 108 Loan Program for Economic Development	2016	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	Section 108: \$1,429,000	Facade treatment/business building rehabilitation: 1 Business Rental units constructed: 92 Low/Mod rental units constructed: 20 Household Housing Unit Jobs created/retained: 3 Jobs Businesses assisted: 1

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Section 108 Loan Program for Economic Development – Prepayment on \$1,429,000 Loan balance	2016	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	CDBG: \$512,265	Facade treatment/business building rehabilitation: 1 Business Rental units constructed: 92 Low/Mod rental units constructed: 20 Household Housing Unit Jobs created/retained: 3 Jobs Businesses assisted: 1

12	Administer the CDBG Program	2016	2017	Administration	Downtown Area Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing	CDBG: \$57,699	Other: 1 Other
----	-----------------------------	------	------	----------------	---	--	----------------	----------------

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Domestic Violence Prevention Supportive Housing
	Goal Description	Continue as Fiscal Agent for Domestic Violence Prevention's Supportive Housing Program
2	Goal Name	Home Buyer Assistance
	Goal Description	Provide down payment assistance to low/mod households.
3	Goal Name	CDBG Revolving Loan Fund
	Goal Description	Provide low-cost loans to property owners in downtown for facade improvements and/or other necessary improvements for commercial business viability.
4	Goal Name	Housing Reconstruction
	Goal Description	Promote the availability of City operated owner-occupied housing assistance programs through the media; Solicit applications for assistance from low income residents; Conduct applicant screening and approval; Provide home-buyer education counseling and assistance; Facilitate reconstruction of single-family properties. Funding Sources: City of Texarkana, CDBG, TDHCA, Non-profit Agencies, Private Sector Lenders, Lender Incentives, City-wide Annual Target Areas (Census Tracts 104, 105, 106) Downtown and Beverly Neighborhoods
5	Goal Name	Evaluate and Reduce Lead Paint Hazards
	Goal Description	• Provide information and education to the public, re: lead risks • Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning • Develop technical capacity with staff City of Texarkana, CDBG; Non-profit agency, Texarkana Bowie County Health Dept., local hospitals, Housing Authority
6	Goal Name	Rental Assistance Information Dissemination
	Goal Description	Provide distressed families with information on obtaining rental assistance via web, public access channel, in office, and through partner agencies.

7	Goal Name	Public Facilities and Parks
	Goal Description	Provide improvements for usability and accessibility for public facilities and parks.
8	Goal Name	Public Services - Health Department
	Goal Description	Provide assistance to the Texarkana-Bowie County Family Health Center to ensure health services are available to low and moderate income persons.
9	Goal Name	Public Improvements and Infrastructure
	Goal Description	Provide public improvements and infrastructure in distressed and/or low/mod areas. Focus will be on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the center. Other improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
10	Goal Name	Homelessness Emergency Shelter
	Goal Description	Assist Randy Sams Shelter for application to Emergency Shelter Grant for essential rehabilitation on facility and expansion to provide shelter and care for families.
11	Goal Name	Homelessness Prevention
	Goal Description	Provide grants development support to organizations that provide services to homeless and special needs individuals. Provide easy access to information for supportive service organizations that provide services to homeless and special needs individuals Attend and participate in Texarkana Homeless Coalition meetings. Host trainings and meetings for the Texarkana Homeless Coalition, providing meeting space, food, and administrative services required for the meetings. Provide consultant and technical services toward writing a Continuum of Care for the Texarkana Homeless Coalition. Apply to the State of Texas' ESG, HOPWA and SHP programs for funding to provide housing for the homeless and special needs individuals.
12	Goal Name	Homelessness Outreach
	Goal Description	Outreach to potentially homeless and homeless individuals to ensure awareness of shelters and services. Outreach to public agencies as distributors of information.

13	Goal Name	Section 108 Loan Program for Economic Development
	Goal Description	Section 108 Loan Program to make low cost loans available for development of mixed use properties Downtown. The City will use these loan funds to assist with rehabilitation of a downtown historic structure into Hotel Grim Lofts that will provide 20 low/mod housing units.
14	Goal Name	Section 108 Loan Program for Economic Development-Prepayment
	Goal Description	CDBG funds will be used to pre-pay \$512,265 pf the \$1,429,000 balance pm the City's Section 108 loan. Loan funds used to provide 20 low/mod housing units in the Hotel Grim Lofts in downtown Texarkana.
15	Goal Name	Administer the CDBG Program
	Goal Description	Administer the CDBG program.

Projects

AP-35 Projects – 91.220(d)

Introduction

In this section of the CDBG Annual Plan, the City of Texarkana, Texas provides a summary of the eligible program and/or activities that will take place during the program to address the priority needs and specific objectives identified in the Strategic Plan. Eligible programs and activities are referred to as "Projects."

Projects

#	Project Name
1	SHP Supportive Housing Program/CoC Transitional Housing Program
2	Home Buyer Assistance Program
3	Revolving Loan Fund
4	Housing Reconstruction
5	Evaluate and Reduce Lead Paint Hazards
6	Rental Assistance Information
7	Public Facilities and Parks
8	Public Services - Health Department
9	Public Improvements and Infrastructure
10	Homelessness Emergency Shelter Assistance
11	Homelessness Prevention
12	Homeless Outreach
13	Section 108 Loans for Economic Development
14	Section 108 Loan Program - Prepayment
15	CDBG Program Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities selected as High or Low Priority Goals and Projects were identified through analysis of local need, market analysis, consultation with local, state, and federal agencies and citizen participation. High Priority projects will receive funding through CDBG funds. Funding for Low Priority Goals and Projects comes from sources other than CDBG. The greatest obstacle to addressing underserved needs is obviously funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	SHP Supportive Housing Program/CoC Transitional Housing Program
	Target Area	
	Goals Supported	Domestic Violence Prevention and Texarkana Friendship Center Supportive Housing/CoC Transitional Housing Programs
	Needs Addressed	Aff. Housing Rental Assistance Homelessness Prevention
	Funding	Supportive Housing Program: \$450,000
	Description	Act as fiscal agent for the Domestic Violence Prevention's and Texarkana Friendship Center's Supportive/Transitional Housing Program SHP grant.
	Planned Activities	Act as fiscal agent for the Domestic Violence Prevention's and Texarkana Friendship Center's Supportive/Transitional Housing Program SHP grant.
2	Project Name	Home Buyer Assistance Program
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	Provide down payment assistance for low/mod households.
	Planned Activities	Provide down payment assistance for two low/mod households. The City will work with Housing Authority and local lenders to qualify applicants for the program.

3	Project Name	Revolving Loan Fund
	Target Area	Downtown Area
	Goals Supported	CDBG Revolving Loan Fund
	Needs Addressed	Non-H - Economic Development
	Funding	CDBG: \$100,000
	Description	Provide revolving loans to private businesses for economic development in target areas.
	Planned Activities	Provide loans to qualified property owners for rehabilitation of commercial or residential property in downtown Texarkana.
4	Project Name	Housing Reconstruction
	Target Area	Beverly Community Revitalization
	Goals Supported	Housing Reconstruction
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units
	Funding	CDBG: \$148,000 TDHCA: \$320,000
	Description	Reconstruction of housing for low and moderate income homeowners.
	Planned Activities	Housing Reconstruction of units for low and moderate income units. Housing rehabilitation funds for housing repairs for low and moderate income households.
5	Project Name	Evaluate and Reduce Lead Paint Hazards
	Target Area	Downtown Area Beverly Community Revitalization
	Goals Supported	Evaluate and Reduce Lead Paint Hazards

	Needs Addressed	Aff. Housing Rehab-Existing Units Lead Paint
	Funding	General Fund: \$3,000
	Description	Provide information and education to the public, re: lead risks; Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning; Develop technical capacity with staff.
	Planned Activities	Provide information and education to the public, re: lead risks; Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning; Develop technical capacity with staff.
6	Project Name	Rental Assistance Information
	Target Area	
	Goals Supported	Rental Assistance Information Dissemination
	Needs Addressed	Aff. Housing Rental Assistance
	Funding	General Fund: \$1,000
	Description	The City will disseminate information to assist persons and households to obtain affordable housing, housing assistance, and/or homelessness prevention information.
	Planned Activities	The City will disseminate information to assist persons and households to obtain affordable housing, housing assistance, and/or homelessness prevention information.
7	Project Name	Public Facilities and Parks
	Target Area	Downtown Area Beverly Community Revitalization
	Goals Supported	Public Facilities and Parks
	Needs Addressed	Non-H - Public Facilities Parks Improvements
	Funding	CDBG: \$20,191
	Description	Improvements to public facilities and parks in target areas.

	Planned Activities	Provide improvements to public facilities and parks to improve safety, usability, and accessibility in target areas.
8	Project Name	Public Services - Health Department
	Target Area	
	Goals Supported	Public Services - Health Department
	Needs Addressed	Non-Housing - Public Services
	Funding	Texas DSHS: \$20,000 CDBG: \$42,899
	Description	Improvements to health department facilities.
	Planned Activities	The City intends to assist the Health Department to secure funding through DSHS for improvements to the public health facility in order to improve services there. The City will use CDBG funds in working with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.
9	Project Name	Public Improvements and Infrastructure
	Target Area	Downtown, Beverly
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-H – Public Improvements and Infrastructure
	Funding	CDBG: \$97,556

	Description	Provide public improvements and infrastructure in distressed and/or low/mod areas. Focus will be on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the center. Other improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
	Planned Activities	Provide public improvements and infrastructure in distressed and/or low/mod areas. Focus will be on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the center. Other improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
10	Project Name	Homelessness Emergency Shelter Assistance
	Target Area	
	Goals Supported	Homelessness Emergency Shelter
	Needs Addressed	Homelessness Emergency Shelter
	Funding	General Fund: \$4,000
	Description	Assistance for fund development for emergency shelter including participation in Homeless Coalition.
	Planned Activities	The City plans to assist the Homeless Coalition and Randy Sams Homeless shelter to research and apply for grants and will participate on the Coalition; contributions of personnel costs through the City's General Fund.
11	Project Name	Homelessness Prevention
	Target Area	
	Goals Supported	Homelessness Prevention
	Needs Addressed	Homelessness Prevention
	Funding	General Fund: \$4,000

	Description	Assistance for homelessness prevention programs through funding for grant management programs.
	Planned Activities	The City intends to contribute personnel resources paid for through General Fund to the Homeless Coalition and to support Randy Sams Homeless Shelter through implementation of the eCivis software.
12	Project Name	Homeless Outreach
	Target Area	
	Goals Supported	Homelessness Outreach
	Needs Addressed	Homelessness Prevention
	Funding	General Fund: \$4,000
	Description	Provide Outreach to homeless persons to assist them in receiving services, shelter, and housing.
	Planned Activities	
13	Project Name	Section 108 Loans for Economic Development – Hotel Grim Lofts
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan Program for Economic Development
	Needs Addressed	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing
	Funding	Section 108: \$1,429,000
	Description	Section 108 Loan Program to make low cost loans available for development of mixed use properties Downtown. The City will use these loan funds to assist with rehabilitation of a downtown historic structure into Hotel Grim Lofts that will provide 20 low/mod housing units.

	Planned Activities	Section 108 Loan Program to make low cost loans available for development of mixed use properties Downtown. The City will use these loan funds to assist with rehabilitation of a downtown historic structure into Hotel Grim Lofts that will provide 20 low/mod housing units.
14	Project Name	Section 108 Loans for Economic Development – Hotel Grim Lofts
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan Program for Economic Development - Prepayment
	Needs Addressed	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing
	Funding	CDBG: \$512,265
	Description	Prepayment of \$512,265 on \$1,429,000 Section 108 loan
	Planned Activities	CDBG funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City's Section 108 loan. Loan funds used to provide 20 low/mod housing units in the Hotel Grim Lofts in downtown Texarkana.
14	Project Name	CDBG Program Administration
	Target Area	Downtown Area Beverly Community Revitalization

	Goals Supported	Domestic Violence Prevention Supportive Housing CDBG Revolving Loan Fund Housing Reconstruction Evaluate and Reduce Lead Paint Hazards Rental Assistance Information Dissemination Public Facilities and Parks Public Services - Health Department Homelessness Emergency Shelter Homelessness Prevention Homelessness Outreach Section 108 Loan Program for Economic Development Administer the CDBG Program
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing
	Funding	CDBG: \$57,699
	Description	Administer the CDBG program
	Planned Activities	Administer the CDBG program.

Table 57 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Texarkana has many safe, affordable, and livable neighborhoods. However, some areas of the city have increasingly become areas where housing and social problems are concentrated, areas where poverty and lack of decent housing exacerbate other social issues. These are areas where with multiple housing problems and a concentration of abandoned, substandard housing are havens for criminal activity, depriving decent citizens of peace of mind and property value. Concentration is here defined as 44% percent or more of the housing stock in an area of 2 or more adjacent block groups with households experiencing more than one of the Four Housing Problems. (Lacking complete kitchens, lacking complete plumbing, more than one person per room, and/or paying 30% or more of household income for housing.)

The Beverly Community in Texarkana, Texas has significant housing and poverty issues. As such, the City has designated the Beverly Neighborhood as a priority local Target Area. The downtown area has few affordable housing opportunities for people wanting to live in the downtown area. Many of the residential structures in the Downtown - 7th Street Corridor are substandard or substandard with significant rehabilitation potential.

In areas of minority and/or low-income concentration, housing values are generally much lower than the city as a whole, crime rates are higher, and there are fewer opportunities for employment. Both the Beverly neighborhood and downtown are prime examples of areas where minority and low income concentration pose significant challenges to redevelopment and the goal associated with providing safe, suitable, livable communities for everyone.

The City's designation of the Beverly Neighborhood as a local Target Community is based on the concentrations of poverty, minorities, abandoned and/or substandard housing, and high numbers of households with one or more of the Four Housing Problems or Four Severe Housing Problems. In many ways, Beverly is similar to other neighborhoods in Texarkana, in that these social and market factors have depressed the neighborhoods making them unattractive to developers. These neighborhoods cost the city in lost property taxes and increase police, fire, and environmental services. Estimates of the number of abandoned, substandard properties suggest that one in six homes have been boarded up in the Beverly community.

The City has an extensive network of parks, schools, churches, shopping, and social service organizations located throughout the city. The City's partnership with the T-Line public transportation system has resulted in transportation availability in most neighborhood in the city. Only one park exists in the Beverly community. The park is located on a flood plain and cannot be updated using state or federal funding. Other community assets include grocery stores, employment opportunities, and Texarkana

Community College.

Substantial strategic opportunities exist in both the Beverly Neighborhood and in Downtown Texarkana with an appropriate level of commitment of resources to remove barriers and create incentives for redevelopment and economic opportunities benefitting the entire city. Consequently, 80% of CDBG funds will be spent in the target areas, with an even split between the two.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Area	40
Beverly Community Revitalization	40

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Reductions in federal funding are felt across the country. In Texarkana, HUD's new funding allocation formulas resulted in the loss of nearly 25% of the CDBG budget. Texarkana's experience with targeting resources in the Rosehill neighborhood and the attraction of private capital there, resulted in neighborhood transformation. Consequently, the City concluded that the best way to maximize the CDBG budget would be to concentrate on specific areas for improvement in housing and living conditions that would have the most return on investment. Citizens of Texarkana and the duly elected City Council chose, by City Ordinance, to focus City resources in Downtown and the Beverly community, with the expectation that the funds expended there would provide the greatest benefit the City.

Discussion

Target Areas are central to Texarkana's plan to improve both the Downtown/7th Street Corridor and the Beverly Heights Community. . The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City works with many partner agencies, non-profits, and churches to provide housing and services to extremely-low to moderate-income people. Rental assistance, supportive housing, homelessness and homelessness prevention are of primary concern. The City of Texarkana has committed to continuing the collaborative partnerships with these agencies to ensure the maximum number of families and individuals will receive the assistance they need for suitable housing and shelter.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	300
Special-Needs	300
Total	900

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,000
The Production of New Units	5
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	1,010

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

Some of the outcomes listed above will be funded through assistance to homeless shelters, supportive housing programs, and the Housing Authority of Texarkana, Texas (HATT).

AP-60 Public Housing – 91.220(h)

Introduction

The City of Texarkana, Texas plans to carry out several activities supporting public housing in the course of the program year covered by this Action Plan. The City works closely with HATT, the Housing Authority of Texarkana, Texas. Over the course the past five years, HATT has transformed the Rosehill Neighborhood and the experience of living in public housing for many low-income individuals with the assistance of the Hope VI award. That program ends September 30, 2013. Never the less, HATT and the City are committed to revitalizing the neighborhoods and public housing of Texarkana.

Actions planned during the next year to address the needs to public housing

The City will continue to work with HATT to expand the number of units available to individuals and families in need of public housing and to provide more Section 8 properties within the jurisdiction. The City will provide citizens with access to Fair Housing information, rental assistance programs, and economic and educational opportunities for improving self-sufficiency. Also, the City recognizes that home ownership increases housing and neighborhood stability. Consequently, the City will assist HATT with its home ownership opportunity programs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Information provided to public housing residents will include encouragement for participation in management and homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HATT is an exemplary public housing authority and is not designated as troubled.

Discussion

The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI). An analysis of these factors has aided the City in developing programs that reduce the adverse affects of these constraints on the supply and cost of housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Analysis of Impediments indicated no significant institutional barriers to affordable housing exist in Texarkana. Pre-development, building permit and inspection expenses are average in terms of housing construction and renovation costs.

To maintain the City's commitment to prevent barriers to affordable housing the City will:

- Maintain flexibility in zoning and building requirements when appropriate to allow for infill housing development and to provide technical assistance to developers of affordable housing. Posters & literature displayed and made available at city office buildings, utility building, and the public library;
- Monitor city-sponsored projects for equal access and compliance of the Fair Housing Act and Building Dept. officials monitors code compliance to Fair Housing standards;
- Hold periodic Public Hearings providing information and requesting public comment on fair housing or related issues ;
- Provide homebuyer and homeowner education, including fair housing information, was provided by the city and other local housing services providers;
- Conduct outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Conduct public outreach regarding availability of housing and housing assistance including translation of housing application materials into Spanish, and maintains bi-lingual staff in order

- to assist applicants and clients who are not English-proficient;
- Support local Continuum of Care efforts for homeless populations and provides ongoing support and technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management and credit counseling;
- Researching the possibility of adopting a Fair Housing ordinance to ensure that fair housing options are available to its citizens.

Discussion:

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas has not identified any public policies that serve as barriers to affordable housing, and therefore did not need to develop strategies to remove or lessen negative effects that serve as barriers to affordable housing. However, the City has identified the following other general barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Action Plan addresses the planned actions of the City of Texarkana, Texas to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institution structure; and
- Enhance coordination.

In addition, the City identifies obstacles to meeting underserved needs and proposes actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

- Provide support to organizations that provide services to homeless and special needs individuals
- Provide financial support to organizations that provide services to homeless and special needs individuals.
- Provide easy access to information for supportive service organizations that provide services to homeless and special needs individuals

Actions planned to foster and maintain affordable housing

- Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents
- Promote the availability of City operated owner-occupied housing assistance programs through the media
- Solicit applications for assistance from low income residents
- Conduct applicant screening and approval
- Provide home-buyer education counseling and assistance
- Facilitate reconstruction of single-family properties

Actions planned to reduce lead-based paint hazards

- Provide information and education to the public, re: lead risks
- Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at

- risk for lead poisoning
- Develop technical capacity with staff

Actions planned to reduce the number of poverty-level families

- Pursue economic development of Downtown and Beverly communities
- Work with the Chamber of Commerce to bring jobs to low- and moderate-income families

Actions planned to develop institutional structure

- Implement eCivis grants research, writing, and reporting software project to build institutional capacity
- Improve coordination with Public Services Department to address flood zone management in low-mod income communities
- Establish communication and reporting protocols with police, fire, and emergency services to obtain regular statistical reporting and provide first-line professionals with homelessness services information

Actions planned to enhance coordination between public and private housing and social service agencies

- Actively participate in Continuum of Care/Homeless Coalition
- Assist with Homeless Point-in-Time Homeless Count

Discussion:

The City of Texarkana recognizes the challenges to fostering and maintaining affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty-level families, developing institution structure, enhancing coordination, and addressing underserved needs. The City's Target Area approach to implementing programs and providing services to low-moderate income families will ensure that all fundamental goals of the program will be met. This Action Plan is consistent with HUD's Mission to create strong, sustainable, inclusive communities and quality affordable homes for all; strengthening the housing market to bolster the economy and protect consumers; meeting the need for quality affordable rental homes: utilizing housing as a platform for improving quality of life and building inclusive and sustainable communities free from discrimination. The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section address the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding this section of this CDBG Action Plan.

All program income that will have been received before the start of the next program year will have been reprogrammed. The City has no Section 108 loans, urban renewal settlements, or float funded activities. No grant funds will have been returned to the line of credit for which the planned use has not been included in a prior statement or plan. The City does not expect to use any funds for urgent need activities.

The City of Texarkana, Texas estimates that 70% of program funds will be used for activities that benefit persons of low and moderate income over a consecutive period of three years, years 2013-2015 including the year covered by this Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

70.00%

Discussion:

The City of Texarkana, Texas does not receive HOME funds. The City expects that all program income will have been programmed and that Section 108 Loan proceeds will be receipted in the appropriate program year.

Additionally, the City expects no surplus funds from urban renewal settlements, grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan., and no income from float-funded activities.

Seventy percent of CDBG funds will be used for activities that benefit persons of low and moderate income, with an Overall Benefit calculated over a period of three consecutive years to determine that the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.



City of Texarkana, Texas 2016 Annual Action Plan

(DRAFT AMENDMENT 2/15/2017)

The Annual Action Plan for the City of Texarkana, Texas
Community Development Block Grant Program
Prepared in Accordance with the
United States Department of Housing and Urban Development's Planning
Requirements

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan is effective October 1, 2016 through September 30, 2017. The Annual Action Plan is required by the U.S. Department of Housing and Urban Development in order for the City of Texarkana, Texas to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program.

The overall goals of the City's program have been created according to HUD's established objectives. They are designed to develop viable urban communities principally for low- and moderate-income persons with household incomes at or below 80% of Median Family Income by

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities.

The statutes for the CDBG grant programs set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. These statutory program goals are:

DECENT HOUSING

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

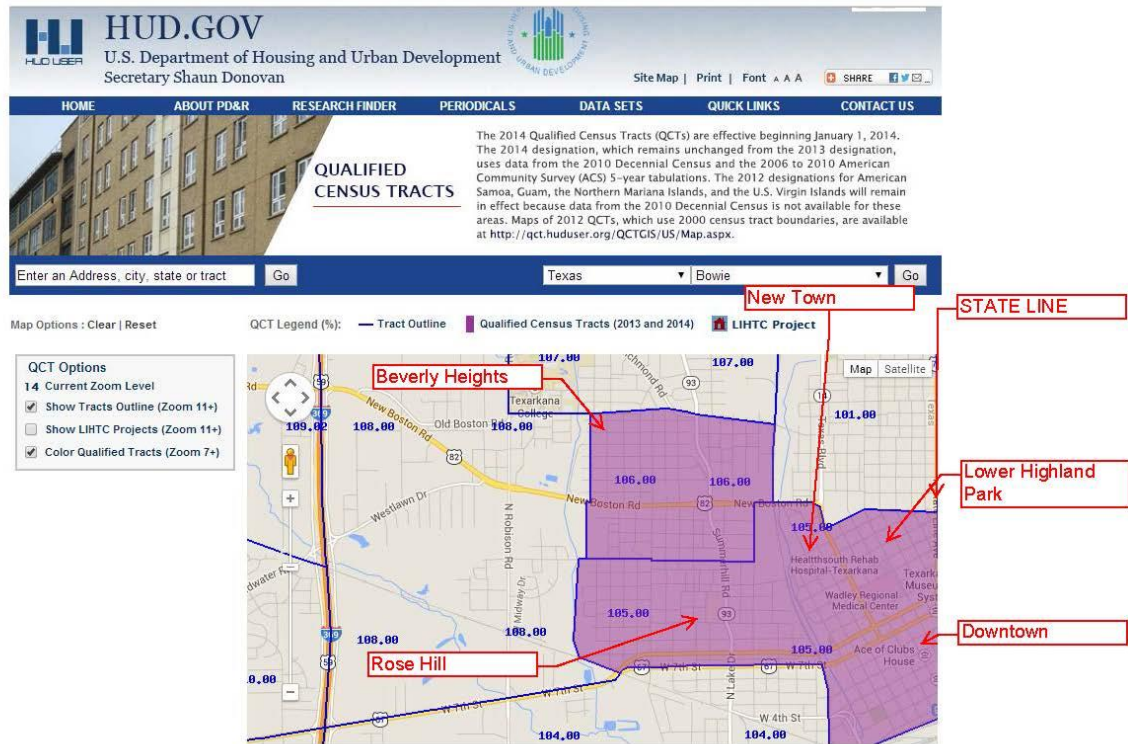
A SUITABLE LIVING ENVIRONMENT

- improving the safety and livability of neighborhoods; eliminating blighting influences and the deterioration of property and facilities;

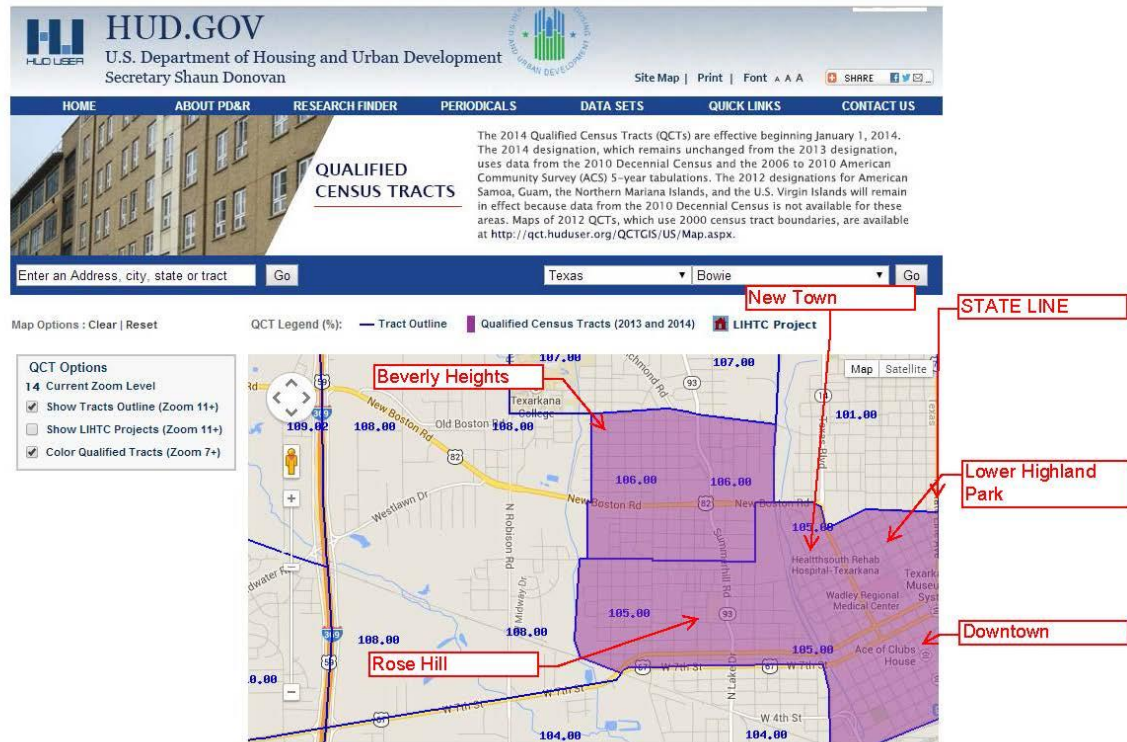
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value;
- and conserving energy resources and use of renewable energy sources.

EXPANDED ECONOMIC OPPORTUNITIES

- job creation and retention; establishment, stabilization and expansion of small businesses (including micro-businesses); the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.



Texarkana Qualified Census Tracts



Low and Moderate Income Areas

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In accordance with the goals, objectives, and statutory rules, the City will provide at least five housing rehabilitation grants to extremely low, low and or moderate income households, provide several low- and moderate income persons with down payment assistance, provide support for infrastructure in the Beverly Target Area including sidewalk, trails, and community garden projects, provide ADA improvements for Beverly Community Center, and provide public service activities. The City will also administer the CDBG program.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

How were goals and projects chosen?

Texarkana, Texas is experiencing changes in housing patterns, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed 30% of household income.

Renters characterized as Small Related Renter households with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem. Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. The Housing Authority of Texarkana, Texas (HATT) has approximately 1,200 qualified households on the waiting list for public housing or rental assistance, with little chance of receiving assistance as HATT has a 2% vacancy rate.

Collaboration between the City and the Housing Authority of Texarkana, Texas (HATT) with funding of the Hope VI grant resulted in the remarkable transformation of the Rosehill Neighborhood and the state of Public Housing in this city. This collaboration between the City, HATT, neighborhood groups, the Homeless Coalition, and other service providers can serve as a model for transformation of other areas of the City. The key to this type of success is in working together to identify needs, solutions, funding, and community-oriented mechanisms for transformational change. The City expects to repeat this level of transformation in two new target areas, Downtown Texarkana and the Beverly Neighborhood, addressing concentrations of poverty and proliferation of Brownfields. This close collaboration resulted in the first multi-agency Emergency Shelter Grant application, a partnership application to the Citizens Institute for Rural Design, a successful Better Block implementation, CDBG Revolving Loan Fund loans, adoption of two Target Areas, Beverly Community clean ups, and wide-spread support for downtown redevelopment projects.

Two areas in Texarkana have emerged as priority areas for public improvements and economic development opportunities: the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. The Beverly and Downtown/ 7th Street Corridor present substantial opportunities to impact low and moderate income persons by addressing Brownfields issues and environmental contamination, slum and blight, food desert status, safety issues like inadequate

roadways, inadequate lighting, storm water run-off, flood management, lack of storm shelters, few bike lanes/walking trails, as well as food security issues like access to a functional sheltered farmers' market, community gardens, all public improvements requested by citizens of Texarkana.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In preparation of the Annual Action Plan, the City of Texarkana, Texas held several public meetings concerning the housing and community development needs of the community. The City prepared this 2016 Annual Action Plan to advance the objectives identified in the City's 2013-2017 Consolidated Plan for which the City conducted community surveys to solicit citizen and agency comments. These citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, 2013 Action Plan, 2014 Action Plan, 2015 Action Plan, a planned minor amendment to the Consolidated Plan and this 2016 Action Plan, which together identifies priority activities for the City's Community Development Block Grant (CDBG) funds in Program Year 2016.

Additionally, the City conducted surveys at public neighborhood meetings. These were distributed online and as paper copies.

Survey Link: <https://www.surveymonkey.com/r/texarkanapriorities2>

Citizen participation activities were conducted throughout the year and included several public town hall style meetings, hearings and public meetings before the council, and continued through community meetings, and consultations with area service agencies and the Homeless Coalition.

- April 28th: Rosehill Neighborhood Meeting
- May 5th: Highland Park Neighborhood Meeting
- May 12th: Beverly Neighborhood Meeting

Public meetings for Citizen input on this 2016 Amended Annual Action Plan will be held during the following City Council Meetings:

- February 27, 2017: First Briefing
- March 13, 2017: Public Hearing

Public Comment Period for the Amended Action Plan is February 20th through March 22nd, 2017.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Consensus as to Texarkana's most urgent needs centers on assistance to the homeless, addressing economic development, slum and blight eradication, safety issues, sidewalk improvements/trails, reducing crime, activities for neighborhood children, cleanups of neighborhoods, substandard housing, Brownfields issues, and concentration of resources to address issues in Target Areas. Additional concerns expressed include the need for improving the livability of troubled neighborhoods, the need to improve the Farmers Market, and continued progress on redevelopment of downtown, especially the Grim Hotel for commercial and residential purposes. Other comments received from surveys include:

1. Need to slow traffic on Olive Street
2. Alley cleanups and frequent grading/dragging of alleys. They are horrible and add to insect, rodent and snake problems.
3. Better communication/more inclusive news alerts (individual invitations, newspaper announcements).
4. Remove swamp in Ferguson Park
5. Homeowners need help with housing repairs
6. Make landlords watch who they rent to
7. Need pocket parks
8. Need nice grocery stores, bike trails, nice parks, community centers

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views not accepted.

7. Summary

In this fourth year of the Consolidated Plan, the City of Texarkana, Texas continues to pursue three primary goals: providing decent housing; providing a suitable living environment; and expanding economic opportunities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TEXARKANA	Department of Planning and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The Department of Planning and Community Development oversees the Community Development Block Grant Program. This office was formerly known as the Office of Community Development and Grants.

The Department of Planning & Community Development implements a variety of programs to assist in the development of the City's economic future and foster a better quality of life. These programs encompass comprehensive planning, zoning administration, physical revitalization of targeted areas, retaining and attracting businesses to Texarkana, creating new residential opportunities, revitalization of neighborhoods and job training opportunities.

The Department is also responsible for research, application and administration of grant programs and projects. Grant funding is used for projects such as improving infrastructure, public parks, purchasing equipment for city departments, improving energy efficiency, implementing housing reconstruction and homebuyer assistance, transitional housing and job training programs for low-income individuals and families, and addressing contaminated brownfield sites.

Consolidated Plan Public Contact Information

David Orr, Director, Planning and Community Development

City of Texarkana, Texas

P.O. Box 1967

Texarkana, Texas 75504-1967

(903) 798-3902

david.orr@txkusa.org

Annual Action Plan
2016

9

John A. Whitson, City Manager

City of Texarkana, Texas

P.O. Box 1967

Texarkana, Texas 75504-1967

(903) 798-3900

john.whitson@txkusa.org

Texarkana, Texas City Council

P.O. Box 1967

Texarkana, Texas 75504-1967

(903) 798-3900

Mayor Bob Bruggeman

Ward 1 Council Member Jean H. Matlock

Ward 2 Council Member Willie Ray

Ward 3 Council Member Tina Veal-Gooch

Ward 4 Council Member Brian Matthews

Ward 5 Council Member Christy P. Paddock

Ward 6 Council Member Josh Davis

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Texarkana, Texas' Consolidated Plan encompasses activities to be undertaken during the period of October 1, 2013 through September 30, 2017 by the City of Texarkana, an entity recognized by the U.S. Department of Housing and Urban Development (HUD) grant funding under the Community Development Block Grant (CDBG) program. This 2016 Amended Annual Action Plan is Texarkana's plan for administration of the CDBG program from October 1, 2016 to September 30, 2017.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Entities that collaborate with the City to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies include:

- Housing Authority of Texarkana, Texas (HATT)
- Randy Sams Homeless Shelter
- The Salvation Army, Texarkana
- The Friendship Center
- Texarkana Community College
- The Homeless Coalition of Texarkana (Continuum of Care)
- Texarkana-Bowie County Family Health Center

The City collaborates routinely with these entities, and their respective constituencies through regular meetings, cross-agency steering committees and boards, mailing lists, public postings, and email subscriptions. The City is also using social media to reach out to and interact with these agencies and their constituencies.

Public Comment Period: July 4, 2016 through August 3, 2016 (30+ days)

Amendment Public Comment Period: February 20, 2017 through March 22, 2017 (30+ days)

Interested parties were encouraged to attend these public meetings and hearings to present their opinions, views, and recommendations. Persons or groups were also advised that they could provide written comments by sending them to the Department of Planning and Community Development, P.O. Box 1967 Texarkana, Texas 75504-1967.

Surveys for the Consolidated Plan were accepted from June 19, 2013 until July 6, 2013. Links to the surveys were posted on the City's website, advertised in flyers emailed to community organizations, the

Continuum of Care, local churches, planning organizations, the Chamber of Commerce, and the Housing Authority.

- **Agency:** <https://www.surveymonkey.com/s/communitysurveyproviders>
- **Individuals:** <https://www.surveymonkey.com/s/conplancitizenssurvey>

The Community Needs Survey was available from April 23rd through May 12th.

- <https://www.surveymonkey.com/r/texarkanapriorities2>

All other written comments were received by August 3, 2016 for inclusion in the plan. Public comments on the draft: accepted from July 4, 2016 to August 3, 2016. Public comments on the amendment: accepted from February 20, 2017 to March 22, 2017.

Public Notices of the community meetings, public hearings, survey, and draft availability were posted at City Hall, on the City's website and in the Texarkana Gazette and on their website. Newspaper legal notice ran prior to release of the 2016 Action Plan Draft and 2016 Amended Action Plan Draft and included dates, times, and addresses for public meetings, as well as instructions for submitting comments.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City maintains close relationships and coordinates with the Doorways Home (local) Continuum of Care and the Texas Homeless Network (THN-statewide) in order to address the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth and persons at risk of homelessness. In Program Year 2013, the city worked with partners of the Homeless Coalition and Continuum of Care to submit the areas first collaborative Emergency Solutions Grant. That grant would have helped more than one thousand homeless or at-risk of homeless individuals and families through this partnership, with the City serving as the fiscal agent for the program.

In Program Year 2014, the City applied for, and received a Technical Assistance grant through the Texas Balance of State to improve the ESG application. While the scoring improved, the application was again unsuccessful.

In Program Year 2015, the City worked with Program partners Randy Sams' Outreach Program (RSOS), the Texarkana Friendship Center (TFC), and East Texas Veterans Resources (ETVR) to submit a third application. If funded, the ESG project will allow for a Coordinated Access program One-Stop-Shop to serve homeless persons and families, as well as others in a housing crisis to receive case management services at the Texarkana-Bowie County Health Department. It will provide funds for Homelessness

Prevention, Street Outreach, Emergency Shelter, and Rapid Rehousing. This effort extends the City's emphasis on housing the chronically homeless, homeless veterans and other persons at risk of homelessness.

The City also serves as fiscal agent for the Continuum of Care Grant as part of the Texas Homeless Network. This Rapid Rehousing program is carried out by Randy Sams' Outreach Shelter (RSOS) and The Texarkana Friendship Center Incorporated (TFCI). The program provides housing and supportive services for forty households per year where the beneficiaries are/were either homeless or at-risk of homelessness. The program is a Rapid Rehousing program that employs the Housing First model and the VI-SPDAT and FVI-SPDAT for prioritization.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City designates two staff members to participate in the Continuum of Care in order to address the needs of the homeless, at-risk of homeless persons, and veterans. Staff works with the Homeless Coalition and service providers to establish appropriate methodologies for implementation of the Homeless Management Information System (HMIS) as well as performance standards meeting or exceeding those required for Emergency Solutions Grants recipients. The City serves as fiscal agent for the Continuum of Care grant, assisting homeless and at-risk of homelessness persons including domestic violence victims to obtain housing and supportive services. Additionally, the Coalition, as a member of the Texas Homeless Network Continuum of Care, has been chosen to participate in a program designed to consolidate services under the THN Coordinated Access Pilot Program. Staff attends local CoC meetings, attends the Regional Planning Group webinars, meetings, and trainings, and participates state-wide through participation in regional and statewide conferences. The Texarkana Doorways Home Homeless Coalition hosts the annual Point in Time count of homeless persons, conducts training for coalition partners, raises funds for the local coalition and partner agencies, and makes community-wide decisions regarding ESG and other programs that serve this target population. The Coalition is also now participating in the Functional Zero-Ending Veterans' Homelessness initiative.

Doorways Home Texarkana Coordinated Access Emergency Solutions Grant Application

As the lead applicant for this collaborative program under the Texas Balance of State Continuum of Care, the City of Texarkana, Texas will provide Street Outreach, Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing services in order to assist homeless people or people at risk of homelessness in Texarkana, Texas to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The City has been awarded Emergency Solution Grant (ESG) funds from Texas Department of Housing and Community Assistance to create a One-Stop Shop that will be located inside the Health Department building for services to prevent homelessness and assist those who are homeless. Service providers will not be charged rent or utilities to locate their case managers

and services in the City owned building.

Program partners include reliable service providers that participate in the Texarkana Homeless Coalition: the Randy Sams Outreach Shelter, Texarkana Friendship Center, and East Texas Veterans Resources. This project embodies TDHCA's strategic goals to increase community wide planning and resource use, apply coordinated services that make the most of local organizational strengths, implement proven, research-driven, efficient service delivery tools, and vastly improve performance measurements and, most importantly, emphasize outcomes.

As a Texas Balance of State Continuum of Care Coordinated Access Pilot Project, this collaboration advances Texarkana's efforts to capture each organization's strengths in delivering services to persons either at risk of homelessness or experiencing homeless as defined by HUD ESG Interim Rules with "lightest touch" methodologies and HUD best practices without duplication of costs and/or services.

Each partner delivers HMIS, programmatic and administrative commitments with the City providing grant and HMIS administration. Randy Sams will provide Emergency Shelter while The Friendship Center and East Texas Veterans Resources will provide Homelessness Prevention and Street Outreach. ETVR will provide Rapid Re-housing. The program will serve over 700 persons total.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Texarkana, Texas
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participation on the Homeless Coalition; City supports development of HATT's five year and one year plans; partners on the HOPE VI grant; presentations given at Public Housing community facilities; presentation to Homeless Coalition.

2	Agency/Group/Organization	RANDY SAMS' OUTREACH SHELTER, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination through the Homeless Coalition and ESG partnership.
3	Agency/Group/Organization	Main Street Texarkana
	Agency/Group/Organization Type	Housing Planning organization Business and Civic Leaders Historic Preservation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular coordination of activities; partner on EPA Brownfields projects; coordination through the Arts and Historic Commission.
4	Agency/Group/Organization	SALVATION ARMY-TEXARKANA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular participation on Homeless Coalition; solicitation to participate; works with the city to assess housing needs, anti-poverty strategies.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no agency types not consulted. City personnel extended the invitation to participate in plan development to all agency types represented in the city.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition of Texarkana	Both plans address the needs of homeless individuals and families.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Office of Planning and Community Development works in conjunction with the City's duly elected Council of Ward Representatives, the City Manager's Office, Finance, Inspections, Public Works, Street, Environmental Services and Parks and Recreation Departments to oversee the development of the Consolidated Plan and administer the programs and activities incorporated in the Plan.

In preparation of the Consolidated Plan and Annual Action Plan, the City of Texarkana, Texas held public meetings and conducted community surveys (Consolidated Plan) to solicit citizen and agency comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, 2013 Action Plan, 2014 Action Plan, 2015 Action Plan, 2016 Action Plan and 2016 Amended Action Plan.

The City designates two staff members to participate in the Continuum of Care to address the needs of the homeless, at-risk of homeless persons, and veterans. Staff works with the Homeless Coalition and service providers to establish appropriate methodologies for implementation of the Homeless Management Information System (HMIS) as well as performance standards meeting or exceeding those required for Emergency Solutions Grants recipients. The City serves as fiscal agent for the Supportive Housing Grant, assisting homeless and at-risk of homelessness persons including domestic violence victims to obtain housing and supportive services. Additionally, the Coalition, as a member of the Texas Homeless Network Continuum of Care, has been chosen to participate in a program designed to consolidate services.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance at Public Briefings and Council Meetings. No request for translation. No request for accommodations.	Positive responses. No formal comments. Supportive of Downtown RLF, improving living environment in Beverly Community, Farmers' Market, and coordination with HATT and Homeless Coalition.	No comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance at Public Briefings and Council Meetings. No request for translation. No request for accommodations.	Positive responses. No formal comments. Supportive of Downtown RLF, improving living environment in Beverly Community, Farmers' Market, and coordination with HATT and Homeless Coalition.	No comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance at Public Hearing. No request for translation. No request for accommodations.	Positive responses. No formal comments. Supportive of Downtown RLF, improving living environment in Beverly Community, Farmers' Market, and coordination with HATT and Homeless Coalition.	No comments not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

This Annual Action Plan is effective October 1, 2016 through September 30, 2017. The Annual Action Plan is required by the U.S. Department of Housing and Urban Development in order for the City of Texarkana, Texas to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program.

The City of Texarkana, Texas will use every funding source available to meet the housing, economic development, and social services needs of the residents of the city. CDBG funds will be used to fund projects identified on the Five Year Consolidated Plan as High Priority Needs within the community for which other funding is not available.

The overall goals of the City's program have been created per HUD's established objectives. They are designed to develop viable urban communities principally for low- and moderate-income persons with household incomes at or below 80% of Median Family Income by:

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities.

Other funding sources include the Continuum of Care program. The City works closely with the Domestic Violence Prevention, Inc. (DVP) and the Texarkana Friendship Center to administer a program for Texarkana's victims of domestic violence and their families. The program helps more than forty families in crisis situations per year. Providing accounting, oversight, technical assistance and capacity building enables DVP and TFCI to provide housing and services to some of the most in need of our community. The City also has established relationships with The Texas Department of Housing and Community Affairs (TDHCA) and the Texas Department of State Health Services (DHS). Texarkana utilized the TDHCA "Reservation System" to apply for and receive assistance to low and extremely low income households that were living in substandard housing. The "Housing Reconstruction" program allowed the City to tear down the existing structures and rebuild the homes in the current neighborhood. In 2015, the City did not pursue the Housing Reconstruction Program, but instead focused on providing grants to low-income homeowners for Rehabilitation and Down Payment Assistance. These two programs will continue into 2016.

Additionally, the City partners with Bowie County to provide many health care services to moderate, low, and extremely low income persons in Texarkana through the Texarkana, Texas-Bowie County Family Health Services. The City provides oversight and management to the clinic. Also, homeless service

providers work closely with the City to address the needs of the homeless population with the goal of ending homelessness in Texarkana. The city applied for and was awarded Emergency Solution Grant (ESG) funds to create a One-Stop Shop that will be located inside the Health Department building for services to prevent homelessness and assist those who are homeless. Service providers will not be charged rent or utilities to locate their case managers and services in the City owned building.

The table below shows the City's expected CDBG funds. The City should receive \$285,999 as the City's Annual Allocation, \$1,429,000 in Section 108 Loan Funds and \$2,500 in Program Income. Additionally, the City will have \$517,866 of the prior year's allocation available. These resources will allow the City to work toward meeting the obligation to provide decent housing, provide a suitable living environment, and expand economic opportunities for the residents of Texarkana.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1					Expected Amount Available Reminder of ConPlan \$	Narrative Descriptive
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Section 108 Loan \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,999	2,500	517,866	1,429,000	2,235,365	2,235,365	The amount \$2,235,365 is total available CDBG activities

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City recognizes the importance of leveraging resources. It is estimated that over the course of the 5 Year Plan, these community development projects will bring \$1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most of the projects will require substantial private investments at a 9 to 1 ratio. Matching requirements will be met by in-kind donations of labor and/or materials. The programs listed above do not require matching funds. When matching funds are required, the City usually provides in-kind matching through labor and supplies or provides cash matches from the City's general funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publicly owned land or property located within the jurisdiction includes housing lots owned by the city, city parks, and scattered properties located in downtown. This property may be used to promote economic development, provide support for homeless programs, and/or affordable housing in Texarkana, Texas. Additionally, publicly owned land may also be used to support public health activities, infrastructure and public services, promoting livability and sustainability within the jurisdiction.

Discussion

The City expects to use CDBG funding as a leveraging tool to support community and economic development within the jurisdiction. The programs above do not have matching requirements that require using CDBG funds to match. The City will provide the Health Department building as space for a One-Stop Shop for coordinated access for homeless services. Service providers will not be charged rent or utilities to locate their case managers and services in the City owned building. The citizens of Texarkana are willing to invest in affordable housing, suitable living environments, and providing economic opportunities. Ensuring a bright future for our most distressed neighborhoods and commercial areas will assist the entire community to grow and prosper.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

See Tables on the following pages:

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG Program Administration	2013	2017	Administration	Downtown Area	Aff. Housing Rehabilitation- Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing	CDBG: \$57,699	Other: 1 Other

Annual Action Plan
2016

27

Attachment: 2017-024 ATTH 02 Action Plan revision 1.31.17 (1612 : 2017-024 RES amending the CDBG

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Home Buyer Assistance	2014	2017	Affordable Housing	Downtown Area Beverly Community Revitalization	Aff. Housing	CDBG: \$20,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Housing Rehabilitation	2016	2017	Affordable Housing	Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units	CDBG: \$80,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Public Services - Health Department	2013	2017	Non-Homeless Public Service Needs Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-Housing - Public Services	CDBG: \$42,899	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
5	Public Improvements and Infrastructure – Park & Public Access Improvements	2014	2017	Non-Housing Community Development	Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure Non-H – Public Facilities Parks Improvements	CDBG: \$93,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
6	Section 108 Loan-Hotel Grim Lofts	2016	2017	Affordable Housing	Downtown Area	Aff. Housing	\$1,429,000	Section 108 Loan for Hotel Grim Lofts to provide 20 Low/Mod Housing units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Section 108 Loan - Prepayment	2016	2017	Affordable Housing	Downtown Area	Aff. Housing	\$512,265	Section 108 Loan pre-payment of \$512,265 out of \$1,429,000 loan for 20 Low/Mod Housing units

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administer the CDBG Program
	Goal Description	The City will administer the CDBG program in accordance with all applicable rules and regulations.
2	Goal Name	First Time Home Buyer Down Payment Assistance
	Goal Description	Two extremely low income, low income, or moderate income families will receive down payment assistance through implementation of this goal. The City will work with the Housing Authority and local lenders to qualify applicants for the program. This is intended for gap financing in the Downtown or Beverly Neighborhoods.
3	Goal Name	Housing Rehabilitation
	Goal Description	The City will work with local organizations to identify recipients of funds for Housing Rehabilitation for extremely low and low income families. Candidates are selected from areas of poverty concentration, especially in the Beverly and Downtown areas. City personnel document housing problems of candidates including structural problems, kitchen, bathroom, plumbing, electrical systems problems, as well as general conditions of the home.
4	Goal Name	Public Services - Health Department
	Goal Description	The City will work with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.

5	Goal Name	Public Improvements and Infrastructure - Park & Public Access Improvements
	Goal Description	Under this goal, the City will conduct projects and activities that improve living conditions within the city, focusing resources on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the Center.
6	Goal Name	Section 108 Loan – Hotel Grim Lofts
	Goal Description	The City will use these loan funds to assist with rehabilitation of a downtown historic structure into the Hotel Grim Lofts that will provide 20 Low/Mod housing units.
7	Goal Name	Section 108 Loan
	Goal Description	Funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City’s Section 108 Loan. Loan funds used to provide 20 Low/Mod housing units in the Hotel Grim Lofts in downtown Texarkana.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

AP-35 Projects – 91.220(d)

Introduction

In this section of the CDBG Annual Plan, the City of Texarkana, Texas provides a summary of the eligible program and/or activities that will take place during the program to address the priority needs and specific objectives identified in the Strategic Plan. Eligible programs and activities are referred to as "Projects."

The Projects which the City intends to complete in Program Year 2016 include the following:

#	Project Name
1	CDBG Program Administration
2	Home Buyer Assistance
3	Housing Rehabilitation
4	Public Service Activities -Health Dept
5	Park and Public Access Improvements-Beverly Community Center
6	Section 108 Loan Program – Hotel Grim Lofts
7	Section 108 Loan payments

Table 8 – Project Information

	CDBG PY 2016 Action Plan Budget Amendment	REVISED	ORIGINAL
	Amended Expenditures PY 2016	BUDGET	BUDGET
1	Program Administration	57,699.80	59,712.00
2	Home Buyer Assistance	\$20,000.00	40,000.00
3	Housing Rehabilitation	\$80,000.00	50,000.00
4	Revolving Loan Fund for Downtown	\$0.00	60,000.00
5	203/205 Renovations	\$0.00	74,064.00
6	Public Service Activities	\$42,899.85	44,784.00
7	Beverly Community Center Improvements	\$93,500.00	93,500.00
8	Hotel Grim Project	\$1,429,000.00	-
9	Section 108 Loan	\$512,265.05	-
	TOTAL Expenditures	2,235,364.70	422,060.00
	Amended Revenues PY 2016		
	To Reprogram	517,865.70	120,000.00
	Annual Allocation	285,999.00	298,560.00
	Section 108 Loan Funds	1,429,000.00	-
	Program Income	2,500.00	3,500.00
	TOTAL Revenues	\$2,235,364.70	422,060.00

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities selected as High or Low Priority Goals and Projects were identified through analysis of local need, market analysis, consultation with local, state, and federal agencies and citizen participation. High Priority projects will receive funding through CDBG funds. Funding for Low Priority Goals and Projects comes from sources other than CDBG. The greatest obstacle to addressing underserved needs is obviously funding.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG Program Administration
	Target Area	Downtown Area
	Goals Supported	Administer the CDBG Program
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing
	Funding	CDBG: \$57,699
	Description	Administer the CDBG program
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Texarkana, Texas
	Planned Activities	The City of Texarkana, Texas will administer the CDBG program under this activity.
2	Project Name	Home Buyer Assistance Program
	Target Area	Downtown Area Beverly Community Revitalization
	Goals Supported	Home Buyer Assistance Program

	Needs Addressed	Aff. Housing -Existing Units
	Funding	CDBG: \$20,000
	Description	Down payment assistance for low/mod income households. Up to two households will be assisted.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately two very low-, low-, and/or moderate income households will benefit from down payment assistance.
	Location Description	Program focus will be on the Revitalization Areas, though other areas could be considered.
	Planned Activities	The City will work with the Housing Authority of Texarkana, Texas and local banks to identify and qualify potential borrowers that need assistance with down payment to make purchasing a home more affordable.
3	Project Name	Housing Rehabilitation
	Target Area	Beverly Community Revitalization
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units
	Funding	CDBG: \$80,000
	Description	Housing rehabilitation for low and moderate income homeowners. No dislocation will occur. The City plans to work closely with neighborhood associations in Texarkana, Texas to select applicants for rehabilitation.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Up to eight low to moderate income families will be assisted.
	Location Description	Program focus will be on the Revitalization Areas, though other areas could be considered.
	Planned Activities	Housing rehabilitation for low and moderate income homeowners. No dislocation will occur. The City plans to work closely with local housing agencies in Texarkana, Texas to select applicants for rehabilitation.

4	Project Name	Public Service Activities
	Target Area	Downtown Area
	Goals Supported	Public Services - Health Department
	Needs Addressed	Non-Housing - Public Services
	Funding	CDBG: \$42,899
	Description	The City will work with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Downtown Texarkana, Texas
	Planned Activities	The City will work with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.
5	Project Name	Park and Public Access Improvements-Beverly Community Center
	Target Area	Beverly Community Revitalization
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure
	Funding	CDBG: \$93,500
	Description	The City will pursue improvements to public spaces in order to improve ADA access to recreation activities at Beverly Park Community Center, provide improvements to green space, community garden space, sidewalks and trails to include infrastructure improvements to improve public access and livability.
	Target Date	9/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 persons assisted. These public spaces are in the Beverly Target Area where the poverty rate exceeds 45%.
	Location Description	Beverly Community
	Planned Activities	The City will improve ADA access to the Beverly Park Community Center, improving access for handicapped individuals. Sidewalk and trail improvements, tree planting, and park improvements
6	Project Name	Section 108 Loan Program - Hotel Grim Lofts
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan for Low/Mod Housing Benefits
	Needs Addressed	Affordable Housing
	Funding	CDBG Section 108 Loan Funds: \$1,429,000
	Description	Section 108 Loan funds to assist with the rehabilitation of a downtown historic structure into the Hotel Grim Lofts that will provide 20 Low/Mod Housing units.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families assisted.
	Location Description	Downtown Texarkana, Texas
	Planned Activities	Section 108 Loan funds to assist with the rehabilitation of a downtown historic structure into the Hotel Grim Lofts that will provide 20 Low/Mod Housing units.
9	Project Name	Section 108 Loan - Prepayment
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan Low/Mod Housing Benefits
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$512,265

	Description	Funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City's Section 108 Loan. Loan funds used to provide 20 Low/Mod units in the Hotel Grim Lofts in downtown Texarkana.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families assisted.
	Location Description	Downtown Texarkana, Texas
	Planned Activities	Funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City's Section 108 Loan. Loan funds used to provide 20 Low/Mod units in the Hotel Grim Lofts in downtown Texarkana.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Texarkana has many safe, affordable, and livable neighborhoods. However, some areas of the city have increasingly become areas where housing and social problems are concentrated, areas where poverty and lack of decent housing exacerbate other social issues. These are areas with multiple housing problems and a concentration of abandoned, substandard housing that are havens for criminal activity, depriving decent citizens of peace of mind and property value. Concentration is here defined as 44% percent or more of the housing stock in an area of 2 or more adjacent block groups with households experiencing more than one of the Four Housing Problems. (Lacking complete kitchens, lacking complete plumbing, more than one person per room, and/or paying 305 or more of household income for housing.)

The Beverly Community in Texarkana, Texas has significant housing and poverty issues. As such, the City has designated the Beverly Neighborhood as a priority local Target Area. The downtown area has few affordable housing opportunities for people wanting to live in the downtown area. Many of the residential structures in the Downtown - 7th Street Corridor are substandard or substandard with significant rehabilitation potential.

In areas of minority and/or low-income concentration, housing values are generally much lower than the city as a whole, crime rates are higher, and there are fewer opportunities for employment. Both the Beverly neighborhood and downtown are prime examples of areas where minority and low income concentration pose significant challenges to redevelopment and the goal associated with providing safe, suitable, livable communities for everyone.

The City's designation of the Beverly Neighborhood as a local Target Community is based on the concentrations of poverty, minorities, abandoned and/or substandard housing, and high numbers of households with one or more of the Four Housing Problems or Four Severe Housing Problems. In many ways, Beverly is similar to other neighborhoods in Texarkana, in that these social and market factors have depressed the neighborhoods making them unattractive to developers. These neighborhoods cost the city in lost property taxes and increase police, fire, and environmental services. Estimates of the number of abandoned, substandard properties suggest that one in six homes have been boarded up in the Beverly community.

The City has an extensive network of parks, schools, churches, shopping, and social service organizations located throughout the city. The City's partnership with the T-Line public transportation system has resulted in transportation availability in most neighborhood in the city. Only one park exists in the Beverly community. The park is located on a flood plain and cannot be updated using state or federal funding. Other community assets include grocery stores, employment opportunities, and Texarkana

Community College.

Substantial strategic opportunities exist in both the Beverly Neighborhood and in Downtown Texarkana with an appropriate level of commitment of resources to remove barriers and create incentives for redevelopment and economic opportunities benefitting the entire city. Consequently, 80% of CDBG funds will be spent in the target areas, with an even split between the two.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Area	39
Beverly Community Revitalization	41

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Reductions in federal funding are felt across the country. In Texarkana, HUD's new funding allocation formulas resulted in the loss of nearly 25% of the CDBG budget. Texarkana's experience with targeting resources in the Rosehill neighborhood and the attraction of private capital there, resulted in neighborhood transformation. Consequently, the City concluded that the best way to maximize the CDBG budget would be to concentrate on specific areas for improvement in housing and living conditions that would have the most return on investment. Citizens of Texarkana and the duly elected City Council chose, by City Ordinance, to focus City resources in Downtown and the Beverly community, with the expectation that the funds expended there would provide the greatest benefit the City.

Discussion

Target Areas are central to Texarkana's plan to improve both the Downtown/7th Street Corridor, Rosehill, and the Beverly Communities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City works with many partner agencies, non-profits, and churches to provide housing and services to extremely-low to moderate-income people. Rental assistance, supportive housing, homelessness and homelessness prevention are of primary concern. The City of Texarkana has committed to continuing the collaborative partnerships with these agencies to ensure the maximum number of families and individuals will receive the assistance they need for suitable housing and shelter.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	50
Special-Needs	50
Total	150

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Some of the outcomes listed above will be funded through sources other than CDBG. Programs operate through assistance to homeless shelters, supportive housing programs, and the Housing Authority of Texarkana, Texas (HATT).

AP-60 Public Housing – 91.220(h)

Introduction

The City of Texarkana, Texas plans to carry out several activities supporting public housing in the course of the program year covered by this Action Plan. The City works closely with HATT, the Housing Authority of Texarkana, Texas. Over the course the past five years, HATT and City have transformed the Rosehill Neighborhood and the experience of living in public housing for many low-income individuals with the assistance of the Hope VI award. That program ended September 30, 2013. Never the less, HATT and the City are committed to revitalizing the neighborhoods and public housing of Texarkana.

Actions planned during the next year to address the needs to public housing

The City will continue to work with HATT to expand the number of units available to individuals and families in need of public housing and to provide more Section 8 properties within the jurisdiction. The City will provide citizens with access to Fair Housing information, rental assistance programs, and economic and educational opportunities for improving self-sufficiency. Also, the City recognizes that home ownership increases housing and neighborhood stability. Consequently, the City will assist HATT with its home ownership opportunity programs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Texarkana and HATT provides information to public housing residents that includes encouragement for participation in management and homeownership. The City and HATT provided informational brochures, websites, and social media interaction supporting these important goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HATT is an exemplary public housing authority and is not designated as troubled.

Discussion

The City's efforts to improve Public Housing resulted in A Hope VI grant through which the City and HATT were able to demolish the aged and blighted public housing units, replacing them with through mixed use public housing areas that are clean, well-maintained, and functioning to provide safe and livable housing to over a thousand households in Texarkana. While these funds are no longer available, the transformative power of this relationship with the Housing Authority and citizens means other blighted neighborhoods can also be changed for the better.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness in Texarkana, Texas is a challenging, but not intractable, problem. Every year, HUD requires the Texarkana Continuum of Care to collect data on homelessness at a single point-in-time during the last week in January. The Texas Homeless Network annually assists Texarkana's Continuum of Care through the Texarkana Homeless Coalition with their Point-in-Time homeless survey preparation and data analysis. The data that follows is a compilation of data collected on the day of January 21, 2016 by members of the Texarkana Homeless Coalition, a year considered as representative of homelessness in Texarkana and the last year for which there is a completed and approved report. One hundred five surveys were collected representing one hundred forty one people, though this represents only a small portion of the number of homeless in Texarkana. This Action Plan is also informed by Texarkana's sustained participation in the Homeless Coalition and regular interaction with homeless service providers, Randy Sams' Outreach Shelter, The Salvation Army of Texarkana, and Friendship Center of Texarkana through the Homeless Management Information Systems (HMIS) or from agency collaborations.

The Continuum of Care estimates there are 366 people who are homeless each day in the city. The median length of homelessness is 10.5 months, with a range of one day to over forty years of homelessness. This significant range might skew the median length considerably, with 20.7% of those counted in the Point-in-Time Survey reporting chronic homelessness. Over 79% of those counted are not chronically homeless. Forty-one percent of respondents reported their homelessness was their first time homeless in at least a three year period, as compared to 13.8% that reported they had been homeless continuously for more than a year and 34.5% that had 2-3 episodes of homelessness in the past three years.

72.3%	Male
27.8%	Female
12.4%	Households with children
20.7%	Chronic homelessness

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Program, working closely with Randy Sams' Outreach Shelter, the Texarkana Friendship Center, HATT and other housing and service providers, and partnering with willing

agencies to apply for Texas Department of Housing and Community Affairs Emergency Solutions Grants.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Grant, working closely with Randy Sams' Outreach Shelter, the Texarkana Friendship Center, HATT and other housing and service providers, and partnering with willing agencies to apply for Texas Department of Housing and Community Affairs Emergency Solutions Grants. The Rapid Rehousing program is carried out by Randy Sams Outreach Shelter and The Texarkana Friendship Center Incorporated (TFCI). The program provides housing and supportive services for forty households per year where the beneficiaries are/were either homeless or at-risk of homelessness. The program is a Rapid Rehousing program that employs the Housing First model and the VI-SPDAT and FVI-SPDAT for prioritization.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Program, working closely with HATT and other housing and service providers, and partnering with willing agencies to apply for Texas Department of Housing and Community Affairs Emergency Solutions grants. The partnership with East Texas Veteran Resources is based on the goal of ending veteran homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Program, working closely with HATT and other housing and service providers, and partnering with willing agencies to apply for Texas Department of Housing and

Community Affairs Emergency Solutions grants.

Discussion

As a Texas Balance of State Continuum of Care Coordinated Access Pilot Project, this collaboration advances Texarkana's efforts to capture each organization's strengths in delivering services to persons either at risk of homelessness or experiencing homeless as defined by HUD ESG Interim Rules with "lightest touch" methodologies and HUD best practices without duplication of costs and/or services. All programs now employ the Housing First Model. The City will contract with the Housing Authority of Texarkana, Texas and sub-grant to all other project partners. The City will ensure appropriate use of grant funds, act as fiscal agent, ensure timely reporting by all program partners, and collaborate with all partners to ensure proposed outcomes are met.

Each partner delivers HMIS, programmatic and administrative commitments with the City providing grant and HMIS administration. Randy Sams' will provide Outreach and Emergency Shelter including mental health services; Housing Authority will provide Credit Counseling for Homelessness Prevention and Rapid Re-Housing; Salvation Army will provide Rapid Re-Housing assistance; and, due to overwhelming caseloads, Salvation Army and the Friendship Center will both provide Homelessness Prevention.

Doorways Home Texarkana is a Coordinated Access Emergency Solutions grant application prepared as a collaborative project to address homeless and other special needs housing and supportive services. Texarkana assisted a project team comprised of homeless service and housing providers to prepare a partnership based Emergency Solutions Grant proposal. As the lead applicant for this collaborative program under the Texas Balance of State Continuum of Care, the City of Texarkana, Texas proposed to provide Street Outreach, Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing services through experienced providers in order to assist homeless people or people at risk of homelessness in Texarkana, Texas to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. While not successful in this first collaborative application, the project partners believe that the best way to provide quality services to Texarkana's homeless population is through continuing to work together and to re-apply in subsequent years.

Program partners include reliable service providers that participate in the Texarkana Homeless Coalition: the Randy Sams' Outreach Shelter, Texarkana Friendship Center, Housing Authority of Texarkana, Texas and the Salvation Army of Texarkana. This project will increase community wide planning and resource use, apply coordinated services that make the most of local organizational strengths, implement proven, research-driven, efficient service delivery tools, and vastly improve performance measurements and, most importantly, emphasize outcomes.

The City receives no HOPWA funds.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI)). An analysis of these factors has aided the City in developing programs that reduce the adverse effects of these constraints on the supply and cost of housing.

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. These are routinely reviewed. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the needs to adjust public policies to adapt to changing conditions, the City will continue to review policies periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas identified race and concentrations of poverty that present as barriers to affordable housing and continues to develop strategies to remove or lessen negative effects of these barriers to affordable housing. The City identified the following other barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Analysis of Impediments indicates race and concentrations of poverty constitute barriers to affordable housing in Texarkana. Pre-development, building permit and inspection expenses are average in terms of housing construction and renovation costs. To maintain the City's commitment to prevent barriers to affordable housing the City will:

- Maintain flexibility in zoning and building requirements when appropriate to allow for infill housing development and to provide technical assistance to developers of affordable housing. Posters &

literature displayed and made available at city office buildings, utility building, and the public library;

- Monitor city-sponsored projects for equal access and compliance of the Fair Housing Act and Building Dept. official's monitors code compliance to Fair Housing standards;
- Hold periodic Public Hearings providing information and requesting public comment on fair housing or related issues;
- Provide homebuyer and homeowner education, including fair housing information, was provided by the city and other local housing services providers;
- Conduct outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Conduct public outreach regarding availability of housing and housing assistance including translation of housing application materials into Spanish, and maintains bi-lingual staff in order to assist applicants and clients who are not English-proficient;
- Support local Continuum of Care efforts for homeless populations and provides ongoing support and technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management and credit counseling;
- Researching the possibility of adopting a Fair Housing ordinance to ensure that fair housing options are available to its citizens.

Discussion

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable

housing.

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

As Texarkana prepares to embark on the development of a new Comprehensive Plan for the City, the City will review the Analysis of Impediments to improve affordability, accessibility and suitability of housing for the citizens of Texarkana, Texas.

AP-85 Other Actions – 91.220(k)

Introduction

This section of the Action Plan addresses the planned actions of the City of Texarkana, Texas to carry out the following strategies outlined in the Consolidated Plan:

1. Foster and maintain affordable housing;
2. Evaluate and reduce lead-based paint hazards;
3. Reduce the number of poverty-level families;
4. Develop institution structure; and
5. Enhance coordination.
6. In addition, the City identifies obstacles to meeting underserved needs and proposes actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

1. Provide support to organizations that provide services to homeless and special needs individuals;
2. Provide financial support to organizations that provide services to homeless and special needs individuals;
3. Provide easy access to information for supportive service organizations that provide services to homeless and special needs individuals.

Actions planned to foster and maintain affordable housing

1. Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents;
2. Promote the availability of City operated owner-occupied housing assistance programs through the media;
3. Solicit applications for assistance from low income residents;
4. Conduct applicant screening and approval;
5. Provide home-buyer education counseling and assistance;
6. Facilitate rehabilitation of single-family properties

Actions planned to reduce lead-based paint hazards

1. Provide information and education to the public, re: lead risks;
2. Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning;

3. Develop technical capacity with staff.

Actions planned to reduce the number of poverty-level families

1. Pursue economic development of Downtown and Beverly communities;
2. Work with the Chamber of Commerce to bring jobs to low- and moderate-income families.

Actions planned to develop institutional structure

1. Improve coordination with Public Services Department to address flood zone management in low-mod income communities;
2. Establish communication and reporting protocols with police, fire, and emergency services to obtain regular statistical reporting and provide first-line professionals with homelessness services information.

Actions planned to enhance coordination between public and private housing and social service agencies

1. Actively participate in Continuum of Care/Homeless Coalition;
2. Assist with Homeless Point-in-Time Homeless Count.

Discussion

The City of Texarkana recognizes the challenges to fostering and maintaining affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty-level families, developing institution structure, enhancing coordination, and addressing underserved needs. The City's Target Area approach to implementing programs and providing services to low-moderate income families will ensure that all fundamental goals of the program will be met. This Action Plan is consistent with HUD's Mission to create strong, sustainable, inclusive communities and quality affordable homes for all; strengthening the housing market to bolster the economy and protect consumers; meeting the need for quality affordable rental homes: utilizing housing as a platform for improving quality of life and building inclusive and sustainable communities free from discrimination.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

This section address the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding this section of this CDBG Action Plan.

All program income that will have been received before the start of the next program year will have been reprogrammed. The City has recently received Section 108 loans fund award approval. The City is working closely with the community and developers to redevelop the Hotel Grim as the Grim Lofts project and will use the Section 108 Loan funds for this purpose as a Special Economic Development project. The City has no urban renewal settlements, or float funded activities. No grant funds will have been returned to the line of credit for which the planned use has not been included in a prior statement or plan. The City does not expect to use any funds for urgent need activities.

The City of Texarkana, Texas estimates that 70% of program funds will be used for activities that benefit persons of low and moderate income over a consecutive period of three years, years 2014-2016 including the year covered by this Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

Discussion

The City of Texarkana, Texas does not receive HOME funds. The City expects that all program income will have been programed and that Section 108 Loan proceeds will be receipted in the program year. Additionally, the City expects no surplus funds from urban renewal settlements, grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan, and has no income from float-funded activities. Seventy percent of CDBG funds will be used for activities that benefit persons of low and moderate income, with an Overall Benefit calculated over a period of three consecutive years to determine that the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.



**CDBG Amended Annual Action Plan,
Amended Consolidated Plan & Section
108 Loan Funds
Community Development Block Grant**

**Planning & Community Development
February 27, 2017**

Consolidated Plan and Annual Action Plan Amendments

The City of Texarkana, Texas is amending the 2013-2017 Consolidated Plan, the 2016 Annual Action Plan and announcing the award approval of Section 108 Loan Funds for the period of October 1, 2016 to September 30, 2017. Funds available in Community Development Block Grant (CDBG), Section 108 Loan Funds, prior year reallocated funds and local program income are \$2,235,365.

The City plans to amend the budget as follows:

- Re-allocating \$30,000 from Revolving Loan Fund activity to Housing Rehabilitation activity.
- Re-allocating \$30,000 from Revolving Loan Fund activity, \$20,000 from Home Buyer Assistance activity, \$74,064 from 203/205 Renovations activity and \$388,201 from prior year funds to Section 108 Loan Fund Program activity for total of \$512,265.
- Adding recently approved Section 108 Loan Funds from U.S. Department of Housing and Urban Development in the amount of \$1,429,000 for the Hotel Grim Lofts Project.

As stated in the City's Citizen Participation Plan, a change in CDBG budget allocations of 25% or more in allocated funding constitutes the need for a substantial amendment and requires City Council approval and Public Notice for citizen input.

Citizen Participation

2 Public Meetings

- § Feb 27th City Council Meeting 1st Briefing
- § Mar 13th City Council Public Meeting

30 day public comment period for Amended Action Plan, Amended Consolidated Plan and Section 108 Loan Funds (February 20th – March 22nd, 2017)

Advertisement of Public Comment Period:

§ Gazette Legal Notice

§ City Website

Draft copies available electronically on Planning & Community Development Homepage

Paper copies available upon request at City Hall



Texarkana TX HUD PY 2016 CDBG Amended Budget

CDBG PY 2016 Action Plan Amended Budget	Amended	Original
Amended Expenditures PY 2016	Budget	Budget
Hotel Grim Project	\$1,429,000.00	0.00
Housing Rehabilitation	\$80,000.00	50,000.00
First Time Home Buyer Assistance	\$20,000.00	40,000.00
Revolving Loan Fund for Downtown	\$0.00	60,000.00
Beverly Community Center ADA improvements	\$93,500.00	93,500.00
203/205 Renovations	\$0.00	74,064.00
Section 108 Loan	\$512,265.05	0.00
Public Service Activities	\$42,899.85	44,784.00
Program Administration	57,699.80	59,712.00
TOTAL Expenditures	\$2,235,364.70	422,060.00
Amended Revenues PY 2016		
PY2015 carryover	517,865.70	120,000.00
PY 2016 Allocation	285,999.00	298,560.00
Section 108 Loan - Hotel Grim Project	1,429,000.00	0.00
Estimated Program Income	2,500.00	3,500.00
TOTAL Revenues	\$2,235,364.70	422,060.00



NOTICE OF PUBLIC HEARINGS AND REQUEST FOR CITIZEN INPUT
ON THE CITY OF TEXARKANA, TEXAS
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AMENDED CONSOLIDATED PLAN, AMENDED ANNUAL
ACTION PLAN AND SECTION 108 LOAN FUNDS

The City of Texarkana, Texas is amending the 2013-2017 Consolidated Plan, the 2016 Annual Action Plan and announcing the award approval of Section 108 Loan Funds for the year that began October 1, 2016. Funds available in Community Development Block Grant (CDBG), Section 108 Loan Funds, prior year reallocated funds and local program income are \$2,235,365. The City plans to amend the budget as follows:

- Re-allocating \$30,000 from Revolving Loan Fund to Housing Rehabilitation Activity.
- Re-allocating \$30,000 from Revolving Loan Fund, \$20,000 from Home Buyer Assistance activity, \$74,064 from 203/205 Renovations activity, \$388,201 from prior year funds to Section 108 loan fund program for \$512,265.
- Adding recently approved Section 108 Loan Funds from U.S. Department of Housing and Urban Development in the amount of \$1,429,000 for the Hotel Grim Lofts Project.

As stated in the City's Citizen Participation Plan, a change in CDBG budget allocations of 25% or more in allocated funding constitutes the need for a substantial amendment and requires City Council approval and Public Notice for public comment.

The City of Texarkana will make the following items available for Public Comment Period from Feb 20th to Mar 22nd, 2017. Citizens may review the plan at Texas City Hall, Planning and Community Development Office, 220 Texas Blvd in Texarkana, Texas or on line at the City's website <http://www.ci.texarkana.tx.us/>.

Citizens are encouraged to attend the upcoming Public Meetings/Hearings to offer input on the Amended Plans and Loan Fund. A First Briefing will be held on February 27, 2017 and a Public Hearing will occur on March 13, 2017 at 6 PM at the Texas City Hall located at 220 Texas Blvd, Texarkana, Texas.

Written comments regarding the Amended Plans, Section 108 Loan or the proposed usage of funds should be sent to David Orr, Director of Planning and Community Development, City of Texarkana, 220 Texas Boulevard, Texarkana, Texas 75501 no later than March 22, 2017 at 12pm. Written responses will be provided if name and return address are included.

All public hearings are held in facilities that are wheelchair accessible and provide handicapped parking. Interpretive services for deaf or non-English speaking citizens will be available with an advance notice of 48 hours. Arrangements for such services can be made by calling the City of Texarkana at 903-798-3902 or through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

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

Briefing Sheet

Version:
Update Date: 2/22/2017 10:06 AM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Subject: Resolution No. 2017-025 accepting HUD Section 108 Loan Guarantee Assistance in the amount of \$1,429,000.
Briefing: 4/10/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

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

Updates/History of Briefing:

Executive Summary and Background Information:

The City of Texarkana, Texas applied for and has been awarded a HUD CDBG Section 108 Loan Guarantee Assistance in the amount of \$1,429,000 for the Grim Lofts Project.

The Hotel Grim Lofts is a mixed use historic preservation project involving residential space in downtown Texarkana. The goal is to redevelop the hotel with 98 housing units and commercial space on the first level. The financing plan is to use 108 funds from HUD along with federal and state historic credits, an EPA cleanup loan, conventional debt, and any other eligible sources. The proposal is for market apartments with apartments set aside of approximately 20 units for affordable family.

This resolution is being presented to request Council approval to accept the loan funds from HUD. A future resolution will be presented to Council regarding the terms and conditions of loaning these funds to the developer.

Potential Options:

- None
-

Fiscal Implications:

\$1,429,000 in loan funds available.

Staff Recommendation:

Staff recommends acceptance.

Advisory Board/Committee Review:

City of Texarkana, Texas

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-025 RES Approving Acceptance of HUD Section 108 Loan Guarantee Assistance (DOCX)
- b. 2017-025 ATTH 01 Funding Agreement Award Letter (PDF)
- c. 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (PDF)
- d. 2017-025 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	02/20/2017 11:29 AM	
Finance Department Kristin Peebles	Finance Review	Completed 02/21/2017 10:21 AM
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager
Review Completed	02/21/2017 10:24 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	02/21/2017 10:41 AM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	02/21/2017 11:09 AM	
City Manager John Whitson	City Manager Review	Completed 02/22/2017 11:13 AM
City Council Jennifer Evans	Meeting	Completed 02/27/2017 6:00 PM

Meeting History

02/27/17	City Council	MOVED FORWARD	Next: 03/13/17
David Orr briefed this item.			
03/13/17	City Council	MOVED FORWARD	Next: 03/27/17
There were no public comments made at this hearing.			
03/27/17	City Council	MOVED FORWARD	Next: 04/10/17

RESOLUTION NO. 2017 – 025**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING ACCEPTANCE OF THE HUD SECTION 108 LOAN GUARANTEE ASSISTANCE IN THE AMOUNT OF \$1,429,000; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the U. S. Department of Housing and Urban Development has provided the City of Texarkana, Texas, with Section 108 Loan Guarantee Assistance for the redevelopment of the Hotel Grim located at 301 N. State Line Avenue; and

WHEREAS, the amended draft 2013-2017 Consolidated Plan and amended draft 2016 Action Plan reflect budget amendments that include the addition of these funds; and

WHEREAS, the City Council recognizes the public benefit from downtown revitalization.

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

SECTION 1: That the City Manager is hereby authorized to accept HUD Section 108 Loan Guarantee Assistance in the amount of \$1,429,000.

SECTION 2: 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 April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

5.5.b

JAN - 4 2017

The Honorable Bob Bruggeman
Mayor, City of Texarkana
220 Texas Blvd.
Texarkana, TX 75501

Dear Mayor Bruggeman:

Congratulations! I am pleased to inform you that the City of Texarkana's (hereafter, the "City") request for loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, has been approved. Such assistance is to consist of the guarantee of notes or other obligations in the principal amount of \$1,429,000, plus interest thereon, which shall be issued to finance activities described in the City's application (B-15-MC-48-1000) for the Hotel Grim Lofts Project.

This offer of commitment ("Commitment") is subject, however, to the conditions specified in Item 8 of the Funding Approval (Form HUD-7082).

The first condition provides that in the event the City fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development ("HUD") before March 31, 2018, the Commitment will expire as of such date.

The second condition provides that the repayment schedule for the indebtedness evidenced by the notes or other obligations (the "Guaranteed Loan") must be acceptable to HUD.

The third condition provides that the City shall provide additional security for the Guaranteed Loan, and such additional security must be acceptable to HUD. The additional security shall be identified in the Contract for Loan Guarantee Assistance ("Contract"), specified at 24 CFR 570.705(b)(1), which will be signed by HUD at the time the notes or other obligations are guaranteed. The City's application and other supporting material identify the following additional security for the Guaranteed Loan: the City will collaterally assign its interest in a third party loan, secured by a lien on real property and improvements.

In addition, this condition provides that the Contract shall permit HUD to use existing pledged Community Development Block Grant ("CDBG") grants to prepay (or defease) the Guaranteed Loan if HUD determines that the pledge of future CDBG funds is insufficient to assure payment of amounts due thereunder. HUD reserves the right to require further security upon evaluation of the foregoing security arrangements. If necessary, the City may substitute other collateral security for the security described in the application (other than the pledge of CDBG funds), subject to HUD's approval of such substitution.

The fourth condition provides that prior to submitting notes or other obligations for inspection and guarantee by HUD, the City shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531). This information shall be submitted on Form HUD-2880 to HUD's Fort Worth Regional Office. A copy of Form HUD-2880 is enclosed for this purpose.

The fifth condition provides that prior to submitting notes or other obligations for inspection and guarantee by HUD, the City must comply with the mandatory conditions for the HUD regulatory waiver granted by HUD with respect to the criteria for national objectives at 24 CFR 570.208(a)(3).

The sixth condition provides that the City is required to pay a fee of 2.59% of the principal amount of loan guaranteed under this Commitment to cover the credit subsidy costs as announced in the *Federal Register* on October 4, 2016 (81 FR 68297). This fee applies to all Section 108 guaranteed loan commitments issued in Fiscal Year 2017. The fee is applied only at the time of loan disbursements. The amount to be paid at that time is equal to 2.59% of the principal amount of the requested Guaranteed Loan advance. The fee may be paid directly by the City or, alternatively, it may be deducted from the Guaranteed Loan advance(s). If the fee is paid directly by the City, it may be paid from CDBG grant funds drawn down under the CDBG line of credit or with another source.

In addition to the special conditions cited above, the release of funds for the project to be carried out with loan guarantee assistance is conditioned upon compliance by the City with all applicable provisions of the HUD Environmental Review Procedures (24 CFR Part 58). The City is reminded that these Procedures include limitations on the commitment of HUD and non-HUD funds on an activity or project prior to HUD's approval of the request for release of funds and related certification of compliance with environmental requirements. Please refer to 24 CFR 58.22 for a description of the limitations and the entities to whom they apply.

Please furnish us, at the address specified below, your timetable for execution of the activities described in your application. These activities will be financed through a public offering of Section 108 guaranteed obligations. If you need funds prior to the next public offering, please notify HUD at the address below and instructions for obtaining interim financing will be provided.

Please execute the three enclosed copies of the Funding Approval (Form HUD-7082) and return two copies to the Department of Housing and Urban Development, Financial Management Division, Room 7180, 451 Seventh Street, S.W., Washington, D.C. 20410. One copy should be retained for your files. By signing the Funding Approval, the City's Grant Agreement for grant number B-15-MC-48-1000, as authorized by HUD on November 18, 2015, is amended to include loan guarantee assistance. The amended Grant Agreement thereby incorporates this new Funding Approval the City's loan guarantee application (B-15-MC-48-1000), and Subpart M of the block grant regulations governing loan guarantees, as well as such agreements, schedules, and other documentation required for submission or execution in connection therewith.

Please do not hesitate to reach out if we can support you in the use of your Section 108 guaranteed funds. Please contact Paul D. Webster, Director, Financial Management Division at (202) 402-4563, if you need assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Stanley Gimont". The signature is fluid and cursive, with the first name "Stanley" written in a larger, more prominent script than the last name "Gimont".

Stanley Gimont, Deputy
Assistant Secretary for Grant
Programs (Acting)

Enclosures

Funding Approval/AgreementTitle I of the Housing and Community
Development Act (Public Law 930383)U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Community Development Block Grant Program

5.5.b

HI-00515R of 20515R

1. Name of Grantee (as shown in item 5 of Standard Form 424) City of Texarkana, Texas	3. Grantee's 9-digit Tax ID Number B-15-MC-48-1000	4. Date use of funds may begin (mm/dd/yyyy)
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) 220 Texas Blvd. Texarkana, Texas 75501-1967	5a. Project/Grant No. 1 B-15-MC-48-1000	6a. Amount Approved
	5b. Project/Grant No. 2	6b. Amount Approved
	5c. Project/Grant No. 3	6c. Amount Approved

Grant Agreement: This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name)

Stanley Gimont

Grantee Name

City of Texarkana, Texas

Title

Deputy Assistant Secretary for Grant Programs (Acting)

Title

CITY MANAGER

Signature

Date (mm/dd/yyyy)

JAN - 4 2017

Signature

Date (mm/dd/yyyy)

01/30/2017

7. Category of Title I Assistance for this Funding Action
(check only one)

- ☐ a. Entitlement, Sec 106(b)
☐ b. State-Administered, Sec 106(d)(1)
☐ c. HUD-Administered Small Cities, Sec 106(d)(2)(B)
☐ d. Indian CDBG Programs, Sec 106(a)(1)
☐ e. Surplus Urban Renewal Funds, Sec 112(b)
☐ f. Special Purpose Grants, Sec 107
☒ g. Loan Guarantee, Sec 108

8. Special Conditions
(check one)

- ☐ None
☒ Attached

9a. Date HUD Received Submission
(mm/dd/yyyy)9b. Date Grantee Notified
(mm/dd/yyyy)9c. Date of Start of Program Year
(mm/dd/yyyy)

10. check one

- ☒ a. Orig. Funding
Approval
☐ b. Amendment
Amendment Number

11. Amount of Community Development

Block Grant

FY ()

FY ()

FY ()

a. Funds Reserved for this Grantee

b. Funds now being Approved

c. Reservation to be Cancelled
(11a minus 11b)

12a. Amount of Loan Guarantee Commitment now being Approved

\$1,429,000

12b. Name and complete Address of Public Agency

N/A

Loan Guarantee Acceptance Provisions for Designated Agencies:

The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.

12c. Name of Authorized Official for Designated Public Agency

N/A

Title

Signature

HUD Accounting use Only

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153											
	176											
			Y					Project Number		Amount		
			Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)

Date Entered LOCCS (mm/dd/yyyy)

Batch Number

Transaction Code

Entered By

Verified By

24 CFR 570

form HUD-7082 (4/93)

Packet Pg. 287

Attachment: 2017-025 ATTH 01 Funding Agreement Award Letter (1613 : 2017-025 RES approving acceptance of HUD Section 108 Loan

8. Special Conditions.

- (a) In the event the public entity fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development (HUD) before **March 31, 2018**, the commitment will terminate and expire as of such date.
- (b) The repayment schedule for the public entity's debt obligation, as defined in 24 CFR 570.701, must be acceptable to the Secretary.
- (c) Pursuant to 24 CFR 570.705(b)(3), the public entity shall provide additional security for the Guaranteed Loan and such additional security must be acceptable to HUD. The additional security shall be identified in the Section 108 Contract for Loan Guarantee Assistance specified by 24 CFR 570.705(b)(1), which will be executed by HUD at the time the notes or other obligations are guaranteed.

The Contract shall also permit HUD to use pledged grants to prepay (or defease) the Guaranteed Loan if HUD determines that the pledge of future grants is insufficient to assure payment of amounts due thereunder.

- (d) Prior to submitting notes or other obligations for inspection and guarantee by HUD, the public entity shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531). This information shall be submitted on Form HUD-2880 to HUD's Fort Worth Regional Office.
- (e) The City must comply with the mandatory conditions imposed under its approved request to waive a HUD regulatory provision for a national objective at 24 CFR 570.208(a)(3) and to apply the exception at 24 CFR 570.208(a)(3)(i) to the Hotel Grim Lofts Project. The conditions are below:
 - 1. The City must provide written notification to the Fort Worth Regional Office of its adoption and publication of its standards for determining affordable rents.
 - 2. The City must require the Developer to record a use restriction against the Project property that will impose a 10-year affordability requirement with respect to the Grim Hotel Lofts project, requiring at least 20 percent of the units to be occupied by LMI households at affordable rents. The Developer must record a use restriction against the Project property that will remain in effect for the full 10-year period.
 - 3. The City will conduct annual, on-site monitoring of the Project to verify compliance with the conditions for the duration of the affordability period.
 - 4. The City will provide HUD Financial Management Division (FMD) and the Regional Office a status report not later than 15 days from the end of each

quarter during the construction and lease-up period. The report will include status updates on construction completion, Section 108 funds disbursement, initial occupancy of LMI units, and any other information as required by the Regional Office. The Regional Office may also require the City to continue to provide these reports on an ongoing basis during the affordability period.

The actions required under conditions 1-2 must be completed prior to HUD's guarantee of a note or other obligation pursuant to a loan guarantee commitment for the Hotel Grim Lofts Project.

- (f) The public entity is required to pay a fee of 2.59% of the principal amount of the loan guaranteed under this Commitment to cover the credit subsidy costs as announced in the *Federal Register* on October 4, 2016 (81 FR 68297).

**APPLICANT COMPLETENESS GUIDE
SECTION 108 LOAN GUARANTEE PROGRAM
ENTITLEMENT PUBLIC ENTITIES
24 CFR §570.700 – §570.709**

SECTION I – GENERAL INFORMATION

Please ensure the submission includes:

- ☐ Standard Form 424 (form SF-424) – Application for Federal Assistance;
 - ☐ Applicant's congressional district(s); and
- ☐ Name, title, address, telephone and fax numbers, and e-mail of applicant contacts:

Chief elected official or chief executive officer

Name & Title: John Whitson, City Manger
 Organization: City of Texarkana
 Address (Street): 220 Texas Blvd
 Address (City/State/Zip): Texarkana. Texas 75501
 Phone & Fax: 903-798-3930 (O), 903.798.3448 (F)
 E-mail: john.whitson@txkusa.org

Staff contact

Name & Title: David Orr, Planning & Community Development Director
 Organization: City of Texarkana
 Address (Street): 220 Texas Blvd
 Address (City/State/Zip): Texarkana, Texas 75501
 Phone & Fax: 903-798-3902 (O), 903-798-3913
 E-mail: david.orr@txkusa.org

Consultant contact (If applicant has designated a consultant as principal contact)

Name & Title: Mattye Gouldsby Jones
 Organization: Coats/Rose
 Address (Street): Two Lincoln Centre, 5420 LBJ Freeway #600
 Address (City/State/Zip): Dallas, Texas 75240
 Phone and Fax: 972.982.8453
 E-mail: MJones@coatsrose.com

SECTION II – THE APPLICATION

- ❑ **Citizen Participation Requirements (570.704(a)).** Provide a brief description of how the public entity met all presubmission and citizen participation requirements before submission of the application for loan guarantee assistance to HUD.

The City of Texarkana, Texas assures compliance with HUD's citizen participation regulations applicable to CDBG and Section 108, as cited at **24 CFR §570.704(a)(2)** consistent with its citizen participation plan. The Texarkana, Texas City Council held a public hearing and approved submission of the Section 108 Loan Guarantee Application for loan funds for the Hotel Grim Lofts project at its August 10, 2015 meeting.

The City of Texarkana, Texas will have complied with all pre-submission and citizen participation requirements as required in its Citizen Participation Plan and Part 570.704(a) upon submission of the application for a Section 108 Loan for the Grim Lofts Project including all required participation of the public, affected citizens, potential beneficiaries, and the community at large.

The City has developed strong links between representatives of the low and moderate-income community's public service agencies, public housing agency, educational institutions, health facilities and the business community for the purpose of developing an ongoing strategic plan for reinvestment in the low income communities. Citizens of Texarkana have clearly communicated their desire to redevelop the Hotel Grim; consequently, the City anticipates widespread support of the application.

The City is preparing the application appropriately, in accordance with the Consolidated Plan and Citizen Participation Plan, providing sufficient detail for each activity and for each national objective, describing the location, and allowing citizens to determine how they will be impacted by the decisions being made. Program income will also be included in loan calculations.

The application will be published community-wide as required. Additional information will be available on the City's website or by contacting the office of Planning and Community Development. All public comments will be considered and included in the application.

Once the application is finalized, the City will follow all appropriate procedures to amend the 2013-2017 Consolidated Plan, which will include the completed application. In addition to the Public Hearing requirements of the City's Citizen Participation Plan, the City has held a series of public hearings at different stages of the project's development.

- ❑ **Statement of Community Development Objectives (570.704(a)(1)(i)(A)).** Provide the statement of community development objectives in the Consolidated Plan to be achieved by use of Section 108 funds (Also provide the citation of the objectives in the Consolidated Plan).

The City of Texarkana, Texas intends to use the proceeds of a Section 108 Loan from the

10/2015

Department of Housing and Urban Development (HUD) to meet essential community development objectives as outlined in the 2013-2017 Consolidated Plan as approved by the City Council of Texarkana, Texas, the City's Citizen Participation Plan, and the Department of Housing and Urban Development. The key Community Development Objectives to be addressed with this Section 108 Loan are to meet the CDBG LOW & MODERATE INCOME PERSONS HOUSING (LMH) National Objective.

This project will help achieve the community development objectives stated in the 2013-2017 Consolidated Plan by reducing barriers to affordable housing – 91.215(h) by increasing the availability of decent affordable single-family units and affordable rental properties. The intent to apply for Section 108 Loans to bolster redevelopment in downtown/7th Street Corridor and Beverly neighborhood was stated under expected/anticipated resources in the Consolidated Plan. Furthermore, the City's Consolidated Plan identified the most common housing issues in Texarkana are associated with cost burden problems where renters have housing costs that exceed 30% of household income (Consolidated Plan p.38). This project will help achieve community development objectives stated in the plan by increasing the number of affordable rental units in the downtown target revitalization area.

This project will meet the National Objective of primary benefit to low and moderate income persons in accordance with CFR 570.208 (a)(3), and the Criteria for Public Benefit is expected to be met by providing housing to residents in the area. Furthermore, this building is located within a low to moderate income individual qualifying PY 2014 - PY 2015 census tract area (Tract 105, 48037010500) and geographic target priority area (Tract 105, 48037010500) identified in the Consolidated Plan.

❑ **Project Description.**

Project Background

Restoration and redevelopment of the historic Hotel Grim built in 1925 originally as an eight-story hotel. The building contains 103,200 square feet and when built, was the second tallest structure in Texarkana. The iconic building is strategically located on State Line Avenue on the Texas and Arkansas border. The proposed project will preserve the historic elements of the building while completely updating the property.

Proposed Project

The Hotel Grim Lofts is a mixed use historic preservation project involving residential space in downtown Texarkana. The goal is to redevelop the hotel with 98 housing units and commercial space on the first level. The financing plan is to use 108 funds from HUD along with federal and state historic credits, an EPA cleanup loan, conventional debt, and any other eligible sources. The proposal is for market apartments with apartments set aside for affordable family. Section 108 funds will only be used to finance housing rehabilitation for the 20 LMI units and will include 1 and 2 bedroom units. The financial information disclosed hereto including the pro forma, sources and uses include the 20 units to be leased to Low-Mod income families and 78 units to market rate income families or non-LMI. The units will be the same for LMI and market rate

individuals and families. The breakdown of LMI unit size includes 7 efficiency units, 6 one bedroom units and 7 two bedroom units.

- Describe the project structure and participants (as applicable), including:
 - The name of the applicant public entity, or its designated public agency (if applicable), that will act as a borrower and issue the debt obligations (570.704(b)(2));

City of Texarkana, Texas

- Amount of Section 108 assistance sought (May not exceed 5 times the CDBG allocation and should be in \$1,000 increments) (570.705(a)(2));

FY 2015 Annual Allocation is $\$298,560 \times 5 = \$1,492,000$

- The entity that will undertake the project;

Grimm Lofts, LLC

- The principal developer or business;

Jim Sari and Mark Bouldin

- Who will provide equity;

Federal Historic Tax Credits (Federal & State)

- Who will own the assets upon completion, including land and improvements; and

Jim Sari 50% ownership and Mark Bouldin 50% ownership

- The types of businesses that will be assisted.

Creation of additional LMH residential space

- **Section 108 Program Fees (570.704(a)(1)(i)(D)).**

- *See Federal Register notice for current fee amount.*

FY 2016: 2.59% of principal amount of the loan

- A description of any CDBG funds, including guaranteed loan funds and grant funds, that will be used to pay fees required under 570.705(g). The description must include an estimate of the amount of CDBG funds that will be used for this purpose.

Program fees will be deducted from the loan and the planned use will be included in the consolidated plan. Per HUD field office, City will rely on further guidance on this in the future that provides the actual mechanics of the fee.

- *If the applicant will use grant funds to pay required fees, it must include this planned use of grant funds in its consolidated plan; therefore, the description must state that the planned use of grant funds has been included in the consolidated plan.*
- *Pursuant to 570.712, the fees are payable from the grant allocated to the issuer pursuant to the Act (including program income derived therefrom) or from other sources, but are only payable from guaranteed loan funds if the fee is deducted from the disbursement of guaranteed loan funds.*
- **Environmental Review (570.704(d)).** Provide a brief description on the status of the environmental review procedures for the release of funds for the project (24 CFR Part 58).

The City of Texarkana is following 24 CFR Part 58 Environmental Review Procedures as required in accordance with the National Environmental Policy Act (NEPA). A Phase I Petroleum Assessment was completed for the project on September 18, 2014 and a Phase II Petroleum Assessment was completed on May 27, 2015. State Historic Preservation Office has reviewed and approved this site for eligible state and federal tax credits. A copy of their review will be provided. No funds will be dispersed prior to environmental clearance, and it is understood that any physical development hard costs undertaken prior to environmental clearance cannot be reimbursed through Section 108.

- **Displacement, relocation, acquisition, and replacement of housing (570.704(e)).** If applicable, describe how the public entity assisted will comply with displacement, relocation, acquisition, and/or replacement of low and moderate income housing activities to be undertaken in connection with the project (570.606).

N/A

- **Labor Standards.** Please note that each project assisted is subject to the provisions of 24 CFR Part 70 (570.707).

The City of Texarkana is knowledgeable of and will comply with the Davis- Bacon Act and with Section 3 Requirements. The City has established partnerships with local businesses to expand opportunities for local residents as part of its efforts to strengthen the local economy.

- **Project Implementation Schedule.** Indicate the estimated project schedule, including expected date when Section 108 permanent/interim financing is needed for project costs. Identify each major task/activity associated with implementing the project and provide the projected begin and completion dates. The following is a sample format:

Major Tasks/Activities	Begin Date	End Date
1. EPA RLF Funding (Phase I & II Assessments complete)	July 1, 2014	October 1, 2015
2. Historic Tax Credits (State & Federal)	July 1, 2014	November 1, 2015
3. HUD CDBG 108 Loan	May 1, 2016	October 10,

10/2015

		2016
4. Developer Bank Loan (Churchill Stateside Group)	October 10, 2016	November 10, 2016
5.		

- **Statement of Sources and Uses.** Indicate all project financial sources and related dollar amounts including the Section 108 and owner/developer equity and all principal project cost components (uses) and related dollar amounts.

The City of Texarkana, Texas proposes to lend the developer \$1,492,000 in Section 108 Loan funds for the following purposes:

Sources:	Amount
Section 108 Loan	\$1,492,000
EDI or BEDI Grant	\$0
Other – City Housing Fund	\$458,000
Other – EPA RLF	\$650,000
Federal Historic Tax Credits	\$2,008,107
State Historic Tax Credits	\$2,510,134
Owner / Developer Equity	\$5,870,000
Other – Deferred	\$259,000
Total Sources:	\$13,247,241

Uses:	Amount
Project Cost - Land	\$ 50,000
Project Cost - Building	\$ 450,000
Project Cost – Site work	\$ 400,000
Project Cost – Building Rehab	\$ 8,400,000
Project Cost - Fees	\$ 3,947,000
Total Uses:	\$13,247,200

- **Budget.** Clearly indicate all project costs, identify the eligible activities to be carried out with Section 108 assistance, and national objective(s) to be met (see national objective codes listed below), along with the budgeted amounts for each activity. The following is a sample format:
- *Note: Guaranteed loan funds may not be used to reimburse the CDBG program account or line of credit for costs incurred by the public entity or designated public agency and paid with CDBG grant funds or program income (570.703).*

Eligible Activity	\$Section 108	\$EDI/ BEDI	\$CDBG	\$Equity/ Other	*National Objective (See codes below)
Acquisition of improved or unimproved real					

property in fee or by long-term lease, including acquisition for economic development purposes (570.703(a))					
Rehabilitation of real property owned or acquired by the public entity or its designated public agency (570.703(b))					
Payment of interest on 108 loan obligations (570.703(c))					
Relocation costs of 108-assisted activity (570.703(d))					
Clearance, demolition and removal of buildings and improvements on real property acquired or rehabilitated pursuant to (a) acquisition and (b) rehabilitation, except where necessary to carry out other eligible 108 activity (570.703(e))					
Site preparation, including construction, reconstruction, or installation of public or other site improvements, utilities, or facilities (other than buildings) or remediation of properties, which is: (1) related to the redevelopment or use of the real property acquired or rehabilitated pursuant to (a) acquisition and (b) rehabilitation or (2) for an economic development purpose(570.703(f))					
Payment of 108 issuance, underwriting, servicing, trust administration, and other costs associated with private sector financing (570.703(g))					
Housing rehabilitation eligible under 570.202 (570.703(h))	\$1,492,000				LMH
Economic development eligible under 570.203 (570.703(i)(1))					
Economic development as "community economic development" eligible under 570.204 (570.703(i)(2))					
Construction of housing by nonprofit organizations (570.703(j)) [Discontinued]					
108 debt service reserve to be used in accordance with requirements specified in the contract (570.703(k))					
Acquisition, construction, reconstruction, rehab or historic preservation, or installation of public facilities to the extent eligible under 570.201(c), including public streets, sidewalks, other site improvements and public utilities, and environmental remediation (570.703(l))					
Public works, site or other improvements in colonias (570.703(m))					
Payment of fees charged by HUD pursuant to 570.712 (570.703(n))					
Total Budget:	\$1,492,000	\$	\$	\$	LMH

❑ **National Objective Compliance (570.704(b)(1)).**

- Provide a description of how each of the eligible activities to be carried out with Section 108 funds will meet a CDBG national objective and indicate which national objective the activities will meet.

The housing rehabilitation eligible activities will meet LMI Housing National Objective by providing for permanent residential structures for LMI qualified households. For compliance with the CDBG LMI Housing National Objective, the project will adopt an affordability standard for rent (typically no more than 30 percent of income and provide income verification as well). Also, the project set rent limits similar to FMRs for the area and ensure 51% of the assisted units are occupied by LMI households.

The 20 housing units to be leased to Low-Mod income families will include a 5 year affordability period. The units will be the same for LMI and market rate individuals and families. The breakdown of LMI unit size includes 7 efficiency units, 6 one bedroom units and 7 two bedroom units.

Additionally, an affirmative fair housing marketing plan will be provided prior to closing. Quest Assets Management, Inc will oversee the intake, re-exam and provide documentation to the City that the affordability requirements are met.

- If the application proposes multiple activities with multiple national objectives, tie each eligible activity to a national objective.

National Objectives	Citation	*Code
Low- and moderate-income persons – area benefit	570.208(a)(1)	LMA
Low- and moderate-income persons – limited clientele	570.208(a)(2)	LMC
Low- and moderate-income persons – housing	570.208(a)(3)	LMH
Low- and moderate-income persons – job creation or retention	570.208(a)(4)	LMJ
Prevention or elimination of slums or blight – area basis	570.208(b)(1)	SBA
Prevention or elimination of slums or blight – spot basis	570.208(b)(2)	SBS
Prevention or elimination of slums or blight – urban renewal	570.208(b)(3)	SBR
Urgent need/imminent threat	570.208(c)	URG

- **Generic Application Screening Activities & Guidelines for Evaluating and Selecting Economic Development Projects: Underwriting & Public Benefit Standards (570.209).**

In evaluating the proposed project's use of the Section 108 Economic Development Loan Fund, the City used the following criteria.

Project Management

The City of Texarkana, Texas Planning & Community Development Department administers the 108 Loan Fund. The Planning & Community Development Community Development Director & CDBG Administrator under technical assistance provided by a third-party consultant completed underwriting due diligence. Below are the underwriting standards for City of Texarkana, Texas Section 108 Loan Fund.

National Objective

All loans shall meet a national objective as specified in 24 CFR 570.208. No loan shall be approved without verification of compliance with the national objective requirements, specified in 24 CFR 570.208, by the Fort Worth Regional Office of the United States Department of Housing and Urban Development.

Eligibility

In addition to meeting one of the program's National Objectives all projects assisted through the loan fund must fall within one of the eligible activities.

Financial Underwriting

The loan shall be evaluated based on:

1.) Ability to Repay

Projects to be funded will have at least a 1:1 projected debt coverage ratio.

2.) Collateral

Projects to be funded should have a loan to value ratio of not greater than 80 percent and the value should be supported by an appraisal prior to funding. In certain cases outside guarantees may suffice for additional collateral.

3.) Development Team Capacity and Experience

Projects funded shall have a development team that has both the capacity and experience to complete the project as demonstrated by past projects and financial strength.

4.) Developer Commitment

Developer commitment can take many forms. While each project is likely to be different the forms of developer commitment that can be expected include: adequate equity, guarantees of completion, guarantees to fund shortfalls or guarantees of minimum cash flow.

5.) Character

Projects to be funded should have developers with good credit histories, demonstrated integrity, and quality references.

- ❑ If any of the following five items are applicable, prepare and attach a narrative on the issues:
 - ❑ **Generic application.** If the application is generic in nature, (e.g., use of Section 108 as

economic development loan fund where specific businesses to be assisted have not yet been identified) describe the types of activities to be carried out and the criteria which the applicant will use to screen activities for assistance. N/A

- ❑ **Generic special economic development (570.703(i)(1)).** If the application is for generic special economic development activities, provide a summary of the process established to complete basic financial underwriting of the project(s) and a public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Single special economic development (570.703(i)(1)).** If the application is for a single special economic development activity, summarize the basic information used for the financial underwriting of the project and for the public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Generic CBDO community economic development (570.703(i)(2)).** If the application is for generic community economic development activities carried out by a CBDO that would otherwise be eligible under 570.203, were it not for the involvement of the CBDO, provide a summary of the process established to complete basic financial underwriting of the project(s) and a public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Single CBDO community economic development (570.703(i)(2)).** If the application is for a single special economic development activity carried out by a CBDO that would otherwise be eligible under 570.203, were it not for the involvement of the CBDO, summarize the basic information used for the financial underwriting of the project and for the public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Section 108 Loan Repayment Source (570.704(b)(2)).** Identification of proposed Section 108 loan repayment source. Examples of sources of repayment may include one or a combination of the following:
 - ❑ CDBG funds
 - ❑ Program income
 - ✓ Other local sources, etc. (describe other sources)

Developer will repay the City with project revenue. The loan repayment schedule is detailed below and is proposed to include a 5 year interest only period with payments thereafter to include \$99,466.67 annually in principle. The justification for the 5 year interest only is for an extended construction and lease up period to meet the proposed pro forma.

- ❑ **Section 108 Loan Repayment Schedule (570.704(b)(2)).** Identification of proposed Section 108 repayment schedule. The term may not exceed twenty years (570.705(f)); the schedule should show principal only; and principal amounts must be in \$1,000 increments.

Year	Principal	Year	Principal	Year	Principal	Year	Principal
------	-----------	------	-----------	------	-----------	------	-----------

1	Interest Only	6	\$99,466.67	11	\$99,466.67	16	\$99,466.67
2	Interest Only	7	\$99,466.67	12	\$99,466.67	17	\$99,466.67
3	Interest Only	8	\$99,466.67	13	\$99,466.67	18	\$99,466.67
4	Interest Only	9	\$99,466.67	14	\$99,466.67	19	\$99,466.67
5	Interest Only	10	\$99,466.67	15	\$99,466.67	20	\$99,466.67

- ❑ **Additional Security Requirements (570.705(b)(3)).** Applicant must pledge its existing and future CDBG entitlement amounts. Applicant may identify proposed additional security beyond pledge of CDBG funds, as applicable. Examples of security may include one or a combination of the following:
 - ✓ The asset financed with the Section 108 funds
 - ✓ A first or second lien on real property (HUD 108 2nd Lien position)
 - ❑ A lien on machinery or equipment
 - ❑ Debt service reserves
 - ❑ The pledge of an income stream
 - ❑ A pledge of future tax increments
- ❑ **Other security (describe other security)**
- ❑ **Other Supporting Documents and Exhibits.** Provide any supporting documents and exhibits that may further describe project details.
 - ✓ Location maps
 - ✓ Project photographs
 - ✓ Financial projections and analysis (pro forma financial statements, etc.)
 - ✓ Location Map
 - ✓ Resume and Qualifications of Developers/Owners
 - ❑ Evidence of site control
 - ❑ Business plan and market analysis
 - ❑ Appraisal

SECTION III – SECTION 108 CERTIFICATIONS

- ❑ **Section 108 Certifications (570.704(b)).** Standard CDBG certifications are not acceptable. Applicant should submit the Section 108 certification forms. Preferably, each certification will be individually executed but certifications included as part of application submitted with original signature of appropriately authorized official are acceptable.
 - ✓ Certification of legal authority to pledge CDBG grants required under 570.705(b)(2) (570.704(b)(3));
 - ✓ Certification of efforts to obtain “other financing” (570.704(b)(4));
 - ✓ Statement regarding lobbying (570.704(b)(7)); and
 - ✓ Public Entity Certifications 570.704(b)(8).

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*2. Type of Application

- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify) _____

3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

B14MC481000

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Texarkana, Texas

*b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000689

*c. Organizational DUNS:

062929187

d. Address:

*Street 1: P.O. Box 1967

Street 2: _____

*City: Texarkana

County: Bowie

*State: Texas

Province: _____

*Country: USA

*Zip / Postal Code 75504-1967

e. Organizational Unit:

Department Name:

Planning & Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.

*First Name: David

Middle Name: W.

*Last Name: Orr

Suffix: Jr.

Title: Director of Planning & Community Development

Organizational Affiliation:

City of Texarkana, Texas

*Telephone Number: (903) 798-3902

Fax Number: (903) 798-3913

*Email: david.orr@txkusa.org

Attachment: 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (1613 : 2017-025 RES approving acceptance of HUD Section 108

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

Municipality

***10 Name of Federal Agency:**

Housing & Urban Development Community Development Block Grant Section 108 Loan Fund

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Housing & Community Development CDBG Section 108 Loan Program

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

***15. Descriptive Title of Applicant's Project:**

Hotel Grim Lofts is a mixed use historic preservation project involving residential space in downtown Texarkana. The goal is to redevelop the hotel with 92 housing units and commercial space on the first level. The financing plan is to use 108 funds from HUD along with federal and state historic credits, an EPA cleanup loan, conventional debt, and any other eligible sources. The proposal is for market apartments with apartments set aside for affordable family and senior housing. The proposal is to have a condominium legal structure on the first two floors which will include the spaces for the units to be leased to Low-Mod income families (Condo #1) and floors 3-8 will be a separate legal condominium structure leasing units to market rate income families (Condo #2).

Attachment: 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (1613 : 2017-025 RES approving acceptance of HUD Section 108

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: TX-004

*b. Program/Project: TX-004

17. Proposed Project:

*a. Start Date: 10/1/2015

*b. End Date: 09/30/2018

18. Estimated Funding (\$):

*a. Federal	1,492,000.00
*b. Applicant	0.00
*c. State	0.00
*d. Local	11,398,000.00
*e. Other	0.00
*f. Program Income	0.00
*g. TOTAL	\$12,890,000.00

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E. O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: John

Middle Name: A

*Last Name: Whitson

Suffix:

*Title: City Manager

*Telephone Number: (903) 798-3900

Fax Number:

* Email: john.whitson@txkusa.org

*Signature of Authorized Representative:



*Date Signed: 4 MAY 16

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

Certification A

Entitlement Public Entity Certifications

In accordance with the Housing and Community Development Act of 1974, as amended, (the "Act") and with **24 CFR §570.704 (b)(8)**, public entity certifies that:

(i) It possesses the legal authority to submit the application for assistance under 24 CFR Part 570, Subpart M ("Subpart M") and to use the guaranteed loan funds in accordance with the requirements of Subpart M.

(ii) Its governing body has duly adopted or passed as an official act a resolution, motion or similar official action authorizing the person identified as the official representative of the public entity to submit the application and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the public entity to act in connection with the application to provide such additional information as may be required.

(iii) Before submission of its application to HUD, the public entity has:

A) Furnished citizens with information required by **24 CFR §570.704(a)(2)(i)**;

B) Held at least one public hearing to obtain the views of citizens on community development and housing needs; and

C) Prepared its application in accordance with **24 CFR §570.704(a)(1)(iv)** and made the application available to the public.

(iv) It is following a detailed citizen participation plan which meets the requirements described in **24 CFR § 570.704(a)(2)**.

(v) The public entity will affirmatively further fair housing, and the guaranteed loan funds will be administered in compliance with:

i. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d *et seq.*); and

ii. The Fair Housing Act (42 U.S.C. 3601-20).

(vi) In the aggregate, at least 70 percent of all CDBG funds, as defined at **24 CFR §570.3(c)**, to be expended during the one, two, or three consecutive years specified by the public entity for its CDBG program will be for activities which benefit low and moderate income persons, as described in criteria at **24 CFR §570.208(a)**.

(vii) It will comply with the requirements governing displacement, relocation, real property acquisition, and the replacement of low and moderate income housing described in **24 CFR §570.606**.

(viii) It will comply with the requirements of **24 CFR §570.200(c)(2)** with regard to the use of special assessments to recover the capital costs of activities assisted with guaranteed loan funds.

- (ix) (Where applicable, the public entity may also include the following additional certification.) It lacks sufficient resources from funds provided under Subpart M or program income to allow it to comply with the provisions of §570.200(c)(2), and it must therefore assess properties s owned and occupied by moderate income persons , to recover the guaranteed loan funded portion of the capital cost without paying such assessments in their behalf from guaranteed loan funds.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification B

Certification of Efforts to Obtain Other Financing

The City of Texarkana, Texas hereby assures and certifies with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it has made efforts to obtain financing for the activities described herein without the use of such guarantee, it will maintain the documentation of such efforts for the term of the loan guarantee, and it cannot complete such financing consistent with timely execution of the project without such guarantee.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

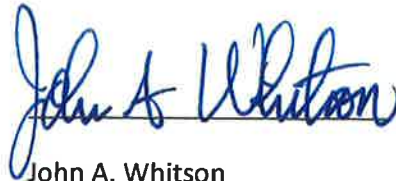
4 MAY 16

Certification C

Certification of Legal Authority to Pledge Grants

The public entity hereby certifies and assures with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it possesses the legal authority to make the pledge of grants required under 24 CFR 570.705(b)(2).

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification Regarding Drug-free Workplace Requirements

The certification set out below is a material representation upon which reliance is placed by the U.S. Department of Housing and Urban Development in awarding the loan guarantee assistance. If it is later determined that the public entity knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the U.S. Department of Housing and Urban Development, in additions to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

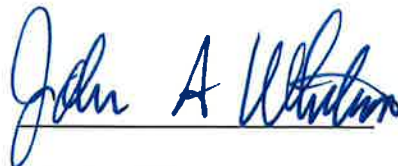
Certification

A. The public entity certifies that it will provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the public entity's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- b. Establishing a drug-free awareness program to inform employees about-

- (1) The dangers of drug abuse in the workplace;
 - (2) The public entity's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the activities undertaken with the loan guarantee assistance be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the loan guarantee, the employee will -
- (1) Abide by the terms of the statement; and
 - (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification E**Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions**

(1) The prospective primary participant certifies to the best of its knowledge and belief ,
that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

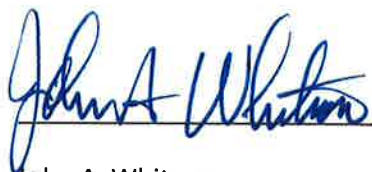
(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction ; violation of Federal or State antitrust statutes or commission of embezzlement , theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause of default.

(2) Where the prospective primary participant is unable to certify to any of the statements in this certification , such prospective participant shall attach an explanation to this proposal.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:



Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signed:



John A. Whitson

City Manager, ICMA-CM

Date:

4 MAY 16

RESOLUTION NO. 2015 - 080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE HOTEL GRIM REDEVELOPMENT PROJECT AND COMMITTING FUNDING IN THE FORM OF A CDBG SECTION 108 LOAN, EPA REVOLVING LOAN, AND/OR OTHER FUNDING MUNICIPAL LOAN FUNDS TO SARI AND COMPANY FOR THE PURPOSE OF REDEVELOPING THE GRIM HOTEL; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Texarkana, Texas (the "City") has been apprised of the redevelopment plans for the Hotel Grim into a mixed use development in downtown Texarkana; and

WHEREAS, the Council of Development Finance Agencies (CDFA) Response Team has visited the city and prepared a report regarding recommendations for public financing strategies for the project; and

WHEREAS, the City Council of the City of Texarkana, Texas acknowledges the historical and economic significance of the Hotel Grim to the City, and is in support of the redevelopment of the property as market rate apartments and commercial space; and

WHEREAS, Sari & Company, a developer of historic properties is submitting applications for State and Federal Historic Preservation Tax Credits to the Texas Historical Commission and the National Park Service to be used for the redevelopment of the Hotel Grim; and

WHEREAS, the City Council of the City of Texarkana, Texas supports the applications for State and Federal Historic Preservation Tax Credits, and is willing to commit project funding in the form of a CDBG Section 108 Loan, EPA Revolving Loan, and/or other municipal loan funds contingent upon the award of the Historic Preservation Tax Credits.

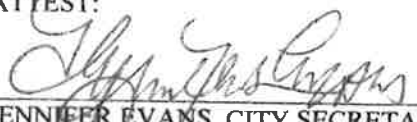
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Council of the City of Texarkana, Texas, hereby approves the support of the Historic Preservation Tax Credits by Sari & Company to be used for the redevelopment of the Hotel Grim into market rate apartments and commercial space; and approves the submission of loan request applications to appropriate agencies for HUD CDBG Section 108 Loan Funds, EPA Brownfield Revolving Loan Funds, or other municipal loan programs to the Grim Hotel redevelopment project.

SECTION 2: 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 August, 2015.

ATTEST:


JENNIFER EVANS, CITY SECRETARY


BOB BRUGGEMAN, MAYOR

4:37 p.m.



CITY OF
TEXARKANA
TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

May 5, 2016

Ms. Shirley Henley, Director
Fort Worth Regional Office, Region VI
U.S. Department of Housing and Urban Development
801 Cherry Street, Unit #45, STE. 2500
Fort Worth, Texas 76102

Dear Ms. Henley:

The City of Texarkana, Texas is pleased to submit an application for a Section 108 Loan Guarantee Program loan. If approved, this loan will provide low to moderate income housing in downtown Texarkana through the revitalization of the Hotel Grim building.

If you have any questions or need additional information about this application, please contact me at 903.798.3902. I appreciate your assistance and look forward to working with you and your staff on this endeavor.

Sincerely,

David W. Orr
Director of Planning & Community Development

Enclosure

Attachment: 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (1613 : 2017-025 RES approving acceptance of HUD Section 108

What are the most common housing problems?

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

One thousand four hundred and five renter households have a housing cost burden greater than 50% of income. Of those, 1,050 households have income in the range of 0-30% of Area Median Income, with 290 households in the 31-50% of AMI, and 65 in the range of 51-80% of AMI. For home owners, the most common problem is in having a housing cost burden greater than 30% of Area Median Income with 75 in the range of 0-30% of Area Median Income, 170 households in the 31-50% of AMI, and 480 in the range of 51-80% of AMI and 195 in the 81-100% of AMI.

Taken together, the most common housing problem in Texarkana is a cost burden greater than 30% of income with 3,940 of renter and owner households at 80% or less of Area Median Income paying more than 30% of household income on housing.

Are any populations/household types more affected than others by these problems?

Renters characterized as Small Related Renter households, a household of at least one adult where the members of the household are related to one another, with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children, especially those who are extremely low-income, most frequently have one or more of the Four Housing Problems, or Four Severe Housing Problems. They are more likely to be elderly, a large family, unemployed, or have significant illness or disability in the household. In Texarkana, these at-risk households are more likely to be Black/African American. Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance are in great peril of returning to a shelter at the termination of their assistance if they have not achieved long-term improvements in income levels or resolved the issues that originally led to the former homeless state. They are not eligible for additional

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

Briefing Sheet

Version:

Update Date: 4/6/2017 9:37 AM

Lead Department: City Manager **Action Officer:** Vicky Coopwood, Assistant City Secretary
Subject: Resolution No. 2017-044 denying the application for authority to increase rates submitted by Southwestern Electric Power Company.
Briefing: 4/10/2017 **Public Hearing:** **Second Briefing:** **Council Vote:** 4/10/2017

Item Schedule

Updates/History of Briefing:

The City Council on January 9, 2017 passed Resolution No. 2017-006 suspending the effective date from 90 days in connection with the rate increase filing of SWEPCO on or about December 16, 2016.

Executive Summary and Background Information:

Potential Options:

- Adopt resolution as presented
- Deny resolution

Fiscal Implications:

Rate increases will also increase the city's cost for electric utility usage for facilities, traffic signals, and street lights.

Staff Recommendation:

Staff recommends adoption of the resolution as presented

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- 2017-044 RES Denying SWEPCO Rate Change (DOC)
- 2017-044 ATTH 01 Information Sheet (DOC)
- 2017-044 Goals & Perspectives (DOCX)

City of Texarkana, Texas

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed	
	04/05/2017 5:55 PM			
City Attorney	Jeffery C. Lewis	Review	Completed	04/06/2017
9:44 AM				
Deputy City Manager - Shirley Jaster		Vicky Coopwood	Deputy City Manager	
Review	Skipped	04/06/2017 2:42 PM		
Deputy City Manager - Kyle Dooley		Vicky Coopwood	Deputy City Manager	
Review	Skipped	04/06/2017 2:42 PM		
Public Information Officer		Lisa Thompson	PIO Review	Completed
	04/06/2017 2:46 PM			
City Manager	John Whitson	City Manager Review	Completed	04/06/2017
3:39 PM				
City Council	Vicky Coopwood	Meeting	Pending	04/10/2017
6:00 PM				

Meeting History

RESOLUTION NO. 2017-044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, (“CITY”) DENYING THE APPLICATION OF THE SOUTHWESTERN ELECTRIC POWER COMPANY (“SWEPCO”) FOR AUTHORITY TO CHANGE RATES SUBMITTED ON OR ABOUT DECEMBER 16, 2016; REQUIRING THE REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Southwestern Electric Power Company (“SWEPCO” or the “Company”) filed a Statement of Intent with the City on or about December 16, 2016 to increase its base revenues; and

WHEREAS, SWEPCO proposes to implement its proposed increase in rates on or about January 20, 2017; and

WHEREAS, SWEPCO’s proposed increase in rates would result in a net increase to its base revenues of approximately \$69 million, which equates to a net increase of approximately 24% in base revenue; and

WHEREAS, SWEPCO asserts that the need for its increase in rates is driven primarily to recover its costs of complying with federal environmental regulations; and

WHEREAS, an evaluation of SWEPCO’s costs of complying with federal environmental regulations, among other issues, presents a complex series of regulatory issues; and

WHEREAS, for a Residential customer using 1,000 kWh per month, if SWEPCO’s proposed increase is approved, the bill impact to that Residential customer would be an increase of approximately 34% in the customer’s bill; and

WHEREAS, the Company seeks a Return on Equity (ROE) of 10.00%; and

WHEREAS, SWEPCO failed to establish that its overall revenue request resulted in no more than an amount that will permit SWEPCO a reasonable opportunity to earn a reasonable return on the utility’s invested capital used and useful in providing service to the public in excess of the utility’s reasonable and necessary operating expenses; and

WHEREAS, SWEPCO failed to establish that its proposed rates were just and reasonable; and

WHEREAS, by Resolution No. 2017-006 the City has previously: (1) suspended SWEPCO's proposed rate increase by 90 days; (2) authorized intervention in proceedings related to SWEPCO's proposed rate increase as a member of the coalition of cities known as the Cities Advocating Reasonable Deregulation ("CARD"); (3) directed SWEPCO to reimburse CARD's rate case expenses; and (4) retained the law firm of Herrera & Boyle, PLLC with respect to rate proceedings involving SWEPCO before the Public Utility Commission of Texas and courts of law and to retain consultants to review SWEPCO's rate application subject to CARD's approval.

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

SECTION 1: That the findings set out in the preamble are in all things approved and incorporated herein as if fully set forth.

SECTION 2: That SWEPCO failed to show that its proposed rates are just and reasonable.

SECTION 3: That the City hereby **DENIES** SWEPCO's request to increase rates and in support thereof finds that:

- a) The Statement of Intent fails to provide sufficient information to justify the requested increase in revenue or to justify the changes set forth in the attached tariffs;
- b) The Statement of Intent fails to provide sufficient information to justify the adoption of the rate base, expenses, investment, return on equity, and other rate issues.

SECTION 4: That the City hereby orders SWEPCO to reimburse the City's rate case expenses as provided in the Public Utility Regulatory Act and that SWEPCO shall continue to do so on a monthly basis and within 30 days after submission of the City's invoices for the City's reasonable costs associated with the City's activities related to this rate review or to related proceedings involving SWEPCO before the City, the Public Utility Commission of Texas, or any court of law.

SECTION 5: That a copy of this resolution shall be sent to SWEPCO's local representative; and to Mr. Alfred R. Herrera, Herrera & Boyle, PLLC, 816 Congress Ave., Suite 1250, Austin, Texas 78701.

SECTION 6: That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 7: That this resolution shall become effective from and after its passage.

PASSED AND APPROVED in Regular Council Session this the **10th day of April, 2017.**

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

Attachment: 2017-044 RES Denying SWEPCO Rate Change (1637 : 2017-044 RES denying SWEPCO rate change)

AGENDA INFORMATION SHEET
ITEM NO. 2017-044

**DENIAL OF APPLICATION FOR AUTHORITY TO INCREASE
RATES SUBMITTED BY SOUTHWESTERN ELECTRIC POWER
COMPANY**

BACKGROUND

On or about December 16, 2016, Southwestern Electric Power Company (“SWEPCO” or the “Company”) filed a Statement of Intent to increase its base revenues for a net increase of approximately \$69 million, which equates to a net increase of approximately 24% in base revenue. SWEPCO proposes to implement its proposed increase in rates effective January 20, 2017.

SWEPCO’s application poses complex regulatory issues, including the following issues:

1. **Capital Investments and Plant Retirements:** SWEPCO contends that it has invested over \$700 million in capital upgrades at four of its solid-fuel generating facilities to enable continued operation of those facilities in order to comply with regulations promulgated by the United States Environmental Protection Agency. This investment includes the retirement of one of its generating units – Welsh Unit 2 – even though that unit is not fully depreciated. These compliance costs make up approximately one half of the entire requested rate increase.
2. **Recovery of Transmission Costs:** SWEPCO is in the regional transmission grid known as the Southwest Power Pool (“SPP”) and incurs transmission costs as part of its participation in the SPP pursuant to the SPP’s Open Access Transmission Tariff (“OATT”). The OATT is a tariff approved by the Federal Energy Regulatory Commission that governs costs and revenues that SPP member utilities, including SWEPCO, incur in providing or obtaining transmission service to or from third parties. SWEPCO contends that the present method of recovery of transmission costs does not reflect the current market structure in the SPP.
3. **Profit:** SWEPCO seeks a return on equity of 10.0% based on a capital structure of 51.5% debt and 48.5% equity capital structure.
4. **Vegetation Management:** SWEPCO seeks recovery of an additional \$2 million in vegetation-management costs to maintain and improve reliability for Texas customers.

5. **Deferred Accounting:** SWEPCO is requesting establishment of a “regulatory asset” that would allow it to recover in the future charges that SPP has back-billed SWEPCO for costs associated with transmission upgrades made by third parties within the SPP over the period of 2008 through 2016.

Table 1 below shows the increase in base revenue to each class of customers if SWEPCO’s request were approved as filed. As required by state rules, SWEPCO is moving recovery of costs currently recovered through its transmission cost recovery factor (“TCRF”) and its distribution cost recovery factor (“DCRF”), to recovery through base rates. The Columns C (revenue) and D (percentage) in the table below show the change in base revenue related to moving revenue currently recovered through the TCRF and DCRF into base rates. Ratepayers are currently paying these revenues to SWEPCO.

Columns E (revenue) and F (percentage) show the effect of the increase in base revenue SWEPCO seeks in its application. **Thus, these amounts are “new” revenue to SWEPCO and the value of its proposed increase in base rates of about \$69.0 million.**

Columns G (revenue) and H (percentage) show the effect of the increase in base revenue SWEPCO seeks in its application, combined with moving recovery of TCRF and DCRF revenue into base rates.

For purposes of SWEPCO’s application, the more relevant columns are Columns E and F as those represent the increase in revenue SWEPCO seeks in this rate application and revenue not already being paid by ratepayers, that is, an increase of about \$69.0 million, which represents an increase in base revenue of about 24.45%.

ATTH 01

TABLE 1

A.	B.	C.	D.	E.	F.	G.	H.
Rate Class	Current Base Revenues	Current Base Revenues Plus TCRF and DCRF Revenue	Proposed Base Revenue Increase Related to TCRF & DCRF	Proposed Base Revenue Increase (New Revenue)	Percentage Increase in Base Rates	Proposed Base Revenue Inclg TCRF <u>and</u> DCRF Revenue	Total Percentage Increase
Residential	\$119,983,708	\$134,500,329	12.10%	\$27,016,974	22.52%	\$161,517,303	34.62%
General Service	\$17,198,668	\$19,299,971	12.22%	\$6,136,658	35.68%	\$25,436,629	47.90%
Lighting & Power – Secondary	\$84,370,396	\$96,471,295	14.34%	\$17,096,320	20.26%	\$113,567,615	34.61%
Lighting & Power – Primary	\$15,803,928	\$18,408,908	16.48%	\$3,482,723	22.04%	\$21,891,631	38.52%
Lighting & Power – Trans.	\$905,896	\$1,016,634	12.22%	\$238,481	26.33%	\$1,255,115	38.55%
Oilfield Service	\$8,546,040	\$8,674,389	1.50%	\$5,096,017	59.63%	\$13,770,406	61.13%
Cotton Gin	\$220,694	\$253,046	14.66%	\$103,550	46.92%	\$356,596	61.58%
Metal Melting – Dist.	\$1,374,544	\$1,442,412	4.94%	\$729,464	53.07%	\$2,171,876	58.01%
Metal Melting – Trans.	\$951,080	\$1,062,134	11.68%	-\$1,134	-0.12%	\$1,061,000	11.56%
Lg Lighting & Pwr – Primary	\$4,752,297	\$5,553,918	16.87%	\$1,944,528	40.92%	\$7,498,446	57.79%
Lg Lighting & Pwr – Tran.	\$19,210,576	\$22,564,935	17.46%	\$5,515,806	28.71%	\$28,080,741	46.17%
Municipal Pumping	\$1,728,750	\$1,958,405	13.28%	\$739,097	42.75%	\$2,697,502	56.04%
Municipal Service	\$1,205,280	\$1,303,296	12.10%	\$589,889	48.94%	\$1,893,185	57.07%
Municipal Lighting	\$1,874,847	\$2,079,845	12.10%	\$379,508	20.24%	\$2,459,353	31.18%
Pub. St. & Hwy Lighting	\$27,340	\$40,804	12.10%	\$3,237	11.84%	\$44,041	61.09%
Private, Outdoor & Area Lighting	\$4,005,578	\$4,384,086	12.10%	-\$68,620	-1.71%	\$4,315,466	7.74%
Cust-Owned Lighting	\$178,383	\$218,482	12.10%	\$28,945	16.23%	\$247,427	38.71%
TOTAL	\$282,338,005	\$319,232,889	13.07%	\$69,031,443	24.45%	\$388,264,332	37.52%

Attachment: 2017-044 ATTH 01 Information Sheet (1637 : 2017-044 RES denying SWEPCO rate change)

ATTH 01

Table 2 below shows the impact SWEPCO's proposed \$69.0 million increase in base rates would have on a Residential customer's bill (excluding the cost of fuel and other rider revenues).

TABLE 2

Customer Class	Current Bill (assumes 1000 kWh per month)	Proposed Bill (assumes 1000 kWh per month)	Increase in Base Rate Part of Bill	Percentage Change
Residential	\$57.23	\$76.61	\$19.38	33.86%

PRIOR CITY ACTION

The City previously acted to suspend the effective date of SWEPCO's requested rate increase by 90 days. Contemporaneously with the City's prior action to suspend the rate increase, the City also: (1) authorized intervention in proceedings related to SWEPCO's proposed rate increase as a member of the coalition of cities known as the Cities Advocating Reasonable Deregulation ("CARD"); (2) directed SWEPCO to reimburse CARD's rate case expenses; and (3) retained the law firm of Herrera & Boyle, PLLC with respect to rate proceedings involving SWEPCO before the Public Utility Commission of Texas and courts of law and to retain consultants to review SWEPCO's rate application subject to CARD's approval.

RATE CASE EXPENSES

Cities, by statute, are entitled to recover their reasonable rate case expenses from the utility. The accompanying Resolution directs SWEPCO to continue to reimburse CARD's rate case expenses on a monthly basis based on presentation of invoices from the cities.

DENIAL

The attached Resolution denies SWEPCO's proposed increase in revenue and changes in rates.

RECOMMENDATION

It is recommended that the City deny SWEPCO's proposed increase in revenue and change in rates.

The City must take action no later than April 20, 2017. If the City does not take action by April 20, 2017, SWEPCO's proposed rates will be deemed approved by operation of law.

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:

Attachment: 2017-044 Goals & Perspectives (1637 : 2017-044 RES denying SWEPCO rate change)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/13/2017 7:11 AM

Lead Department: Fire Department **Action Officer:** Eric Schlotter, Fire Chief
Subject: Resolution No. 2017-022 hearing an appeal for a burning permit and making a final determination.
Briefing: 4/10/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The resolution before the council is to hear an appeal by Mr. Greg Latham regarding a burning permit denial by the Fire Department. The appeal is in proper order and in accordance with the provisions for appeal spelled out in Section 18-14(r) of the Code of Ordinances for the City of Texarkana.

Mr. Latham and his father Mr. Ronnie Latham contacted the Fire Department in January and requested a burning permit for a parcel of land in the 3200 blk of Buchanan Rd. The parcel in question is in the northwest corner of the intersection of Buchanan Rd. and Jarvis Pkwy. The land is approximately 38 acres and is undeveloped at this time. During the initial request the reason given for the burning was land clearing. During a later meeting the Latham's stated the reason for clearing the property was to create a hay pasture since the property had limited value due to its flood plain status.

Assistant Chief Chris Black discussed the proposed burning with the Latham's and determined the request did not meet the requirements set forth in Section 18-14 of the Code of Ordinances for the City of Texarkana. Specifically, the permit was denied because the Latham's were not developing the property. Section 18-14(n) of the Code of Ordinances for the City of Texarkana states "...Outdoor burning shall only be permitted for the purpose of land development...". The Fire Department has defined and maintained that land development involves construction of a building for commercial business or the creation of a housing subdivision. To this end, we have requested to see a site plan or similar materials to prove the purpose for the burning permit.

The Latham's further discussed the issue with Deputy City Manager Kyle Dooley and myself prior to filing the appeal.

In January of 2016, Section 18-14 of the Code of Ordinances for the City of Texarkana was revised and since that time we have only issued 4 burning permits. Of the 4 permits issued, two were for commercial developments, one was for a housing development and the fourth was for an existing commercial building expansion.

City of Texarkana, Texas

The primary issue to be determined in hearing the appeal is whether or not Mr. Latham's plans for the property rise to the level of land development.

One factor to consider in regard to this request in particular is the proximity of this land to the South Stateline Waste Water Treatment Plant, where the material to be burned could be disposed of free of charge.

Potential Options:

- List or "None"
-

Fiscal Implications:

None

Staff Recommendation:

Staff recommends denial of the appeal.

Advisory Board/Committee Review:

"NONE"

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

Attachments

- a. 2017-022 RES Burning Permit Appeal (DOC)
- b. 2017-022 ATTH 01 Section 18-14 Code of Ordinances (DOCX)
- c. 2017-022 ATTH 02 Section 111.219 of the Texas Administrative Code (DOCX)
- d. 2017-022 ATTH 03 Burning Permits issued in 2016 (PDF)
- e. 2017-022 ATTH 04 Letter to Mr. Latham (PDF)
- f. 2017-022 ATTH 05 Letter of Denial of Burning Permit (PDF)
- g. 2017-022 ATTH 06 Letter of Appeal from Mr. Greg Latham (PDF)
- h. 2017-022 ATTH 07 Area Map (PDF)
- i. 2017-022 ATTH 08 Site Map (PNG)
- j. 2017-022 EXH 'A' For Sale sign posted to the property (JPG)
- k. 2017-022 EXH 'B' Clearing of the property (JPG)
- l. 2017-022 EXH 'C' Proximity to neighbors (JPG)
- m. 2017-022 Goals and Perspectives (DOCX)
- n. 2017-022 ATTH 09 Section 18-14 Draft Revisions in redline (DOCX)

Staff Coordination

Fire Department	Eric Schlotter	Department Head Review	Completed
	02/21/2017 11:12 AM		

City of Texarkana, Texas

City Attorney 3:09 PM	Jeffery C. Lewis	City Attorney Review Completed	02/21/2017
Deputy City Manager - Shirley Jaster Review	Completed	Shirley Jaster 02/22/2017 2:01 PM	Deputy City Manager
Deputy City Manager - Kyle Dooley Review	Completed	Kyle Dooley 02/22/2017 4:14 PM	Deputy City Manager
Public Information Officer		Vicky Coopwood	PIO Review Skipped
	02/23/2017 9:00 AM		
City Manager 10:51 AM	John Whitson	City Manager Review Completed	02/23/2017
City Council 6:00 PM	Jennifer Evans	Meeting Completed	02/27/2017

Meeting History

02/27/17 City Council MOVED FORWARD Next: 03/13/17
Eric Schlotter briefed this item. Property owner Greg Latham addressed council regarding this appeal for a burning permit.

03/13/17 City Council MOVED FORWARD Next: 03/27/17
There were no public comments made at this hearing.

03/27/17 City Council MOVED FORWARD Next: 04/10/17
Council Member Paddock requested staff to review and draft a more broad definition of the term "land development" in regards to outdoor burning regulations. A broader definition would give the city more discretion in considering issuing a burn permit based on certain parameters, such as a property owner's intent to clean-up and maintain the property.

City Attorney Jeff Lewis suggested a few options that could be incorporated into a proposed revision to the current outdoor burning regulations. This would help to provide more clarity to the definition and establish necessary qualifications to grant future outdoor burning requests.

RESOLUTION NO. 2017 – 022

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, MAKING A FINAL DETERMINATION
ON A BURNING PERMIT APPEAL IN ACCORDANCE WITH
SECTION 18-14(r) OF THE CODE OF ORDINANCES OF THE
CITY OF TEXARKANA, TEXAS; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, Section 18-14(n) of the Code of Ordinances of the City of Texarkana, Texas, allows for a citizen to request a permit for outdoor burning; and

WHEREAS, Mr. Greg Latham requested issuance of a burning permit for his property located in the 3200 block of Buchanan Rd.; and

WHEREAS, the Texarkana, Texas Fire Department denied the requested permit, finding that the proposed burning did not meet the requirements in the Section 18-14(n) of the Code (“... shall only be permitted for the purpose of land development...”); and

WHEREAS, pursuant to Section 18-14(r) of the Code, an appeal of the department's denial has been filed with the City Secretary; and

WHEREAS, the City Council has the authority to make the final determination regarding the issuance of the burning permit.

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

SECTION 1: That the City Council makes the final determination to _____ the appeal for a burning permit by Mr. Greg Latham.

SECTION 2: 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 **April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2017-022 RES Burning Permit Appeal (1610 : 2017-022 RES burning permit appeal determination)

Sec. 18-14. - Outdoor burning.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Bonfire means a large outdoor fire utilized for recreational or ceremonial purposes.

Chimney means a single opening, moveable, outdoor fireplace design with a stack or chimney to draft air into a fire and smoke to be drawn out the top of the stack.

Extinguished means the absence of any visible flames, glowing coals, heat or smoke.

Fire pit means a place or structure designed and approved for the burning of combustible material that does not have a flue, chimney or duct and the combustion gases are emitted directly into the atmosphere.

Open burning means a fire or smoldering combustible material which is not contained completely within an approved container, but shall not include charcoal, gas or electric grills and smokers.

Outdoor fireplace means an enclosed and permanently affixed outdoor fire receptacle which incorporates a permanently affixed chimney or flue and is constructed of brick, rock or other masonry material.

Portable outdoor fireplace means a movable container that is commercially manufactured and designed with a chamber to hold an outdoor fire, used for heat or light, but not for cooking. A portable outdoor fireplace must be equipped with a screen capable of preventing burning embers from escaping.

Recreational fire means a fire for the purpose of cooking, obtaining warmth, or viewing for pleasure.

Responsible party means the property owner or occupant that causes or allows a recreational fire to be ignited or maintained on their property.

- (b) *Prohibition of open burning.* No person may cause, suffer, or allow any open burning within the city limits, except as allowed by permit, recreational fires and firefighter training as specified in this chapter.
- (c) *Exception for recreational fires; generally.* Recreational fires in an approved container are allowed. Any person may burn acceptable fuels in an approved container for the purpose of cooking, viewing for pleasure, or obtaining warmth, on property owned or occupied by such person. Fires must meet the requirements as listed in this section. No permit is required for such fires. Recreational fires are not allowed at any time a burn ban is in effect in accordance with section 18-93. Recreational fires are not allowed within the fire limits of the city.
- (d) *Recreational fires; approved containers.*
- (1) Approved containers for recreational fires are chimneys, fire pits, outdoor fireplaces, and portable outdoor fireplaces.
 - (2) Chimneys and portable outdoor fireplaces must be commercially manufactured for that specific purpose. Outdoor fireplaces and fire pits may be commercially manufactured or site built.
 - (3) Approved containers must have enclosed sides made from bricks, concrete blocks, heavy gauge metal or other suitable noncombustible material.
 - (4) Approved containers must have a spark arrestor mesh screen to contain sparks. Screens shall be of expanded metal (or equivalent noncombustible material) with openings no larger than one-half inch.
 - (5) Width of approved containers must not exceed three feet at its widest point.
 - (6) Walls of approved containers cannot exceed two feet in height measured from the floor of the fire area to the top of the wall, excluding any chimney.
 - (7) Approved containers must be set upon or built into the bare ground or a noncombustible material such as brick, stone or concrete.

- (e) *Recreational fires; fuels.* Acceptable fuels are clean, dry, seasoned firewood; charcoal; or commercially manufactured compressed fire logs. The following listed items are not acceptable fuels and shall not be burned:
- (1) Commercial or domestic waste, trash or garbage.
 - (2) Leaves, pine needles or grass clippings.
 - (3) Lumber (treated or untreated), construction debris.
 - (4) Yard debris, unless it meets the definition of firewood or kindling.
 - (5) Flammable or combustible liquids.
 - (6) Electrical insulation, plastics, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber must not be burned.
- (f) *Recreational fires; responsible party responsibilities.* The responsible party shall:
- (1) Remain in charge of the fire or keep a competent adult in charge of the fire.
 - (2) Ensure flame height is maintained at three feet or less.
 - (3) Ensure that the fire does not create a risk of fire or damage to persons or property.
 - (4) Extinguish all burning material immediately upon receipt of a complaint regarding the permitted burning, subject to the discretion and direction of the fire chief or designee.
 - (5) Have a means of extinguishing the fire on hand at all times while the fire is burning.
 - (6) Ensure the fire is extinguished, leaving only cold ashes, before supervision of the fire ends.
- (g) *Recreational fires; acceptable locations.*
- (1) For approved containers other than fire pits, a minimum clearance of at least ten feet shall be maintained from buildings, property lines, trees, overhead power lines, combustible fences, combustible decks, or any combustible material.
 - (2) Fire pits shall have a minimum clearance of at least 25 feet from buildings, property lines, trees, overhead power lines, combustible fences, combustible decks or any combustible material.
 - (3) Recreational fires shall not be located over a natural gas line or under overhead utility lines.
- (h) *Recreational fires; fire department authority.* The fire chief or designated representative, shall have authority to enter private property where a recreational fire is burning to ensure the safety of said fire, to investigate a reported nuisance, or to ensure compliance with this section. The fire department representative shall have authority to extinguish or to have extinguished said fire if the fire is creating a danger, is creating a nuisance, or is in violation of this section.
- (i) *Exception for bonfires; generally.* At the discretion of the fire chief or designated representative, bonfires may be allowed. Bonfires must meet the "General Requirements for Allowable Outdoor Burning" as specified in Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.219, except that burning shall be allowed outside the time limits specified therein. Bonfires are not allowed within the fire limits of the city.
- (j) *Bonfires; permit required.*
- (1) A permit shall be required prior to allowing a bonfire.
 - (2) Before issuing a permit, the fire chief or designee shall inspect the proposed bonfire site and ensure compliance with applicable rules.
 - (3) Any permit issued under this section shall specify the approved location, the acceptable fuels, the date and time approved, and any special conditions applicable to this bonfire.
 - (4) The responsible party receiving the permit shall ensure the permit is available on the scene of the bonfire for the duration of the event.

- (5) The fire chief or designee, at their discretion, may require standby fire services prior to issuing a bonfire permit.
- (k) *Bonfires; responsible party responsibilities.* The responsible party shall:
 - (1) Remain in charge of the fire or keep a competent adult in charge of the fire.
 - (2) Ensure that the fire does not create a risk of fire or damage to persons or property.
 - (3) Extinguish all burning material immediately upon receipt of a complaint regarding the permitted burning, subject to the discretion and direction of the fire chief or designee.
 - (4) Have a means of extinguishing the fire on hand at all times while the fire is burning.
 - (5) Ensure the fire is extinguished, leaving only cold ashes, before supervision of the fire ends.
- (l) *Bonfires; fuels.* Acceptable fuels are clean, dry, seasoned firewood; logs, limbs, pallets, lumber (not treated lumber), or other wood products. Small quantities of flammable or combustible liquids approved by the fire chief or designee, may be used for igniting the fire. The following listed items are not acceptable fuels and shall not be burned:
 - (1) Commercial or domestic waste, trash or garbage.
 - (2) Treated lumber, construction debris.
 - (3) Flammable or combustible liquids (except as specified for ignition).
 - (4) Electrical insulation, plastics, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber.
- (m) *Exception for firefighter training; generally.* Open burning may be conducted for firefighter training. Burning for firefighter training must be conducted in accordance with Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.205 "Exception for Fire Training".
- (n) *Exception for permitted burning; generally .* At the discretion of the fire chief or designated representative, outdoor burning may be allowed. All permitted outdoor burning must meet the "General Requirements for Allowable Outdoor Burning" as specified in Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.219. Outdoor burning shall only be permitted for the purpose of land development. Outdoor burning is not allowed within the fire limits of the city.
- (o) *Outdoor burning; permit required .*
 - (1) A permit shall be required prior to allowing outdoor burning.
 - (2) Before issuing a permit, the fire chief or designee shall inspect the proposed outdoor burning site and ensure compliance with applicable rules.
 - (3) Any permit issued under this section shall specify the approved location, the acceptable fuels, the date and time approved, and any special conditions applicable to this outdoor burning.
 - (4) The responsible party receiving the permit shall ensure the permit is available on the scene of the fire for the duration of the event.
 - (5) The fire chief or designee, at their discretion, may require standby fire services prior to issuing an outdoor burning permit.
- (p) *Outdoor burning; responsible party responsibilities .* The responsible party shall:
 - (1) Remain on site and in charge of the fire or keep a competent adult on site and in charge of the fire.
 - (2) Ensure the fire does not create a risk of damage to person or property.

- (3) Immediately upon receipt of a complaint regarding the permitted burning, all burning material shall be extinguished.
- (4) Have equipment on site to control and extinguish the fire.
- (5) Not commence burning when wind speed is predicted to be less than six mph or greater than 23 mph.
- (6) Ensure piles will be not less than 300 feet from any residential, recreational, commercial, or industrial area except those located on the property where burning is taking place.
- (7) Ensure burning will start no earlier than one hour after sunrise, and be completed no later than one hour before sunset.
- (8) Ensure the fire will be extinguished if the fire escapes control.
- (9) Be responsible and liable for any damages.
- (q) *Outdoor burning; fuels* . Only trees, brush, and other plant materials may be burned. The following listed items are not acceptable fuels and shall not be burned.
 - (1) Electrical insulation, plastic, heavy oil, asphaltic material, chemical waste, construction or demolition material, or items that contain rubber.
 - (2) Old tires shall not be used to start fires.
- (r) *Outdoor burning; appeals* . Persons who are denied burning permits may appeal by filing a written notice of appeal with the city secretary. The appeal must be filed within ten days after receipt of the notice of denial. The city council shall hear and determine the appeal, and the decision of the council shall be final.
- (s) Penalty for violation. Any person violating any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the city, shall be fined not more than \$2,000.00. Each day of any such violation shall be deemed to be a separate offense.

(Code 1961, § 9-13; Ord. No. 226-08, § 1, 10-27-2008; Ord. No. [2015-135](#), §§ 1—3, 1-25-2016)

Sec. 111.219. General Requirements for Allowable Outdoor Burning
Outdoor burning which is otherwise authorized shall also be subject to the following requirements when specified in any section of this subchapter.

- (1) Prior to prescribed or controlled burning for forest management purposes, the Texas Forest Service shall be notified.
- (2) Burning must be outside the corporate limits of a city or town except where the incorporated city or town has enacted ordinances which permit burning consistent with the Texas Clean Air Act, Subchapter E, Authority of Local Governments.
- (3) Burning shall be commenced and conducted only when wind direction and other meteorological conditions are such that smoke and other pollutants will not cause adverse effects to any public road, landing strip, navigable water, or off-site structure containing sensitive receptor(s).
- (4) If at any time the burning causes or may tend to cause smoke to blow onto or across a road or highway, it is the responsibility of the person initiating the burn to post flag-persons on affected roads.
- (5) Burning must be conducted downwind of or at least 300 feet (90 meters) from any structure containing sensitive receptors located on adjacent properties unless prior written approval is obtained from the adjacent occupant with possessory control.
- (6) Burning shall be conducted in compliance with the following meteorological and timing considerations:
 - (A) The initiation of burning shall commence no earlier than one hour after sunrise. Burning shall be completed on the same day not later than one hour before sunset, and shall be attended by a responsible party at all times during the active burn phase when the fire is progressing. In cases where residual fires and/or smoldering objects continue to emit smoke after this time, such areas shall be extinguished if the smoke from these areas has the potential to create a nuisance or traffic hazard condition. In no case shall the extent of the burn area be allowed to increase after this time.
 - (B) Burning shall not be commenced when surface wind speed is predicted to be less than six miles per hour (mph) (five knots) or greater than 23 mph (20 knots) during the burn period.
 - (C) Burning shall not be conducted during periods of actual or predicted persistent low-level atmospheric temperature inversions.
- (7) Electrical insulation, treated lumber, plastics, non-wood construction/demolition materials, heavy oils, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber must not be burned.

Cash Receipts

Receipt Listing

User: kristin.peoples
 Printed: 02/21/2017 - 10:18 AM
 Batch: 00000.00.0000



Rept No	Void	Cust No	Date	Name	Description	Amount	Cash	Check	Other	Change	Net Cash	Total
Cust No	Account No		Type									
00082862		009100	10/28/2015	SBM Earthmoving	FireOpenBur Fire Open Burning Non Rec	1,000.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
009100							CR: 101-0000-46094 Fire Fees					
00083458		000383	11/05/2015	Northridge Country Club	FireOpenBur Fire Open Burning Non Rec	1,000.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
000383							CR: 101-0000-46094 Fire Fees					
00087608		007443	02/02/2016	Mayo Mfg Corporation	FireOpenBur Fire Open Burning Non Rec	1,000.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
007443							CR: 101-0000-46094 Fire Fees					
00094691		005257	05/27/2016	Francis Excavating	FireOpenBur Fire Open Burning Non Rec	1,000.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
005257							CR: 101-0000-46094 Fire Fees					
00094898		005626	05/31/2016	Tatum Excavating Co (TEC)	FireOpenBur Fire Open Burning Non Rec	1,000.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
005626							CR: 101-0000-46094 Fire Fees					
00097236		009517	07/11/2016	Stan Excavating	FireOpenBur Fire Open Burning Non Rec	1,000.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
009517							CR: 101-0000-46094 Fire Fees					
<i>Eagle Distribution</i>												
<i>School</i>												
Receipt Totals:						6,000.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00
Void Totals:						0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Totals:						6,000.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00



Texarkana, Texas Fire Department

3124 Texas Boulevard, Texarkana, Texas 75503

(903) 798-3994 • fax (903) 793-4731

Mr. Greg Latham
3510 Buchanan Rd.
Texarkana, TX 75501

Mr. Latham,

We have received your notice of appeal concerning the denial of a burn permit for the property located in the Bender Road and Buchanan Road area.

Your appeal is scheduled to go before the Texarkana, Texas City Council on Monday February 27, 2017. The City Council meeting begins at 6:00 pm in the Council chambers on the 2nd floor of City Hall located at 220 Texas Blvd.

Sincerely,

Chris Black
Asst. Fire Chief/ Fire Marshal
cblack@txkusa.org



Texarkana, Texas Fire Department

220 Texas Boulevard, Texarkana, Texas 75501

(903) 798-3994 • fax (903) 793-4731

RECEIVED
FEB 10 2017
BY: _____

January 31, 2107

Ronald G. Latham
3618 Buchanan Rd.
Texarkana, TX 75501

Mr. Latham:

This letter is to inform you that your request for a burn permit for your property in the approximate area of the 3200 block of Buchanan Rd. was not approved. The information we have concerning this request does not meet the requirements listed in the City of Texarkana, Texas Code of Ordinances for outdoor burning.

You have the right to appeal this decision as outlined below in the excerpt from the Code of Ordinances.

Sec. 18-14. - Outdoor burning.

(r)

Outdoor burning; appeals . Persons who are denied burning permits may appeal by filing a written notice of appeal with the city secretary. The appeal must be filed within ten days after receipt of the notice of denial. The city council shall hear and determine the appeal, and the decision of the council shall be final.

Respectfully

Eric Schlotter
Fire Chief

Greg Latham
903-278-3368

To Whom it May Concern -

IN October 2016 the City of Texarkana, Texas included my property into the Emergency Management Agency (Fema) flood zone. Property was originally purchased for investment with possibility of future developing.

Since it is now in said flood zone it basically has no purpose. So therefore I decided to improve appearance and to try and stop illegal dumping I would clean up said property. I have hay cut and baled on other properties in this area.

Eventually was hoping to use this property for hay field as well. As stated before it not would only help me with utilization of property / property tax's it would help with the appearance of our Community. Thanks

2-8-2017
Greg Latham

5.7.h











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:

Sec. 18-14. - Outdoor burning.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Bonfire means a large outdoor fire utilized for recreational or ceremonial purposes.

Chimney means a single opening, moveable, outdoor fireplace design with a stack or chimney to draft air into a fire and smoke to be drawn out the top of the stack.

Extinguished means the absence of any visible flames, glowing coals, heat or smoke.

Fire pit means a place or structure designed and approved for the burning of combustible material that does not have a flue, chimney or duct and the combustion gases are emitted directly into the atmosphere.

Landclearing Operation – The uprooting, cutting, or clearing of vegetation in connection with conversion for the construction of buildings, rights-of-way, residential, commercial, or industrial development, or the clearing of vegetation to enhance property value, access, or production. It does not include the maintenance burning of on-site property wastes such as fallen limbs, branches, or leaves, or other wastes from routine property clean-up activities, nor does it include burning following clearing for ecological restoration.

Formatted: Font color: Red

Open burning means a fire or smoldering combustible material which is not contained completely within an approved container, but shall not include charcoal, gas or electric grills and smokers.

Outdoor fireplace means an enclosed and permanently affixed outdoor fire receptacle which incorporates a permanently affixed chimney or flue and is constructed of brick, rock or other masonry material.

Portable outdoor fireplace means a movable container that is commercially manufactured and designed with a chamber to hold an outdoor fire, used for heat or light, but not for cooking. A portable outdoor fireplace must be equipped with a screen capable of preventing burning embers from escaping.

Recreational fire means a fire for the purpose of cooking, obtaining warmth, or viewing for pleasure.

Responsible party means the property owner or occupant that causes or allows a recreational fire to be ignited or maintained on their property.

- (b) *Prohibition of open burning.* No person may cause, suffer, or allow any open burning within the city limits, except as allowed by permit, recreational fires and firefighter training as specified in this chapter.
- (c) *Exception for recreational fires; generally.* Recreational fires in an approved container are allowed. Any person may burn acceptable fuels in an approved container for the purpose of cooking, viewing for pleasure, or obtaining warmth, on property owned or occupied by such person. Fires must meet the requirements as listed in this section. No permit is required for such fires. Recreational fires are not allowed at any time a burn ban is in effect in accordance with section 18-93. Recreational fires are not allowed within the fire limits of the city.
- (d) *Recreational fires; approved containers.*
- (1) Approved containers for recreational fires are chimneys, fire pits, outdoor fireplaces, and portable outdoor fireplaces.
 - (2) Chimneys and portable outdoor fireplaces must be commercially manufactured for that specific purpose. Outdoor fireplaces and fire pits may be commercially manufactured or site built.
 - (3) Approved containers must have enclosed sides made from bricks, concrete blocks, heavy gauge metal or other suitable noncombustible material.
 - (4) Approved containers must have a spark arrestor mesh screen to contain sparks. Screens shall be of expanded metal (or equivalent noncombustible material) with openings no larger than one-half inch.

- (5) Width of approved containers must not exceed three feet at its widest point.
- (6) Walls of approved containers cannot exceed two feet in height measured from the floor of the fire area to the top of the wall, excluding any chimney.
- (7) Approved containers must be set upon or built into the bare ground or a noncombustible material such as brick, stone or concrete.
- (e) *Recreational fires; fuels.* Acceptable fuels are clean, dry, seasoned firewood; charcoal; or commercially manufactured compressed fire logs. The following listed items are not acceptable fuels and shall not be burned:
 - (1) Commercial or domestic waste, trash or garbage.
 - (2) Leaves, pine needles or grass clippings.
 - (3) Lumber (treated or untreated), construction debris.
 - (4) Yard debris, unless it meets the definition of firewood or kindling.
 - (5) Flammable or combustible liquids.
 - (6) Electrical insulation, plastics, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber must not be burned.
- (f) *Recreational fires; responsible party responsibilities.* The responsible party shall:
 - (1) Remain in charge of the fire or keep a competent adult in charge of the fire.
 - (2) Ensure flame height is maintained at three feet or less.
 - (3) Ensure that the fire does not create a risk of fire or damage to persons or property.
 - (4) Extinguish all burning material immediately upon receipt of a complaint regarding the permitted burning, subject to the discretion and direction of the fire chief or designee.
 - (5) Have a means of extinguishing the fire on hand at all times while the fire is burning.
 - (6) Ensure the fire is extinguished, leaving only cold ashes, before supervision of the fire ends.
- (g) *Recreational fires; acceptable locations.*
 - (1) For approved containers other than fire pits, a minimum clearance of at least ten feet shall be maintained from buildings, property lines, trees, overhead power lines, combustible fences, combustible decks, or any combustible material.
 - (2) Fire pits shall have a minimum clearance of at least 25 feet from buildings, property lines, trees, overhead power lines, combustible fences, combustible decks or any combustible material.
 - (3) Recreational fires shall not be located over a natural gas line or under overhead utility lines.
- (h) *Recreational fires; fire department authority.* The fire chief or designated representative, shall have authority to enter private property where a recreational fire is burning to ensure the safety of said fire, to investigate a reported nuisance, or to ensure compliance with this section. The fire department representative shall have authority to extinguish or to have extinguished said fire if the fire is creating a danger, is creating a nuisance, or is in violation of this section.
- (i) *Exception for bonfires; generally.* At the discretion of the fire chief or designated representative, bonfires may be allowed. Bonfires must meet the "General Requirements for Allowable Outdoor Burning" as specified in Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.219, except that burning shall be allowed outside the time limits specified therein. Bonfires are not allowed within the fire limits of the city.
- (j) *Bonfires; permit required.*
 - (1) A permit shall be required prior to allowing a bonfire.

- (2) Before issuing a permit, the fire chief or designee shall inspect the proposed bonfire site and ensure compliance with applicable rules.
 - (3) Any permit issued under this section shall specify the approved location, the acceptable fuels, the date and time approved, and any special conditions applicable to this bonfire.
 - (4) The responsible party receiving the permit shall ensure the permit is available on the scene of the bonfire for the duration of the event.
 - (5) The fire chief or designee, at their discretion, may require standby fire services prior to issuing a bonfire permit.
- (k) *Bonfires; responsible party responsibilities.* The responsible party shall:
- (1) Remain in charge of the fire or keep a competent adult in charge of the fire.
 - (2) Ensure that the fire does not create a risk of fire or damage to persons or property.
 - (3) Extinguish all burning material immediately upon receipt of a complaint regarding the permitted burning, subject to the discretion and direction of the fire chief or designee.
 - (4) Have a means of extinguishing the fire on hand at all times while the fire is burning.
 - (5) Ensure the fire is extinguished, leaving only cold ashes, before supervision of the fire ends.
- (l) *Bonfires; fuels.* Acceptable fuels are clean, dry, seasoned firewood; logs, limbs, pallets, lumber (not treated lumber), or other wood products. Small quantities of flammable or combustible liquids approved by the fire chief or designee, may be used for igniting the fire. The following listed items are not acceptable fuels and shall not be burned:
- (1) Commercial or domestic waste, trash or garbage.
 - (2) Treated lumber, construction debris.
 - (3) Flammable or combustible liquids (except as specified for ignition).
 - (4) Electrical insulation, plastics, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber.
- (m) *Exception for firefighter training; generally.* Open burning may be conducted for firefighter training. Burning for firefighter training must be conducted in accordance with Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.205 "Exception for Fire Training".
- (n) *Exception for permitted burning; generally .* At the discretion of the fire chief or designated representative, outdoor burning may be allowed. All permitted outdoor burning must meet the "General Requirements for Allowable Outdoor Burning" as specified in Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.219. Outdoor burning shall only be permitted for the purpose of [a Landclearing Operationland-development](#). Outdoor burning is not allowed within the fire limits of the city.
- (o) *Outdoor burning; permit required .*
- (1) A permit shall be required prior to allowing outdoor burning.
 - (2) Before issuing a permit, the fire chief or designee shall inspect the proposed outdoor burning site and ensure compliance with applicable rules.
 - (3) Any permit issued under this section shall specify the approved location, the acceptable fuels, the date and time approved, and any special conditions applicable to this outdoor burning.
 - (4) The responsible party receiving the permit shall ensure the permit is available on the scene of the fire for the duration of the event.
 - (5) The fire chief or designee, at their discretion, may require standby fire services prior to issuing an outdoor burning permit.

Formatted: Font color: Red

- (p) *Outdoor burning; responsible party responsibilities* . The responsible party shall:
- (1) Remain on site and in charge of the fire or keep a competent adult on site and in charge of the fire.
 - (2) Ensure the fire does not create a risk of damage to person or property.
 - (3) Immediately upon receipt of a complaint regarding the permitted burning, all burning material shall be extinguished.
 - (4) Have equipment on site to control and extinguish the fire.
 - (5) Not commence burning when wind speed is predicted to be less than six mph or greater than 23 mph.
 - (6) Ensure piles will be not less than 300 feet from any residential, recreational, commercial, or industrial area except those located on the property where burning is taking place.
 - (7) Ensure burning will start no earlier than one hour after sunrise, and be completed no later than one hour before sunset.
 - (8) Ensure the fire will be extinguished if the fire escapes control.
 - (9) Be responsible and liable for any damages.
- (q) *Outdoor burning; fuels* . Only trees, brush, and other plant materials may be burned. The following listed items are not acceptable fuels and shall not be burned.
- (1) Electrical insulation, plastic, heavy oil, asphaltic material, chemical waste, construction or demolition material, or items that contain rubber.
 - (2) Old tires shall not be used to start fires.
- (r) *Outdoor burning; appeals* . Persons who are denied burning permits may appeal by filing a written notice of appeal with the city secretary. The appeal must be filed within ten days after receipt of the notice of denial. The city council shall hear and determine the appeal, and the decision of the council shall be final.
- (s) *Penalty for violation*. Any person violating any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the city, shall be fined not more than \$2,000.00. Each day of any such violation shall be deemed to be a separate offense.

(Code 1961, § 9-13; Ord. No. 226-08, § 1, 10-27-2008; Ord. No. [2015-135](#), §§ 1—3, 1-25-2016)

City of Texarkana, Texas

Version: A

Update Date: 4/4/2017 9:36 AM

Briefing Sheet

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Subject: Resolution No. 2017-038 supporting the Riverbend Water Resource District in implementing the Corps of Engineers' Lake Wright Patman Ultimate Rule Curve and obtaining future water rights in Lake Wright Patman.
Briefing: 4/10/2017 **Public Hearing:** 4/24/2017 **Second Briefing:** May 8, 2017 **Council Vote:** 5/22/2017

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

NOT APPLICABLE

Executive Summary and Background Information:**Executive Summary:**

The Sulphur River Basin Authority (SRBA) and their partners the Joint Committee for Program Development (JCPD) (of which the SRBA is also a member) have contracted the Corps of Engineers to conduct a feasibility study which includes consideration of reallocating flood control water in Lake Wright Patman to conservation or water supply water. The study also includes considering increasing the upper limit of the impoundment of Lake Wright Patman. The reallocation or the increase in lake level will increase the amount of water available in the lake for municipal or industrial use.

The study has been under way for a number of years and is currently on hold pending approval of a COE SMART Program exemption and availability of federal funding to resume work. The SRBA has notified COE of their commitment of \$300,000 (JCPD is the funding source) to reach the next milestone, that is, the Tentatively Selected Plan (TSP). Additionally, JCPD, in their letter to SRBA dated 13 FEB 17 is committed to providing \$1.4 million cost share to complete the study and also providing an additional \$1.4 million should the federal share not be authorized.

Riverbend Water Resources District (RWRD) has engaged *Susan Roth Water and Wastewater Consulting* to study the region and determine the regions' water needs, current and future. As part of RWRD efforts to lead the regions' future water planning and supply it is prudent to start the permitting process to secure additional water-rights in Lake Wright Patman from the State of Texas. According to the Texas Commission on Environmental Quality (TCEQ) website page http://www.tceq.texas.gov/permitting/water_rights/wr-permitting/wr-pending-apps there are no pending water-rights applications for the Sulphur River Basin. RWRD will be applying for water-rights from water reallocated from flood control and/or new water resulting from raising the lake level of Lake Wright Patman. Understanding, of course, that any current or pending loss of Texarkana's water supply pool that is displaced by the effects of lake sedimentation would be replaced first before any new water-rights being granted by the state and/or contracted with the Corps of Engineers.

City of Texarkana, Texas

Background:

Texas water rights historical summary:

Water-rights law determines who is entitled to use the available water supply, in what quantities, and for what purposes, and often specifies when and where the water may be used. Texas courts divide water into unrelated legal classes with different rules of law governing the ownership and use of each class. Several classes of underground and surface water are recognized. Texas law pertaining to surface-water resources is voluminous, while groundwater law is relatively sparse.

With respect to surface-water rights, Texas is one of several dual-doctrine states that recognize both riparian and prior-appropriation doctrines, which are dissimilar in almost every respect. Between 1895 and 1913 a landowner could appropriate water from a stream merely by filing a sworn statement and map with his county clerk describing the diversion. It is not surprising that under this loosely administered system, water-rights claims often overlapped, described unrealistically large irrigated acreages, or claimed more water than the stream could possibly supply. These rights are called "certified filings" because after 1913 the state recognized and recorded certified copies of the early diversions, which amounted to almost 1,000 certified filings. A 1913 statute introduced a more modern and strictly administered appropriation procedure. Since that time persons have had to make application for permits to appropriate water from Texas streams. As of August 1975 the state had recognized more than 10,600 water-rights claims involving almost fifty-four million acre-feet of water, slightly more than the state's average annual surface-water runoff of forty-nine million acre-feet.

Adjudication on the lower Rio Grande in a massive lawsuit, *State v. Hidalgo County Water Control and Improvement District No. 18* (1969), involving forty-two special water districts, over 2,500 individuals, and more than ninety lawyers, showed the futility of a purely judicial determination of water rights for the entire state. The Water Rights Adjudication Act (1967), designed to remedy the situation, set up a complex administrative and judicial adjudication procedure. All unrecorded water-rights claims were required to be filed with the TWC by 1969. (Source: Texas State Historical Association website <https://tshaonline.org/handbook/online/articles/gyw01>)

City of Texarkana and Lake Wright Patman:

Forgoing much of the water supply and storage actions between 1948 and 1967, the City of Texarkana, Texas in 1967 applied to the state for a new permit (application 2552) and was awarded water-rights for 180,000 acre-feet of water (135,000 industrial and 45,000 municipal via permit number 1563b).

In 1968 Texarkana, Texas entered into two contracts with the Army Corps of Engineers, an Interim Water Supply pending the completion of the Cooper Project and a Permanent Water Supply contract effective upon completion of the Cooper Project. The Interim Water Supply contract provided for 76,663 acre-feet with the Permanent Water Supply contract providing 170,400 acre-feet of water. In 1981 the state permits were amended in conjunction with a new Water Supply Contract with the Corps of Engineers which provided for 180,000 acre-feet of water supply.

In September, 2013 the Corps of Engineers reported that increasing the Maximum Conservation Pool Elevation from 227.5 feet to 232.5 feet would yield an additional 280,963 acre-feet of water above the

City of Texarkana, Texas

current contracted amount of 180,000 acre-feet (assuming the elevation of the bottom of the conservation pool to be 220 feet).

Potential Options:

- Adopt the resolution as recommended by RWRD and City Staff
- Amend and adopt the resolution
- Deny the resolution and provide new guidance

Fiscal Implications:

City will, through TWU, continue to provide necessary funding for contracts and studies leading to full implementation of the Ultimate Rule Curve or the End State Contract with the Corps of Engineers. Member cities will ultimately contribute to the costs via future water rates.

Staff Recommendation:

Adopt the resolution as presented.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-038 RES Supporting RWRD Application for LWP Water Rights (DOCX)
- b. 2017-038 ATTH 01 Certificate of Adjudication (PDF)
- c. 2017-038 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed
	03/31/2017 3:35 PM		
City Attorney	Jeffery C. Lewis	Review	Completed 03/31/2017
3:52 PM			
Water Utilities	JD Phillips	Review	Completed 03/31/2017
4:05 PM			
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	04/03/2017 1:48 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	04/03/2017 3:53 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	04/03/2017 4:19 PM		
City Manager	John Whitson	City Manager Review	Completed 04/03/2017
6:49 PM			

City of Texarkana, Texas

City Council
6:00 PM

Vicky Coopwood

Meeting

Pending

04/10/2017

Meeting History

Texarkana Resolution No. 2017-038

Riverbend Resolution No. _____

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AND THE BOARD OF DIRECTORS OF RIVERBEND WATER RESOURCES DISTRICT SUPPORTING THE ROLE OF RIVERBEND IN IMPLEMENTATION OF THE ULTIMATE RULE CURVE AND OBTAINING LOCAL SPONSORSHIP FOR ANY FUTURE NEW WATER RIGHTS ALLOCATED OR DEVELOPED OUT OF LAKE WRIGHT PATMAN RESERVOIR; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas (“Texarkana”), formed in 1873, is a home-rule municipality operating under a municipal charter adopted as authorized by Article XI, Section 5, of the Texas Constitution and as recognized by Texas Local Government Code Section 5.004 and having full power of local self-government; and

WHEREAS, the Texas Legislature created Riverbend Water Resources District (“Riverbend”) in 2009, as a conservation and reclamation district created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution, as set forth in Title 6, Special District Local Laws Code, Subtitle L, Municipal Water Districts, Chapter 9601, with statutory powers including the authority to acquire any and all storage rights and storage capacity in a reservoir or other water source inside or outside the boundaries of the district, and to acquire the right to take water from that reservoir or source, subject to the rights or permits held by municipalities or other persons; and

WHEREAS, Riverbend Water Resources District is operating under a Board of Directors reconstituted by the Texas Legislature in 2011 with five qualified voters who are residents of the district, not otherwise serving as an elected official or as an employee of Riverbend member, selected by the local governing bodies of the Riverbend member entities (the Cities of Annona, Atlanta, Avery, DeKalb, Hooks, Leary, Maud, Nash, New Boston, Redwater, Texarkana, and Wake Village; the Counties of Bowie, Cass and Red River; and TexAmericas Center) as provided by law; and

WHEREAS, the City of Texarkana, Texas, has contracts with the United States Army Corps of Engineers for water storage space and the operation of the Lake Wright Patman Reservoir at a permanent level or “Ultimate Rule Curve” (Contract No. DACW29-68-A-0103) and an interim level (Contract No. DACW29-69-C-0019); and

WHEREAS, the Ultimate Rule Curve contract dated April 16, 1968 was set to begin implementation once Cooper Reservoir went into operation in the Sulphur River Basin in the mid-1990's; and

WHEREAS, Riverbend Water Resources District entered into Interlocal Cooperation Agreements in 2010 with all of its members entities, which among other provisions, detailed specific services

to be provided as set forth in Schedule A, and including a revision to Schedule A in 2015 with Texarkana, Texas, which states in pertinent part that Riverbend shall act as the City of Texarkana, Texas' agent in negotiating with the United States Army Corps of Engineers regarding contractual rights and responsibilities with respect to the entire pool in the Lake Wright Patman reservoir; and

WHEREAS, Riverbend Water Resources District, through its Executive Director/CEO and together with the City of Texarkana, Texas' City Manager and City Liaison, have made multiple requests to Col. Calvin C. Hudson, II, Commander, U.S. Army Corps of Engineers, Fort Worth District, through numerous meetings with his staff, including Brian Kamisato, Deputy District Engineer for Programs and Project Management, and Elston Eckhardt, Chief, Civil Project Management Branch, to pursue implementation of the Ultimate Rule Curve under the 1968 Contract No. DACW29-68-A-0103; and

WHEREAS, Riverbend Water Resources District, through its Executive Director/CEO and together with City of Texarkana, Texas' representatives, most recently met on January 5, 2017 to continue discussion on the implementation of the Ultimate Rule Curve, resulting in Texarkana's City Manager recommending issuance of a Corps invoice to Riverbend requesting initial funds in the amount of \$50,000 to develop a Scope of Work for a Cultural Resources Survey as part of the implementation, an invoice which Riverbend received on January 20, 2017; and

WHEREAS, Riverbend Water Resources District, as the agent for the City of Texarkana, Texas, has made initial payment to begin the cultural resources study as part of the implementation of the Ultimate Rule Curve; and

WHEREAS, Riverbend Water Resources District has recently determined through its Regional Water Master Plan that the Northeast Texas region and Riverbend's member entities have an additional need for water that is above the need listed in the current and 2017 State Water Plan and intends to better substantiate and update the State Water Plan with the correct population projections and water demand projections at the completion of the Regional Water Master Plan study; and

WHEREAS, the most recent Regional Water Plan for Region D currently lists an availability of 294,000 acre-feet of water as available once the Ultimate Rule Curve is implemented, leaving a possible additional amount of 114,000 acre-feet of water available for permitting by the Texas Commission on Environmental Quality; and

WHEREAS, fully utilizing Lake Wright Patman Reservoir to its highest and best use is a responsible strategy that produces a water supply that would be plentiful, immediate, and least costly, with minimal negative impact on our region.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS AND THE BOARD OF DIRECTORS OF RIVERBEND WATER RESOURCES DISTRICT:

Section 1. Riverbend Water Resources District is the appropriate entity and authority to move forward with implementing the Ultimate Rule Curve on behalf of the City of Texarkana, Texas; in

cooperation with the United States Army Corps of Engineers, and further that Riverbend Water Resources District is the appropriate entity and authority to apply at the Texas Commission on Environmental Quality for future water rights between the interim level and the permanent level “ultimate rule curve” that may become available once the Ultimate Rule Curve is fully implemented on behalf of all of the Northeast Texas region and all of Riverbend’s member entities.

Section 2. This Resolution shall be in full force and effect from and after its passage and approval.

TEXARKANA:

PASSED AND APPROVED in Regular Council Session on this the ____ day of _____, 2017.

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

RIVERBEND:

PASSED and APPROVED in Regular Board Meeting on this the _____ day of _____, 2017.

Jim Green, President

ATTEST:

Kelly Mitchell, Secretary

1867

VOL. 797 PAGE 179

CERTIFICATE OF ADJUDICATION

CERTIFICATE OF ADJUDICATION: 03-4836

OWNER: City of Texarkana
 Texarkana Water & Sewer
 Systems
 P. O. Box 2008
 Texarkana, Texas 75501

COUNTIES: Bowie and Cass

PRIORITY DATES: March 5, 1951; 1563
 February 17, 1957; 1563
 September 19, 1967 1563
 and May 18, 1981 1563

WATERCOURSE: Sulphur River

BASIN: Sulphur River

WHEREAS, by final decree of the 202nd Judicial District Court of Bowie County, in Cause No. 86-C1702-202 In Re: The Adjudication of Water Rights in the Sulphur River Basin dated December 17, 1986 a right was recognized under Permit 1563C authorizing the City of Texarkana to appropriate waters of the State of Texas as set forth below;

WHEREAS, the United States of America, pursuant to the Flood Control Act of 24 July 1946 (Public Law 526, 79th Congress, 2nd Session), has constructed and operates and maintains the Wright Patman Dam and Reservoir on the Sulphur River in Cass and Bowie Counties;

WHEREAS, on the 16th day of September, 1968, the City of Texarkana entered into a contract (DACW-29-69-C-0019) with the United States of America for storage space of water in Wright Patman Reservoir;

NOW, THEREFORE, this certificate of adjudication to appropriate waters of the State of Texas in the Sulphur River Basin is issued to the City of Texarkana, subject to the following terms and conditions:

1. IMPOUNDMENT

Owner is authorized to impound water in a Reservoir (Wright Patman Reservoir) located on the Sulphur River which is owned by the United States of America and operated by the Corps of Engineers in accordance with the following impoundment schedule. The Dam is located in the Jesse M. C. Paxton Survey, Abstract 830 in Cass County; the A. H. Elliott Survey, Abstract 196; the W. D. Schocklie Survey, Abstract 528; the G. A. Sims Survey, Abstract 558; the T. & P. RR Company Survey, Abstract 595; the John T. Watson Survey, Abstract 649; the William White Survey, Abstract 679 and the Charles Caldwell Survey, Abstract 823 in Bowie County, Texas.

VOL 797 PAGE 109

Certificate of Adjudication 03-4836

<u>Month</u>	<u>Maximum Impoundment and Elevation</u>
January	224.9 (265,300 acre-feet)
February	224.9 (265,300 acre-feet)
March	224.9 (265,300 acre-feet)
April	226.8 (325,300 acre-feet)
May	228.6 (385,800 acre-feet)
June	228.6 (386,900 acre-feet)
July	228.5 (380,800 acre-feet)
August	227.8 (355,700 acre-feet)
September	226.8 (324,900 acre-feet)
October	226.1 (302,000 acre-feet)
November	225.5 (282,600 acre-feet)
December	225.2 (273,600 acre-feet)

2. USE

- A. Owner is authorized to divert and use not to exceed 45,000 acre-feet of water per annum from the aforesaid reservoir for municipal purposes.
- B. Owner is also authorized to divert and use not to exceed 135,000 acre-feet of water per annum from the aforesaid reservoir for industrial purposes.
- C. Owner is further authorized to transfer water lawfully diverted under the provisions of Paragraphs A and B above, from Wright Patman Reservoir in the Sulphur River Basin, the basin of origin, for use in the Cypress Creek Basin and in the Red River Basin in the following amounts and for the indicated purposes:
 - (1) Not to exceed 4500 acre-feet of water per annum may be diverted from the Sulphur River Basin to the Cypress Creek Basin for municipal purposes.
 - (2) Not to exceed 4500 acre-feet of water per annum may be diverted from the Sulphur River Basin to the Cypress Creek Basin for industrial purposes.
 - (3) Not to exceed 6500 acre-feet of water per annum may be diverted from the Sulphur River Basin to the Red River Basin for municipal purposes.
 - (4) Not to exceed 5000 acre-feet of water per annum may be diverted from the Sulphur River Basin to the Red River Basin for industrial purposes.

Certificate of Adjudication 03-4836

797 PAGE 181

3. DIVERSION

A. Location:

- (1) At a point on the perimeter of the aforesaid reservoir in the M.E.P. & P. RR Company Survey, Abstract 422, Bowie County, Texas.
- (2) At a point on the perimeter of the aforesaid reservoir in the James Giles Survey, Abstract 404, Cass County, Texas.
- (3) At a point on the perimeter of the aforesaid reservoir in the Jesse M. C. Paxton Survey, Abstract 830, Cass County, Texas.

B. Maximum combined rate: 320.00 cfs (144,000 gpm).

4. PRIORITY

- A. The time priority of owner's right is March 5, 1951 for the diversion and use of the first 14,572 acre-feet of water for municipal purposes.
- B. The time priority of owner's right is February 17, 1957 for the diversion and use of the next 10,428 acre-feet of water for municipal purposes and the first 35,000 acre-feet of water for industrial purposes.
- C. The time priority of owner's right is September 19, 1967 for the diversion and use of the remaining 20,000 acre-feet of water for municipal purposes and 100,000 acre-feet of water for industrial purposes.
- D. The time priority of owner's right is May 18, 1981 for the transbasin diversions of water.

5. SPECIAL CONDITIONS

- A. Persons or entities who may acquire (other than as customers of the city's municipal water system) the right to use water authorized to be appropriated hereunder shall obtain permits from the Commission before commencing use of such water.
- B. Owner shall maintain continuous reservoir content and lake level measuring station; record all discharges through the reservoir and maintain daily record of all diversions from said reservoir. All records shall be compiled monthly and reported to the Commission annually.

VOL 797 PAGE 182

Certificate of Adjudication 03-4836

The locations of pertinent features related to this certificate are shown on Page 12 of the Sulphur River Basin Certificates of Adjudication Maps, copies of which are located in the office of the Texas Water Commission, Austin, Texas.

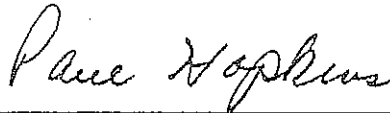
This certificate of adjudication is issued subject to all terms, conditions and provisions in the final decree of the 202nd Judicial District Court of Bowie County, Texas, in Cause No. 86-C1702-202 In Re: The Adjudication of Water Rights in the Sulphur River Basin dated December 17, 1986 and supersedes all rights of the owner asserted in that cause.

This certificate of adjudication is issued subject to senior and superior water rights in the Sulphur River Basin.

This certificate of adjudication is issued subject to the obligations of the State of Texas pursuant to the terms of the Red River Compact.

This certificate of adjudication is issued subject to the Rules of the Texas Water Commission and its continuing right of supervision of State water resources consistent with the public policy of the State as set forth in the Texas Water Code.

TEXAS WATER COMMISSION

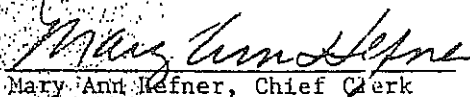


Paul Hopkins, Chairman

DATE ISSUED:

MAR 31 1987

ATTEST:



Mary Ann Hefner, Chief Clerk

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

Version:

Update Date: 4/4/2017 12:47 PM

Briefing Sheet

Lead Department:	<u>Deputy City Manager - Shirley Jaster</u>	Action Officer:	<u>Shirley Jaster, Assistant City Manager</u>
Subject:	<u>Ordinance No. 2017-039 amending the Code of Ordinances Chapter 28 "Offenses and Miscellaneous Provisions", Sec. 28-237 concerning building construction hours of operation.</u>		
Briefing:	Public Hearing:	Second Briefing:	Council Vote:
<u>4/10/2017</u>	<u>4/24/2017</u>	<u>May 8, 2017</u>	<u>5/22/2017</u>

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

NOT APPLICABLE

Executive Summary and Background Information:

The staff has been asked many times by developers and general contractors to allow construction work before 7 AM and after 6 PM. Currently the code in Section 28-237 only allows this with approval from the City Council. The amendment to the code as proposed would allow a conditional permit to allow certain activities to be done after hours with the city manager or designee approval.

Some examples of when a conditional permit would be considered may include:

Commercial construction of pouring concrete in the very early hours of the morning during the summer when temperatures become a factor.

Night work for commercial buildings, especially when remodeling an existing retail store.

Roof work on commercial buildings due to weather.

Most of the conditional permits would be for commercial construction and not residential. The noise and disturbance to the neighborhood would be a key consideration for any conditional permit.

Existing**Sec. 28-237. - Building operations prohibited at certain times.**

The erection, including excavation, demolition, alteration or repair of any building is hereby prohibited on Sundays and between the hours of 6:00 p.m. and 7:00 a.m. on any other day; provided, however, that, in cases of necessity in the interest of public safety and convenience, the council may, by resolution, grant a permit allowing such activities during the times herein prohibited under such conditions as the council may deem proper.

City of Texarkana, Texas

Amended

Sec. 28-237. - Building operations prohibited at certain times.

The erection, including excavation, demolition, alteration or repair of any building is hereby prohibited on Sundays and between the hours of 6:00 p.m. and 7:00 a.m. on any other day; provided, however, that, in cases of necessity in the interest of public safety and convenience, the council may, by resolution, city manager or designee, may authorize a conditional permit allowing activities otherwise prohibited under this section.

Potential Options:

Approve amendment or take no action and the existing code remains.

Fiscal Implications:

None

Staff Recommendation:

Approval of the amendment

Advisory Board/Committee Review:

"NONE"

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

Attachments

- a. 2017-039 ORD Amending Ch 28 Code of Ordinances (DOC)
- b. Goals & Perspectives (DOCX)

Staff Coordination

Deputy City Manager - Shirley Jaster	Shirley Jaster	Department Head Review
Completed	03/29/2017 1:26 PM	
Municipal Prosecutor Deborah Jones	Asst. City Attorney Review	Completed
03/30/2017 8:48 AM		
Deputy City Manager - Shirley Jaster	Jennifer Evans	Deputy City Manager
Review	03/30/2017 12:19 PM	
City Attorney Jeffery C. Lewis	City Attorney Review Completed	03/30/2017
1:16 PM		
Deputy City Manager - Shirley Jaster	Vicky Coopwood	Deputy City Manager
Review	03/31/2017 10:48 AM	
Skipped		

City of Texarkana, Texas

Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	03/31/2017 12:38 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	03/31/2017 12:39 PM	
City Manager	John Whitson	City Manager Review Completed 03/31/2017
3:38 PM		
City Council	Vicky Coopwood	Meeting Pending 04/10/2017
6:00 PM		

Meeting History

PUBLISH

ORDINANCE NO. 2017 – 039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 28, “OFFENSES AND MISCELLANEOUS PROVISIONS”, SECTION 28-237, BUILDING OPERATIONS PROHIBITED AT CERTAIN TIMES; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City receives requests from developers and general contractors to allow construction to continue before and after hours designated by the Code of Ordinances of Texarkana, Texas, and

WHEREAS, City staff recommends revisions to Chapter 28 of the Code of the City of Texarkana, Texas, for ease of allowing conditional permits for construction after hours; and

WHEREAS, the City Council of the City of Texarkana, Texas, finds and determines that such revisions as set forth below are in the best interest of citizens and the City’s future growth and safety.

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

SECTION 1: Chapter 28 “Offenses and Miscellaneous Provisions”, Section 28-237 Building operations prohibited at certain times of the Code of the City of Texarkana, Texas, is hereby amended as the follows:

Sec. 28-237. - Building operations prohibited at certain times.

The erection, including excavation, demolition, alteration or repair of any building is hereby prohibited on Sundays and between the hours of 6:00 p.m. and 7:00 a.m. on any other day; provided, however, that, in cases of necessity in the interest of public safety and convenience, the City Manager or designee, may authorize a conditional permit allowing activities otherwise prohibited under this section.

SECTION 2: That the City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 3: 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.

PUBLISH

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

SECTION 5: That this Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **22nd day of May, 2017.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

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:

Low

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

Version: A

Update Date: 4/4/2017 9:35 AM

Briefing Sheet

Lead Department: Deputy City Manager - Kyle Dooley **Action Officer:** Kyle Dooley
Subject: Resolution No. 2017-040 approving and adopting an amendment to the Municipal Solid Waste Collection and Transportation Agreement.
Briefing: 4/10/2017 **Public Hearing:** 4/24/2017 **Second Briefing:** May 8, 2017 **Council Vote:** 5/22/2017

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

NOT APPLICABLE

Executive Summary and Background Information:

City and TWU staff met with Waste Management recently to discuss the possibility of Waste Management taking over the billing for all commercial and industrial accounts. Billing for residential accounts will not be affected and will continue to be handled through TWU.

There were two specific reasons Waste Management wanted to discuss taking over the commercial and industrial billing. One reason was to help improve the accuracy of commercial and industrial account billing. Having commercial and industrial accounts billed directly through Waste Management would reduce the possibility of errors in the monthly charges versus the actual service provided.

We also are capitalizing on the capability Waste Management has to assist in our beautification efforts with debris and trash overflow issues. By handling the commercial and industrial billing directly, Waste Management could start a program called C.L.E.A.N. Documentation about the program is attached. The goal of this program is to reduce overflowing dumpsters and illegal dumping around the dumpsters. Drivers take pictures of overflowing dumpsters or trash that has been dumped around the dumpsters. Waste Management uses those pictures and can charge repeat offenders overage service charges. Waste Management contacts the customers to recommend either more frequent pickup or larger dumpsters to help alleviate overflows.

In discussions with Waste Management and TWU, should Council approve this amendment, the target date to have Waste Management handling the commercial and industrial billing would be July 1, 2017.

Potential Options:

- Approve amendment to the contract
- Do not approve amendment to the contract

Fiscal Implications:

None

City of Texarkana, Texas

Staff Recommendation:

Staff recommends approval of the proposed amendment.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-040 RES Waste Management Contract Amendment (DOC)
- b. 2017-040 ATTH 01 Amendment No. 1 (DOC)
- c. 2017-040 ATTH 02 CLEAN Program Details (PDF)
- d. 2017-040 Goals & Perspectives (DOCX)

Staff Coordination

Deputy City Manager - Kyle Dooley	Kyle Dooley	Department Head Review
Completed	03/29/2017 10:04 AM	
Water Utilities	JD Phillips	Review Completed 03/29/2017
10:31 AM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager
Review Completed	03/29/2017 2:06 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	03/29/2017 4:12 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
03/29/2017 4:13 PM		
City Manager	John Whitson	City Manager Review Completed 03/31/2017
9:41 AM		
City Council	Vicky Coopwood	Meeting Pending 04/10/2017
6:00 PM		

Meeting History

RESOLUTION NO. 2017 – 040

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, APPROVING AND ADOPTING AN
AMENDMENT TO THE MUNICIPAL SOLID WASTE
COLLECTION AND TRANSPORTATION AGREEMENT; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, Ordinance No. 2016-132 authorized the City Manager to enter into an agreement with Waste Management of Texas, Inc., for refuse collection; and

WHEREAS, the current refuse collection contract with Waste Management of Texas, Inc., was signed on December 29, 2016; and

WHEREAS, City staff recommends an amendment to the agreement to allow Waste Management of Texas, Inc., to handle all commercial and industrial account billing.

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

SECTION 1: That Amendment No. 1 to the Municipal Solid Waste Collection and Transportation Agreement, as set forth in **ATTH 01**, is hereby approved and adopted in its entirety.

SECTION 2: That the City Manager is authorized to execute Amendment No. 1.

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 **22nd day of May, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

ATTH 01

Amendment No. 1 to

MUNICIPAL SOLID WASTE COLLECTION AND TRANSPORTATION AGREEMENT

(Residential/Polycarts, Commercial, Industrial and Recycling)

The City of Texarkana, Texas (“City”) and Waste Management of Texas, Inc. (“Contractor”), both acting by and through their duly authorized representatives, desire to amend, as more particularly set forth below, the billing section of the Municipal Solid Waste Collection and Transportation Agreement between the City and Contractor, which took effect on March 1, 2017 (“Agreement”).

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, and pursuant to Section 23 of the Agreement, the parties agree to amend the Agreement as follows:

1. Section 8 of the Agreement, entitled “Billing,” is hereby replaced with the following:

8. BILLING:

- (a)** City shall provide billing and bill collection services to all Residential Units during the term of this Agreement. Within 30 days of the end of each month during which collection services are provided by Contractor to Residential Units, Contractor shall submit to the City an invoice setting forth sums due by the City to Contractor for services rendered under this Agreement to Residential Units. City shall pay Contractor’s invoices for services provided to Residential Unit Customers within thirty (30) days after City’s receipt of invoice. All past due invoices shall bear interest as allowed by law.
- (b)** Contractor shall provide billing and bill collection services for all Commercial and Industrial Units that use Dumpsters or Polycarts for waste and recycling services. Contractor shall also provide billing and bill collection services to Commercial Units and Industrial Units that use Roll-Off Bins and/or Compactors for collection of waste. For Commercial and Industrial Customers, Contractor shall require payment of such invoices within thirty (30) days after receipt of invoice by the Customer, with past due invoices bearing interest as allowed by law.
- (c)** The City shall notify Contractor in writing of any Residential Unit that has failed to pay the City for waste collection services, and Contractor shall have the right to suspend service to such Customer until notified by the City to resume such services. Contractor shall have the right to suspend service to any Commercial Unit or Industrial Unit Customer that is delinquent in payment to Contractor. Contractor shall identify any suspension of service or delinquency in payments in its monthly report to City. If Contractor suspends service to a Commercial Unit or Industrial Unit Customer for failure to timely pay Contractor’s invoices, Contractor has the right to charge a service

reactivation fee and/or finance charges or late payment fees if such service to the Customer is reinstated. Contractor shall provide City with a fee and/or service charge schedule applicable to this subsection (c) prior to the effective date of such fees or charges.

- (d) The City shall be entitled to receive a ten percent (10%) franchise fee (the “Franchise Fee”) for all services rendered by Contractor hereunder. The City shall retain the Franchise Fee based on payments actually received by the City prior to payment of Contractor’s invoices for services provided to Residential Units. Contractor shall pay the City its ten percent (10%) Franchise Fee based on payments actually received from Commercial and Industrial Unit Customers that Contractor direct bills for services. Contractor shall pay the fee to the City within 45 days after the last day of the month of Contractor’s actual receipt of such monies. Contractor’s rates on Schedule A include the City’s ten percent (10%) franchise fee.

2. Capital words used in this Amendment No. 1 shall have the meaning assigned in the Agreement. Nothing contained herein shall be deemed to amend or modify the Agreement, except as expressly set forth herein. In the event of a conflict between the terms of the Agreement and this Amendment No. 1, the terms of this Amendment No. 1 shall control.

3. This Amendment No. 1 shall be effective as of _____, 2017.

IT IS AGREED:

John Whitson
City Manager
City of Texarkana, TX

Dated: _____

Rick Losa
Director, Public Sector Solutions
Waste Management of Texas, Inc.

Dated: _____

Amendment No. 1 to

MUNICIPAL SOLID WASTE COLLECTION AND TRANSPORTATION AGREEMENT

(Residential/Polycarts, Commercial, Industrial and Recycling)

The City of Texarkana, Texas (“City”) and Waste Management of Texas, Inc. (“Contractor”), both acting by and through their duly authorized representatives, desire to amend, as more particularly set forth below, the billing section of the Municipal Solid Waste Collection and Transportation Agreement between the City and Contractor, which took effect on March 1, 2017 (“Agreement”).

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, and pursuant to Section 23 of the Agreement, the parties agree to amend the Agreement as follows:

1. Section 8 of the Agreement, entitled “Billing,” is hereby replaced with the following:

8. BILLING:

- (a) City shall provide billing and bill collection services to all Residential Units during the term of this Agreement. Within 30 days of the end of each month during which collection services are provided by Contractor to Residential Units, Contractor shall submit to the City an invoice setting forth sums due by the City to Contractor for services rendered under this Agreement to Residential Units. City shall pay Contractor’s invoices for services provided to Residential Unit Customers within thirty (30) days after City’s receipt of invoice. All past due invoices shall bear interest as allowed by law.
- (b) Contractor shall provide billing and bill collection services for all Commercial and Industrial Units that use Dumpsters or Polycarts for waste and recycling services. Contractor shall also provide billing and bill collection services to Commercial Units and Industrial Units that use Roll-Off Bins and/or Compactors for collection of waste. For Commercial and Industrial Customers, Contractor shall require payment of such invoices within thirty (30) days after receipt of invoice by the Customer, with past due invoices bearing interest as allowed by law.
- (c) The City shall notify Contractor in writing of any Residential Unit that has failed to pay the City for waste collection services, and Contractor shall have the right to suspend service to such Customer until notified by the City to resume such services. Contractor shall have the right to suspend service to any Commercial Unit or Industrial Unit Customer that is delinquent in payment to Contractor. Contractor shall identify any suspension of service or delinquency in payments in its monthly report to City. If Contractor suspends service to a Commercial Unit or

ATTH 01

Industrial Unit Customer for failure to timely pay Contractor's invoices, Contractor has the right to charge a service reactivation fee and/or finance charges or late payment fees if such service to the Customer is reinstated. Contractor shall provide City with a fee and/or service charge schedule applicable to this subsection (c) prior to the effective date of such fees or charges.

- (d) The City shall be entitled to receive a ten percent (10%) franchise fee (the "Franchise Fee") for all services rendered by Contractor hereunder. The City shall retain the Franchise Fee based on payments actually received by the City prior to payment of Contractor's invoices for services provided to Residential Units. Contractor shall pay the City its ten percent (10%) Franchise Fee based on payments actually received from Commercial and Industrial Unit Customers that Contractor direct bills for services. Contractor shall pay the fee to the City within 45 days after the last day of the month of Contractor's actual receipt of such monies. Contractor's rates on Schedule A include the City's ten percent (10%) franchise fee.

2. Capital words used in this Amendment No. 1 shall have the meaning assigned in the Agreement. Nothing contained herein shall be deemed to amend or modify the Agreement, except as expressly set forth herein. In the event of a conflict between the terms of the Agreement and this Amendment No. 1, the terms of this Amendment No. 1 shall control.

3. This Amendment No. 1 shall be effective as of _____, 2017.

IT IS AGREED:

John Whitson
City Manager
City of Texarkana, TX

Dated: _____

Rick Losa
Director, Public Sector Solutions
Waste Management of Texas, Inc.

Dated: _____

C.L.E.A.N. Texarkana

Beautification, litter abatement & optimized service



Let's C.L.E.A.N. Texarkana Together

Helping communities avoid situations that can cause...



Storm Water Runoff
Issues



Unsightly Litter &
Odors



Issues for Business &
Community Appeal



Unbalanced Cost
Burden across Business
Community



Lost
Recycling/Diversion
Opportunities



Illegal Dumping
Hotspots



Safety Concerns for
Employees & Residents



Pests & Other Vectors



C.L.E.A.N. Texarkana

6.3.c

Your personal waste consultant

C

COMMUNITY

Community aesthetics and pride starts with well-maintained and proper use of waste and recycling containers

L

LITTER

The C.L.E.A.N. program identifies overflowing bins and illegal dumping to assist the city in litter reduction

E

ENVIRONMENTAL PROTECTION

Prevent storm water run-off issues related to trash. Identify recycling opportunities to increase diversion and participation

A

AWARENESS

Awareness is the first step to behavior change – the C.L.E.A.N. program notifies the customer of trash overages to help businesses optimize waste solutions

N

NOTICE

Customers receive a notice that their trash bin(s) are overflowing and are typically contacted by a Waste Management consultant



C.L.E.A.N. Texarkana

Proactively keeps your business community safe and clean



Before



After



WM drivers use onboard computers to take a digital picture of waste materials surrounding or blocking the waste bin



Driver collects all materials in bin and around enclosure leaving the area neat and tidy



After the picture is transmitted for review, specialized team members evaluate the business's waste and recycling services



Customer receives overage service charge on their invoice

WM consultant contacts the customer to present recommendations –such as a larger bin, recycling containers, or more frequent pickups to solve overflow problem

Promoting Health, Cleanliness & Safety

Taking action to clean your community



The C.L.E.A.N program drives behavior change.

On average, 10% of businesses in the City make up 80% of overages.

Tracking, immediate action and outreach to repeat offenders can have big results for the health, cleanliness and safety of your city.

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

Version: B

Update Date: 4/4/2017 9:34 AM

Briefing Sheet

Lead Department: Public Works Department **Action Officer:** Dusty Henslee,
Resolution No. 2017-041 approving and authorizing the City Manager to enter
into a one (1) year contract with four (4) additional one (1) year renewal options
with DAM Investments, LLC, dba US Lawns of Texarkana, LLC, to supply
mowing and landscaping services for selected city parks and University Avenue
Subject: in an amount not to exceed \$148,757.10.

Briefing: 4/10/2017 **Public Hearing:** 4/24/2017 **Second Briefing:** May 8, 2017 **Council Vote:** 5/22/2017

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Date Invitation for Bids (IFB) : March 5, 2017 (see ATTH 01)

IFB Number: 17-1901-07

Dates published in Texarkana Gazette: March 5 and 12, 2017

Bids Received from:

DAM Investments dba US Lawns of Texarkana LLC (ATTH 02)

3D Farms LLC dba in Texas as A3D Farms LLC (ATTH 03)

Bid opening Date: March 22, 2017

Lowest Responsive Bidder: DAM Investments dba US Lawns of Texarkana LLC

Contractor's past performance with the city: Satisfactory

Budget: Funds are available in Public Works Street Department General Fund Budget for FY17

Policy Exceptions: None

Scope of Work: Mowing of Selected City Parks (Spring Lake Park, Grady T. Wallace Park, Bringle Lake East and West Parks) and University Avenue

Potential Options:

- Approve Contract
- Deny Contract

Fiscal Implications:

Funding for this is available in the FY17 Street Department General Fund Budget

Staff Recommendation:

City of Texarkana, Texas

Staff Recommends Approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-041 RES Mowing selected parks and University Avenue (DOC)
- b. 2017-041 Exhibit A - Bid Comparison (XLS)
- c. 2017-041 ATTH 01 Mowing Bid (DOCX)
- d. 2017-041 ATTH 02 DAM Investments Bid (PDF)
- e. 2017-041 ATTH 03 3D Farms Bid (PDF)
- f. 2017-041 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department	Dusty Henslee	Department Head Review
Completed	03/29/2017 11:14 AM	
Purchasing and Contracting	Sharon Moore	Purchasing Review
Completed	03/29/2017 11:28 AM	
Finance Department	Kristin Peeples	Finance Review
1:11 PM	Completed	03/29/2017
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager
Review	Completed	03/29/2017 1:36 PM
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	03/29/2017 1:53 PM
Public Information Officer	Lisa Thompson	PIO Review
03/29/2017 3:28 PM	Completed	
City Manager	John Whitson	City Manager Review
9:54 AM	Completed	03/31/2017
City Council	Vicky Coopwood	Meeting
6:00 PM	Pending	04/10/2017

Meeting History

RESOLUTION NO. 2017-041

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ACCEPTING A BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A ONE (1) YEAR CONTRACT WITH FOUR (4) ADDITIONAL ONE (1) YEAR RENEWAL OPTIONS WITH DAM INVESTMENTS, LLC DBA US LAWNS OF TEXARKANA, LLC, TO SUPPLY MOWING AND LANDSCAPING SERVICES FOR SELECTED CITY PARKS AND UNIVERSITY AVENUE IN AN AMOUNT NOT TO EXCEED \$148,757.10; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the need exists for mowing and landscaping services for selected city properties in the City of Texarkana, Texas; and

WHEREAS, on March 22, 2017, two (2) bids were received to supply mowing and landscaping services for selected city parks and University Avenue; and

WHEREAS, Spring Lake Park, Grady T. Wallace Park, Bringle Lake Park East, Bringle Lake Park West, and University Avenue from Richmond Road to Shilling Road were the properties shown in the bid; and

WHEREAS, the best bid by a responsible bidder meeting specifications to supply mowing and landscaping services for selected city properties of the City of Texarkana, Texas, was submitted by DAM Investments, LLC, dba US Lawns of Texarkana, LLC, in an amount not to exceed \$148,757.10; for one (1) year with four (4) additional one (1) year renewal options; and

WHEREAS, funds are available in the Street Department FY 2017 general fund budget.

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

SECTION 1: That the responsible bidder with the lowest and best bid to supply mowing and landscaping services for various facilities of the City of Texarkana, Texas, on the bid sheet attached hereto as **Exhibit “A”**, is hereby declared to be DAM Investments LLC. dba US Lawns of Texarkana, LLC with a bid in an amount not to exceed \$148,757.10.

SECTION 2: That the City Manager be and is hereby authorized to enter into a one (1) year contract with four (4) additional one (1) year renewal options with DAM Investments LLC. dba US Lawns of Texarkana, LLC.

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

PASSED AND APPROVED in Regular Council Session on this the 22nd day of May, 2017.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Bid Tabulation for Mowing and Landscaping Services for Selected City Parks and University Avenue							
	EXHIBIT "A"			DAM Investments US Lawns of Texarkana Texarkana, AR		3D Farms Texarkana, TX	
Item #	Description	Qty.	U/M	Unit Price	Total	Unit Price	Total
1	Spring Lake Park	6	Months	\$13,605.67	\$81,634.02	\$31,000.00	\$186,000.00
2	Grady T. Wallace Park	6	Months	\$5,771.67	\$34,630.02	\$13,100.00	\$78,600.00
3	Bring Lake Park East	6	Months	\$1,989.17	\$11,935.02	\$3,900.00	\$23,400.00
4	Bring Lake Park West	6	Months	\$1,326.17	\$7,957.02	\$3,300.00	\$19,800.00
5	University Avenue (Richmond Road to Shilling)	6	Months	\$2,100.17	\$12,601.02	\$3,900.00	\$23,400.00
	TOTAL				\$148,757.10		\$331,200.00

Bid Tabulation
for
**Mowing and Landscaping Services for Selected City Parks and
University Avenue**

EXHIBIT "A"

				DAM Investments US Lawns of Texarkana Texarkana, AR		3D Farms Texarkana, TX	
Item #	Description	Qty.	U/M	Unit Price	Total	Unit Price	Total
1	Spring Lake Park	6	Months	\$13,605.67	\$81,634.02	\$31,000.00	\$186,000.00
2	Grady T. Wallace Park	6	Months	\$5,771.67	\$34,630.02	\$13,100.00	\$78,600.00
3	Bring Lake Park East	6	Months	\$1,989.17	\$11,935.02	\$3,900.00	\$23,400.00
4	Bring Lake Park West	6	Months	\$1,326.17	\$7,957.02	\$3,300.00	\$19,800.00
5	University Avenue (Richmond Road to Shilling)	6	Months	\$2,100.17	\$12,601.02	\$3,900.00	\$23,400.00
	TOTAL				\$148,757.10		\$331,200.00

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

SUBMIT BID TO: CITY OF TEXARKANA, TEXAS PURCHASING DEPT. MAILING ADDRESS: P O BOX 1967 TEXARKANA, TEXAS 75504 EXPRESS MAIL ADDRESS: 2ND FLOOR 220 TEXAS BOULEVARD TEXARKANA, TEXAS 75501 CONTACT PERSON: Sharon Moore TEL: 903-798-3976 FAX: 903-798-3922 moores@txkusa.org	 CITY OF TEXARKANA, TEXAS		
TITLE: Select Parks and University Avenue Mowing Contract	IFB NUMBER: 17-1901-07	SUBMITTAL DEADLINE: March 22, 2017 @ 2:00 pm	
PRE BID DATE, TIME AND LOCATION: A MANDATORY Pre bid meeting will be held at Public Work Conference Room, 919 Elm Street, on March 14, 2017 at 10:00 A.M.			
Enter Respondent Name:			
Enter Mailing Address:			
Enter the following information: Telephone Number: () _____ - _____ Fax Number: () _____ - _____ Email Address: _____			
Delivery in _____ days after receipt of order.			

IN COMPLIANCE WITH THIS SOLICITATION, THE UNDERSIGNED BIDDER HAVING EXAMINED THE INVITATION TO BID AND SPECIFICATIONS, AND BEING FAMILIAR WITH THE CONDITIONS TO BE MET, HEREBY SUBMITS THE FOLLOWING BID FOR FURNISHING THE MATERIAL, EQUIPMENT, LABOR AND EVERYTHING NECESSARY FOR PROVIDING THE ITEMS LISTED ON THE ATTACHED BID FORM AND AGREES TO DELIVER SAID ITEMS AT THE LOCATIONS AND FOR THE PRICES SET FORTH ON THE BID FORM. AN INDIVIDUAL AUTHORIZED TO BIND THE COMPANY MUST SIGN THE FOLLOWING SECTION. FAILURE TO EXECUTE AND SIGN THIS PORTION MAY RESULT IN BID REJECTION.

 Authorized Signature

 Title

 Print/Type Name

 Date

**THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE.
FAX RESPONSES WILL NOT BE ACCEPTED**

PART I BID FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE

SELECT PARKS & UNIVERSITY AVENUE MOWING AND LAWN MAINTENANCE

	Mowing Site and type of Service	Estimated Months (April to September)	Unit Cost	Total
1.	Spring Lake Park- mowing and trimming	6		
2.	Grady T. Wallace Park- mowing and trimming	6		
3.	Bringle Lake Park East - mowing and trimming	6		
4.	Bringle Lake Park West - mowing and trimming	6		
5.	University Avenue-mowing and trimming	6		
	TOTAL			

Bidders Name _____ Signature _____

List 3 references of Commercial Mowing experience you currently mow.**REFERENCES**

1. Point of Contact _____ Phone Number _____
Name of Business _____
2. Point of Contact _____ Phone Number _____
Name of Business _____
3. Point of Contact _____ Phone Number _____
Name of Business _____

Bidders Name _____ Signature _____

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

List make, model and year of required equipment and list any additional equipment that you have available:

EQUIPMENT LISTING

Equipment Type	Make/ Model	Year
Truck or Vehicle		
Truck or Vehicle		
Chain Saw		
Chain Saw		
Trailer		
Tractor		
Tractor		
Tractor		
Tractor		
Trimmer		
Trimmer		
Trimmer		
Residential Mower		
Other Equipment		
Other Equipment		
Other Equipment		

Bidders Name_____

Signature_____

PART II

GENERAL CONDITIONS

**** PLEASE READ CAREFULLY ****

THESE GENERAL CONDITIONS APPLY TO ALL BIDS AND BECOME A PART OF THE TERMS AND CONDITIONS OF ANY BID SUBMITTED AND SUBSEQUENT PURCHASE ORDER OR CONTRACT. THE CITY SHALL MEAN THE CITY OF TEXARKANA, TEXAS.

1. **REQUIRED INFORMATION:** The bid form section of the bid packet must be completed prior to the date and time set for the bid opening and included with the bid packet or the vendor will be found non-responsive.
2. **INSTRUCTIONS:** These instructions apply to all quotations and become a part of terms and conditions of any bid packet submitted and subsequent purchase order or contract.
3. **ERROR-QUANTITY:** Bid price must be submitted on units of quantity specified, extend, and total shown. In the event of discrepancies in extensions, the unit price shall govern.
4. **AWARD:** The City of Texarkana, Texas reserves the right to accept or reject any and all bids in whole or in part and waive any minor technicality and enter into contract deemed to provide the **best value** to the City.
The City of Texarkana, Texas reserves the right to award a separate contract to separate vendors for each item/group or to award one contract for the entire bid.
 - 4.1 The contract may be awarded either to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the City of Texarkana, Texas. In determining the best value for the City of Texarkana, Texas, the City may consider:
 - (a) The purchase price;
 - (b) The reputation of the bidder and of the bidder's goods or services;
 - (c) The quality of the bidder's goods or services;
 - (d) The extent to which the goods or services meet the City's needs;
 - (e) The bidder's past relationship with the City;
 - (f) The impact on the ability of the City to comply with laws and rules relating to contracting with Historically Underutilized Businesses and non-profit organizations employing persons with disabilities;
 - (g) The total long-term cost to the City to acquire goods or services; and
 - (h) Any relevant criteria specifically listed in the Invitation to Bid.
 - 4.2 All bids are evaluated for compliance with specifications before the bid price is considered. Failure to comply with the listed General Conditions may result in disqualification of bid.
 - 4.3 In case of tie bids, preference will be given to local bidders.
 - 4.4 Any contract made, or purchase order issued, as a result of this Invitation to Bid, shall be entered into the State of Texas and under the laws of the State of Texas. In connection with the performance of work, the Bidder agrees to comply with the Fair Labor Standard Act, Equal Opportunity Employment Act, and all other applicable Federal, State, and Local laws, regulations, and executive orders to the extent that the same may be applicable.

Responsible Bidder Criteria: The City shall consider only responsible Bidders. Responsible Bidders are those that have, in the sole judgment of the City, the financial ability, experience, resources, skills, capability, reliability and business integrity necessary to perform the requirements of the contract. The City may also consider references and financial stability in determining a responsible Bidder.

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

5. **INVOICES:** Invoices shall be submitted by the successful bidder to the City of Texarkana, Texas, Public Works, P. O. Box 1967, Texarkana, Texas 75504
6. **PAYMENT TERMS:** Net 30 days.
7. **TAXES:** The City of Texarkana, Texas is exempt from Federal Manufacturer's excise and state sales tax. Tax must not be included in bid. Tax exemption certificates will be executed by the City and furnished upon request.
8. **DELIVERY PROMISE:** Bids must show the number of calendar days required to place the materials in the possession of the City. Do not quote shipping dates.
9. **FUNDING:** The City of Texarkana, Texas is a home-rule municipal corporation operated and funded on an October 1 to September 30 basis; accordingly, the City reserves the right to terminate, without liability to the City, any contract for which funding is not available.
10. **ASSIGNMENT:** The successful bidder shall not sell, assign, transfer or convey this contract in whole, or part, without the prior written consent of the Purchasing Department.
11. **LATE BIDS:** Bid packets received after submission deadline shall be returned unopened and will be considered void and unacceptable. The City of Texarkana, Texas is not responsible for the lateness of mail carrier, weather conditions, etc.
12. **ALTERING BIDS:** Bid prices cannot be altered or amended after submission deadline. Any interlineation alteration or erasure made before opening time must be initialed by the signer of the bid, guaranteeing authenticity.
13. **WITHDRAWAL OF BIDS:** A bid price may not be withdrawn or canceled by the bidder for a period of ninety (90) days following the date designated for the receipt of bids without written approval of Purchasing Director, and bidder so agrees upon submittal of bid.
14. **CHANGE ORDERS:** No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the City of Texarkana, Texas.
15. **ADDENDA:** Any interpretations, corrections or changes to this bid packet will be made by addenda. Sole issuing authority shall be vested in the City of Texarkana, Texas Purchasing Department. Addenda will be sent to all who are known to have received a copy of this bid packet. If the addenda contain changes to the "specification" or "bid form", bidders shall acknowledge receipt of all addenda or they will be declared non-responsive.
16. **Contractor shall release, defend, indemnify and hold harmless the City** and its officers, agents and employees from and against all damages, injuries (including death), claims, property damages (including loss of use), losses, demands, suits, judgments and costs, including reasonable attorney's fees and expenses, in any way arising out of, related to, or resulting from the performance of the work or caused by the negligent act or omission of contractor, its officers, agents, employees, subcontractors, licensees, invitees or any other third parties for whom contractor is legally responsible (hereinafter "claims"). Contractor is expressly required to defend City against all such claims.
In its sole discretion, City shall have the right to select or to approve defense counsel to be retained by contractor in fulfilling its obligation hereunder to defend and indemnify City, unless such right is expressly waived by City in writing. City reserves the right to provide a portion or its own entire defense; however, City is under no obligation to do so. Any such action by City is not to be construed as a waiver of contractor's obligation to

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

defend City or as a waiver of contractor's obligation to indemnify City pursuant to this contract. Contractor shall retain City approved defense counsel within seven (7) business days of City's written notice that City is invoking its right to indemnification under this contract. If contractor fails to retain counsel within such time period, City shall have the right to retain defense council on its own behalf, and contractor shall be liable for all costs incurred by City.

17. **TERMINATION:** The City of Texarkana, Texas reserves the right to enforce the performance of this contract in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of this contract. The City reserves the right to terminate the contract immediately in the event the successful bidder fails to 1) meet delivery schedules or 2) otherwise perform in accordance with these specifications or 3) the City of Texarkana may terminate this contract for any reason with 30 days written notice.
18. **VENUE:** This agreement will be governed and constructed according to the laws of the State of Texas. This agreement is performable in Bowie County, Texas.
19. **NO PROHIBITED INTEREST:** Bidder acknowledges and represents that they are aware of the laws, City charter, and City code of conduct regarding conflicts of interest. The City charter states that "no officer or employee of the City shall have a financial interest, direct or indirect, in any contract with the City, nor shall be financially interested, directly or indirectly, in the sale to the City of any land, or rights or interest in any land, materials, supplies or service".
20. **PREPARATION COST:** The City will not be liable for any costs associated with the preparation, transmittal, or presentation of any proposals or materials submitted in response to any bid, quotation, or proposal.
21. **MINOR DEFECT:** The City reserves the right to waive any minor defect, irregularity, or informality in any bid. The City may also reject any or all bids without cause prior to award.
22. **BID OPENINGS:** All bids submitted will be read at the City's regularly scheduled bid opening for the designated project. However, the reading of a bid at bid opening should not be construed as a comment on the responsiveness of such bid or as any indication that the City accepts such bid as responsive. The City will make a determination as to the responsiveness of bids submitted based upon compliance with all applicable laws, City of Texarkana, Texas purchasing guidelines, and project documents, including but not limited to the project specifications and contract documents. The City will notify the successful bidder upon award of the contract and, according to state law; all bids received will be available for inspection at that time.
23. **FORCE MAJEURE:** Neither party shall be held responsible for losses or damages hereunder, if the fulfillment of any terms of provisions of the contract is delayed or prevented by strike, walkouts, acts of god, or public enemy, fire, or flood.
24. **PRICE:** The price or prices for the work shall include full compensation for all taxes, permits, etc. that the bidder is or may be required to pay.
25. **CONFLICT OF INTEREST:** The bidder shall not offer or accept gifts or anything of value nor enter into any business arrangement with any employee, official or agent of the City of Texarkana, Texas.

By signing and executing this bid, the bidder certifies and represents to the City the bidder has not offered, conferred or agreed to confer any pecuniary benefit or other thing of

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

value for the receipt of special treatment, advantage, information, recipient's decision, opinion, recommendation, vote or any other exercise of discretion concerning this bid.

26. **PERMITS:** Successful bidder is responsible for obtaining any and all City permits when job requires.

27. **CONFLICT OF INTEREST DISCLOSURE:** Disclosure requirements of potential conflicts of interest involving counties, cities, and other local government entities must be filed after January 1, 2006. The disclosures must be filed by vendors or potential vendors to local government entities. The new requirements are set forth in a new Chapter 176 of the Texas Local Government Code added by H.B. No. 914 of the last Texas Legislature.

A "local government entity" includes counties, municipalities, school districts, and other political subdivisions of the state or any entity to which a member is appointed by a county commissioner's court or the mayor or governing body of a municipality. A "local government officer" means a member of the governing body of a local government entity and the person designated as the chief executive officer of the local government entity.

Companies and individuals who contract, or seek to contract, with the City of Texarkana, Texas and its agents (including employees involved in the business with the entity) must file with the City Secretary's Office at 220 Texas Blvd., Room 102, Texarkana, Texas 75504 a Conflict of Interest Questionnaire that describes, among other things,

28. DISCLOSING "INTERESTED PARTIES" TO A CONTRACT, HB1295

A governmental entity (the City) or state agency may not enter into a contract described by Subsection (b) with a business entity unless the business entity, in accordance with this section and rules adopted under this section submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency.

"controlling interest" means: (1) an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock or otherwise that exceeds 10%; (2) membership on a board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or (3) service as an officer of business entity that has four or fewer officers or service as one of the four officers most highly compensated by a business entity that has more than four officers.

"Interested party" means a person who has a controlling interest in the business entity with whom a governmental entity or state agency contracts or who actively participated in facilitating the contract or negotiating the terms of the contract, including a broker, intermediary, adviser or attorney for the business entity.

The disclosure of interested parties must be submitted on a form prescribed by the Texas Ethics Commission that includes:

- (1) A list of each interested party for the contract of which the contracting business entity is aware; and
- (2) The signature of the authorized agent of the contracting business entity, acknowledging that the disclosure is made under oath and under penalty of perjury.

A copy of this form can be found on the Texas Ethics Commission website with instructions. <https://www.ethics.state.tx.us/tec/1295-info.htm>

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

affiliations or business relationships with City of Texarkana, Texas officers, or certain family members or other businesses of the City of Texarkana, Texas officer, and certain employees or other contractors of the City of Texarkana, Texas with which such persons do business.

The new requirements are in addition to any other disclosures required by law. The dates for filing disclosure statements begin on January 1, 2016. A violation of the filing requirements is a Class C misdemeanor.

The Conflict of Interest Questionnaire (Form CIQ) may be downloaded from http://www.ethics.state.tx.us/whatsnew/conflict_forms.htm.

PART III

TERMS AND CONDITIONS

BID REQUIREMENTS

- 1.1 **PURPOSE:** This specification is for mowing and debris cleanup of code enforcement weed lots, rough mowing, and turf mowing for the City of Texarkana, Texas. The purpose is to establish a contract for mowing throughout the City.
- 1.2 **CONTRACT:** This contract is for a 6-month period (April 1, 2017 to September 30, 2017) and may be renewed for four additional 6-month periods. Such renewal shall be at the same terms and conditions and should be agreed to in writing by both parties prior to the expiration date. Prices shall be fixed for the first 6-month period of the contract.
- 1.3 **RENEWAL OPTIONS:** The City has the right and option to extend the term of the agreement for four additional 6-month periods upon the same terms and conditions. The City also has the right and option to terminate the agreement upon thirty (30) days written notice.
- 1.4 **TYPE OF BID:** This is a "firm price" type bid. Prices will be firm for one year. After the initial year any request for a price increase may be submitted for review by the Purchasing Director. The vendor may ask for one price increase per year. All documentation necessary to review and analyze the request must be submitted to the City of Texarkana, Texas Purchasing Manager. A request for a price increase will only take effect after being authorized by the Purchasing Manager. The City of Texarkana, Texas will accept or reject a price increase within 5 working days after receipt of notice. If increase is rejected, the contractor may cancel the contract by giving seven days written notice. Old prices must be honored on orders approved up to the date of formal notice of cancellation from contractor. Any price increase will not become effective until the Purchasing Department issues a written acceptance letter.
- 1.5 **INDEPENDENT CONTRACTOR:** CONTRACTOR acknowledges that CONTRACTOR is an independent contractor of the City and that CONTRACTOR shall not be an employee, agent, official or other representative of the City. CONTRACTOR shall not represent, either expressly or through implication, that CONTRACTOR is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the CONTRACTOR.
- 1.6 The City will award the contract to one (1) Contractor. The quantities listed in this bid are estimates. The City does not guarantee this amount or any amount to be included in this contract. The City may choose not to award the bid or award items one through five depending on what budget will allow.
- 1.6 **UNSATISFACTORY PERFORMANCE:** The City may consider the following performance by the vendor as unsatisfactory performance. Unsatisfactory performance is grounds for contract termination. An unsatisfactory performance determination shall not be limited to the following:
 - (A) In excess of one "call back" to correct unsatisfactory mowing or cleanup for the same mowing within 30 consecutive calendar days.
- 1.7 **LIABILITY**

The contractor shall take all precautions necessary for the safety of and prevention of damage to property on or adjacent to the work site, and for the safety of and prevention of injury to persons, including city employees, contractor's employees, and

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

any other persons, on or adjacent to the work site. All work shall be performed entirely at contractor's risk. Claims that the CONTRACTOR has damaged property of a CITIZEN must be taken care of promptly. City involvement in your claims is not an option and non-payment of claims will be a reason for termination of this agreement.

1.8 EQUIPMENT:

Contractor shall fill out the equipment listing included in this bid. List all equipment that will be used by the contractor to perform under the terms of this contract. The list shall include the year, make and model for each item, such as vehicles, tractors, trailers, lawnmowers, chainsaws, weed eaters etc.

1.9 INSURANCE REQUIREMENTS:

Prior to the award of this contract by the City and before commencing work, the successful bidder shall be required, at his own expense, to furnish the City of Texarkana, Texas, Purchasing Manager within ten (10) days of notification of award with certified copies of all insurance certificates showing the following insurance coverage to be in force throughout the term of the contract. The City shall have no duty to pay or perform under this contract until such certificate has been delivered to and approved by the City, and no officer or employee of the City shall have authority to waive this requirement without written approval from the City Manager.

- (a) Commercial General Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence and \$5,000,000 general aggregate for bodily injury and property damage. Coverage must be written on an occurrence form. Contractual liability must be maintained with respect to the contractor's obligations contained in the contract. The general aggregate limit must be at least two (2) times the per-occurrence limit.
- (b) Workers Compensation insurance at statutory limits, including employers liability coverage at minimum limits of \$100,000 per each accident/\$1,000,000 by disease aggregate/\$1,000,000 by disease each employee.
- (c) Commercial Automobile Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence for bodily injury and property damage, including owned, non-owned, and hired vehicle coverage.

The required limits may be satisfied by any combination of primary, excess or umbrella liability insurances, provided the primary policy complies with the above requirements and the excess umbrella is following form. The successful bidder may maintain reasonable and customary deductibles, subject to approval by the City.

With reference to the foregoing insurance requirement, the successful bidder shall specifically endorse applicable insurance policies as follows:

- (1) The City shall be named as an additional insured with respect to general liability.
- (2) A waiver of subrogation in favor of the City of Texarkana, Texas shall be contained in the workers compensation coverage.
- (3) All insurance policies shall be endorsed to require the insurer to immediately notify the City of any material change in the insurance coverage.

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

(4) All insurance policies shall be endorsed to the effect that the City will receive at least 10 days notice prior to cancellation, non-renewal or termination of the insurance.

(5) All copies of Certificates of Insurance shall reference the project/contract number for which the insurance is being supplied.

The City prefers that all insurance be purchased from an insurance company that meets the following requirements:

- 1) A financial rating of A:VII or better as assigned by the BEST rating Company or A or better by Standard and Poor's.
- 2) Written by companies approved by the State of Texas and acceptable to the City of Texarkana, Texas.

All insurance must be written on forms filed with and approved by the Texas State Board of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or it's authorized agent, and shall contain provisions representing and warranting the following:

- 1) The insurance set forth by the insurance company is underwritten on forms, which have been approved by the Texas State Board of Insurance.
- 2) Sets forth all endorsements and insurance coverage according to requirements and instructions contained herein.
- 3) Shall specifically set forth the notice of cancellation or termination provisions to the City of Texarkana, Texas.

1.10 EXPERIENCE

- 1) The awarded contractor must have at least 3 years prior experience in the commercial mowing business and shall attach references.
- 2) The awarded contractor must employ a staff of at least 4 personnel for a total of 5, which includes the contractor.

1.10 CONTRACTOR IDENTIFICATION

- 1) All contractor's employees must wear uniforms noting that they are the employees of the contractor's company.
- 2) All contractor's must have their company logo on all vehicles.

Attachment: 2017-041 ATTH 01 Mowing Bid (1633 : 2017-041 RES contract for mowing selected parks and University Avenue)

PART IV SPECIFICATIONS

1. SCOPE OF WORK:

Furnish all equipment and labor for the annual requirements of turf mowing for the City of Texarkana, Texas. Turf mowing is for specific city owned properties. This contract will run from **April 1, 2017 to September 30, 2017.**

2. PERFORMANCE STANDARDS AND SPECIFICATIONS:

FINISH MOWING AND TRIMMING OF CITY PROPERTIES

The Contractor is to provide all supervision, labor, materials, supplies and equipment necessary to properly maintain all sites as described in these specifications. Contractor is to insure that no activity shall be undertaken that will in any way disrupt, inconvenience or endanger the public, either pedestrian or vehicular.

A Property Locations:

Spring Lake Park
Grady T. Wallace Park
Bringle Lake Park West
Bringle Lake Park East
University Avenue-Richmond Road to Shilling Lane

All properties will be mowed prior to holidays when citizens frequent the area. The Contractor may also be required to mow properties prior to special events.

Spring Lake Park - (approx. 115 acres) turf mowing and trimming. This area includes everything inside Spring Lake Park as shown on the attached map.

Grady T. Wallace Park - (approx. 50 acres) turf mowing and trimming. This area includes everything inside Grady T. Wallace as shown on the attached map.

Bringle Lake Park East - (approx. 9 acres) turf mowing and trimming. This area includes everything inside Bringle Lake Park East as shown on the attached map.

Bringle Lake Park West - (approx. 7 acres) turf mowing and trimming. This area includes everything inside Bringle Lake Park West as shown on the attached map. Contractor shall turn mow one swipe outside fence.

University Avenue from Richmond Road to Shilling Lane - (approx. 12 acres) turf mowing and trimming. This area includes everything along University Avenue inside ROW as shown on the attached map.

B Mowing Definitions:

Turf Mowing: The Contractor shall mow to a height of 2 ½" plus/minus ½". Mower blades shall be sharp. Wet grass should be avoided when possible.

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

Rough Mowing: The Contractor shall mow to a height of 3 ½" plus/minus ½". Mower blades shall be sharp. Wet grass should be avoided when possible.

C Mowing Frequency:

The contractor will mow each area every week. Depending on the growing rate, it may be necessary for the contractor to mow more than once a week during the peak of growing season. The City does not guarantee any cycles will be mowed. Cycles shown on this bid are estimates. All properties will be mowed prior to holidays when citizens frequent the area. The Contractor may also be required to mow properties prior to special events.

D Edging and Trimming:

The Contractor shall edge and trim along all median curbs, roadway curbs, sidewalks, paths, barrier walls, landscape edging, fences, walls, poles, posts, pedestals, drainage structures and trimming around trees. Clippings shall be cleaned off sidewalks, paths and pavement using blower type machines the same day the trimming is done. All grass and weeds growing in cracks in the curbs, sidewalks, and other concrete structures shall be sprayed with an approved chemical herbicide as needed. Contractor may spray around fences and guardrail posts with an approved chemical herbicide as needed. Contractors must be licensed and submit a copy of that license to spray chemical herbicides.

E Cleanup:

The Contractor shall be responsible for the immediate clean up of debris thrown or dragged by his equipment onto adjacent property and roadways.

Prior to the start of each mowing, the Contractor shall inspect the area to be mowed for debris or litter that will interfere with the mowing process. If any area has large debris, excessive litter or it can not be mowed with the commercial equipment as listed herein, the Contractor shall notify the Public Works Division at 903-798-3948.

Sidewalks, paths and roadways shall be cleared of grass clumps (swept or blown) the same day the mowing is done.

F The Contractor shall mow within approximately 6" of any obstruction (signs, fences, etc.) in the right of way, unless specifically waived by the City of Texarkana, Texas. Any damage to utilities, signs, etc., shall be reported by the Contractor in writing within 24 hours to the Purchasing Division. The Contractor shall be responsible for damage caused by his equipment. Some detention areas may not be able to be mowed during the regular mowing cycle due to ponding of water or excessively soft ground. At the first available opportunity, the Contractor shall mow these areas to the waterline with a rotary type mower set at 5". The area shall present a neat appearance free from ruts and grass clumps.

G The City will not pay for mowing that is done at such a high rate of speed as to cause the grass to be torn or laid over.

H The City of Texarkana, Texas requires that the entire location be cut each time. No partial cuts or partial payments will be made, unless specifically agreed to by both parties prior to the partial mowing.

I Inspection and Payment:

The Contractor shall be responsible for contacting the City's point of contact to inform of all cutting activities and when work has been completed, so inspections can be performed by the City. Invoices may be submitted at this time, although payment will not be generated until inspections are complete.

- J Hours of Work:
Work may be done only during normal working hours: 7:00 A.M. to 5:00 P.M., Monday through Saturday. No work is to be done on Sunday or City holidays.
- K Unsatisfactory Performance:
The contractor agrees to correct within three (3) working days after notification of any work previously performed that does not meet the City's specifications. Where necessary, an agent or employee of the City shall meet the Contractor during normal working hours at the subject location to indicate discrepancies in the work performed. If unsatisfactory performance continues the Contractor may be in default of contractual obligations.
- L Contractor Competency:
The Contractor agrees, during the period of the contract, to maintain the necessary facilities, abilities, equipment and financial resources to perform the work contemplated herein in a manner satisfactory to the City, and within the time specified; and that the Contractor shall secure and maintain all licenses and permits which may be required during the period of this contract and further agrees to comply with all applicable federal, state and local laws and regulations during the performance of this contract.

SUBMIT BID TO: CITY OF TEXARKANA, TEXAS PURCHASING DEPT. MAILING ADDRESS: P O BOX 1967 TEXARKANA, TEXAS 75504 EXPRESS MAIL ADDRESS: 2ND FLOOR 220 TEXAS BOULEVARD TEXARKANA, TEXAS 75501		 CITY OF TEXARKANA, TEXAS	
CONTACT PERSON: Sharon Moore			
TEL: 903-798-3976 FAX: 903-798-3922 moores@txkusa.org			
TITLE: Select Parks and University Avenue Mowing Contract		IFB NUMBER: 17-1901-07	SUBMITTAL DEADLINE: March 22, 2017 @ 2:00 pm
PRE BID DATE, TIME AND LOCATION: A MANDATORY Pre bid meeting will be held at Public Work Conference Room, 919 Elm Street, on March 14, 2017 at 10:00 A.M.			
Enter Respondent Name: Dwight Mowery for DAM Investments DBA US Lawns of Texarkana LLC			
Enter Mailing Address: 908 Spruce Street Texarkana, TX 75501			
Enter the following information: Telephone Number: (903)306-0549 _____ - _____ Fax Number: (903)306-1777 _____ - _____ Email Address: <u>Dwight.Mowery@USLawns.net</u> _____ Delivery in _____ days after receipt of order.			

IN COMPLIANCE WITH THIS SOLICITATION, THE UNDERSIGNED BIDDER HAVING EXAMINED THE INVITATION TO BID AND SPECIFICATIONS, AND BEING FAMILIAR WITH THE CONDITIONS TO BE MET, HEREBY SUBMITS THE FOLLOWING BID FOR FURNISHING THE MATERIAL, EQUIPMENT, LABOR AND EVERYTHING NECESSARY FOR PROVIDING THE ITEMS LISTED ON THE ATTACHED BID FORM AND AGREES TO DELIVER SAID ITEMS AT THE LOCATIONS AND FOR THE PRICES SET FORTH ON THE BID FORM. AN INDIVIDUAL AUTHORIZED TO BIND THE COMPANY MUST SIGN THE FOLLOWING SECTION. FAILURE TO EXECUTE AND SIGN THIS PORTION MAY RESULT IN BID REJECTION.


 Authorized Signature
Dwight A. Mowery
 Print/Type Name

Owner _____
 Title _____
 3-20-2017
 Date

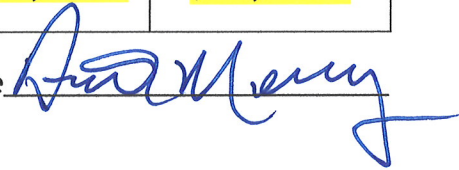
THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE.
FAX RESPONSES WILL NOT BE ACCEPTED

PART I BID FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE

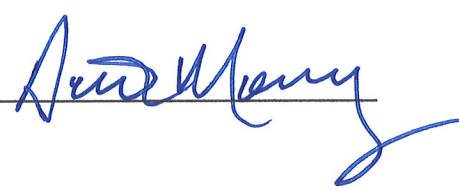
SELECT PARKS & UNIVERSITY AVENUE MOWING AND LAWN MAINTENANCE

	Mowing Site and type of Service	Estimated Months (April to September)	Unit Cost	Total
1.	Spring Lake Park- mowing and trimming	6	\$13,605.67	\$81,634.00
2.	Grady T. Wallace Park- mowing and trimming	6	\$5,771.67	\$34,630.00
3.	Bringle Lake Park East - mowing and trimming	6	\$1,989.17	\$11,935.00
4.	Bringle Lake Park West - mowing and trimming	6	\$1,326.17	\$7,957.00
5.	University Avenue-mowing and trimming	6	\$2,100.17	\$12,601.00
	TOTAL		\$24,792.85	\$148,757.10

Bidders Name; Dwight Mowery Signature 

List 3 references of Commercial Mowing experience you currently mow.**REFERENCES**

1. Point of Contact __Jon Miller_____Phone Number 903-832-4076_____
Name of Business __College Hill Shopping Center_____
2. Point of Contact __Barry Murdock_____Phone Number _870-772-1401_____
Name of Business __Texarkana Arkansas School District No.7_____
3. Point of Contact __Brad Thomas_____Phone Number 903-908-0404_____
Name of Business __East Funeral Homes_____

Bidders Name: Dwight Mowery_____Signature 

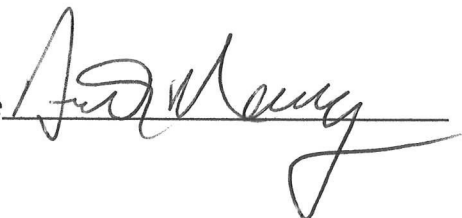
List make, model and year of required equipment and list any additional equipment that you have available:

EQUIPMENT LISTING

Equipment Type	Make/ Model	Year
Truck or Vehicle	GMC Extended Cab 2500 HD Pick Up	2012
Truck or Vehicle	Mitsubishi 14ft dove tail box truck	
Truck or vehicle	Izuzu 14ft Box Truck	
Truck or vehicle	Assorted ¾ ton trucks x 7 (Total of 9 trucks)	
Trailer	18ft Low side landscape trailer x2	2012
Trailer	16ft High side Landscape Trailers x 3	2014/2015
Tractor	Mahindra 1533	2016
	Front loader	2016
	5ft bush hog	2016
	Front brush implement / 5 ft tiller	2016
Shop Location	908 Spruce St Texarkana Tx (Close to all parks)	2016
Trimmers (18-25)	ECHO Commercial Grade model #2620	2016 / 2017
Blowers (16)	ECHO 770 Commercial Back Pack Blowers	2016 / 2017
Stick Edger's (5)	ECHO Commercial Grade Stick Edger's	2016 / 2017
Chain saws / Pole Saws (4)	ECHO Commercial Grade	2016 / 2017
Zero Turn Mowers	We currently have (17) various commercial zero turn mowers from 48" decks to 72" decks.	2014-2017

Bidders Name Dwight Mowery_____

Signature



PART II

GENERAL CONDITIONS

**** PLEASE READ CAREFULLY ****

THESE GENERAL CONDITIONS APPLY TO ALL BIDS AND BECOME A PART OF THE TERMS AND CONDITIONS OF ANY BID SUBMITTED AND SUBSEQUENT PURCHASE ORDER OR CONTRACT. THE CITY SHALL MEAN THE CITY OF TEXARKANA, TEXAS.

1. **REQUIRED INFORMATION:** The bid form section of the bid packet must be completed prior to the date and time set for the bid opening and included with the bid packet or the vendor will be found non-responsive.
2. **INSTRUCTIONS:** These instructions apply to all quotations and become a part of terms and conditions of any bid packet submitted and subsequent purchase order or contract.
3. **ERROR-QUANTITY:** Bid price must be submitted on units of quantity specified, extend, and total shown. In the event of discrepancies in extensions, the unit price shall govern.
4. **AWARD:** The City of Texarkana, Texas reserves the right to accept or reject any and all bids in whole or in part and waive any minor technicality and enter into contract deemed to provide the **best value** to the City.
The City of Texarkana, Texas reserves the right to award a separate contract to separate vendors for each item/group or to award one contract for the entire bid.
 - 4.1 The contract may be awarded either to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the City of Texarkana, Texas. In determining the best value for the City of Texarkana, Texas, the City may consider:
 - (a) The purchase price;
 - (b) The reputation of the bidder and of the bidder's goods or services;
 - (c) The quality of the bidder's goods or services;
 - (d) The extent to which the goods or services meet the City's needs;
 - (e) The bidder's past relationship with the City;
 - (f) The impact on the ability of the City to comply with laws and rules relating to contracting with Historically Underutilized Businesses and non-profit organizations employing persons with disabilities;
 - (g) The total long-term cost to the City to acquire goods or services; and
 - (h) Any relevant criteria specifically listed in the Invitation to Bid.
 - 4.2 All bids are evaluated for compliance with specifications before the bid price is considered. Failure to comply with the listed General Conditions may result in disqualification of bid.
 - 4.3 In case of tie bids, preference will be given to local bidders.
 - 4.4 Any contract made, or purchase order issued, as a result of this Invitation to Bid, shall be entered into the State of Texas and under the laws of the State of Texas. In connection with the performance of work, the Bidder agrees to comply with the Fair Labor Standard Act, Equal Opportunity Employment Act, and all other applicable Federal, State, and Local laws, regulations, and executive orders to the extent that the same may be applicable.

Responsible Bidder Criteria: The City shall consider only responsible Bidders. Responsible Bidders are those that have, in the sole judgment of the City, the financial ability, experience, resources, skills, capability, reliability and business integrity

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

necessary to perform the requirements of the contract. The City may also consider references and financial stability in determining a responsible Bidder.

5. **INVOICES:** Invoices shall be submitted by the successful bidder to the City of Texarkana, Texas, Public Works, P. O. Box 1967, Texarkana, Texas 75504
6. **PAYMENT TERMS:** Net 30 days.
7. **TAXES:** The City of Texarkana, Texas is exempt from Federal Manufacturer's excise and state sales tax. Tax must not be included in bid. Tax exemption certificates will be executed by the City and furnished upon request.
8. **DELIVERY PROMISE:** Bids must show the number of calendar days required to place the materials in the possession of the City. Do not quote shipping dates.
9. **FUNDING:** The City of Texarkana, Texas is a home-rule municipal corporation operated and funded on an October 1 to September 30 basis; accordingly, the City reserves the right to terminate, without liability to the City, any contract for which funding is not available.
10. **ASSIGNMENT:** The successful bidder shall not sell, assign, transfer or convey this contract in whole, or part, without the prior written consent of the Purchasing Department.
11. **LATE BIDS:** Bid packets received after submission deadline shall be returned unopened and will be considered void and unacceptable. The City of Texarkana, Texas is not responsible for the lateness of mail carrier, weather conditions, etc.
12. **ALTERING BIDS:** Bid prices cannot be altered or amended after submission deadline. Any interlineation alteration or erasure made before opening time must be initialed by the signer of the bid, guaranteeing authenticity.
13. **WITHDRAWAL OF BIDS:** A bid price may not be withdrawn or canceled by the bidder for a period of ninety (90) days following the date designated for the receipt of bids without written approval of Purchasing Director, and bidder so agrees upon submittal of bid.
14. **CHANGE ORDERS:** No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the City of Texarkana, Texas.
15. **ADDENDA:** Any interpretations, corrections or changes to this bid packet will be made by addenda. Sole issuing authority shall be vested in the City of Texarkana, Texas Purchasing Department. Addenda will be sent to all who are known to have received a copy of this bid packet. If the addenda contain changes to the "specification" or "bid form", bidders shall acknowledge receipt of all addenda or they will be declared non-responsive.
16. **Contractor shall release, defend, indemnify and hold harmless the City** and its officers, agents and employees from and against all damages, injuries (including death), claims, property damages (including loss of use), losses, demands, suits, judgments and costs, including reasonable attorney's fees and expenses, in any way arising out of, related to, or resulting from the performance of the work or caused by the negligent act or omission of contractor, its officers, agents, employees, subcontractors, licensees, invitees or any other third parties for whom contractor is legally responsible

(hereinafter "claims"). Contractor is expressly required to defend City against all such claims.

In its sole discretion, City shall have the right to select or to approve defense counsel to be retained by contractor in fulfilling its obligation hereunder to defend and indemnify City, unless such right is expressly waived by City in writing. City reserves the right to provide a portion or its own entire defense; however, City is under no obligation to do so. Any such action by City is not to be construed as a waiver of contractor's obligation to defend City or as a waiver of contractor's obligation to indemnify City pursuant to this contract. Contractor shall retain City approved defense counsel within seven (7) business days of City's written notice that City is invoking its right to indemnification under this contract. If contractor fails to retain counsel within such time period, City shall have the right to retain defense council on its own behalf, and contractor shall be liable for all costs incurred by City.

17. **TERMINATION:** The City of Texarkana, Texas reserves the right to enforce the performance of this contract in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of this contract. The City reserves the right to terminate the contract immediately in the event the successful bidder fails to 1) meet delivery schedules or 2) otherwise perform in accordance with these specifications or 3) the City of Texarkana may terminate this contract for any reason with 30 days written notice.
18. **VENUE:** This agreement will be governed and constructed according to the laws of the State of Texas. This agreement is performable in Bowie County, Texas.
19. **NO PROHIBITED INTEREST:** Bidder acknowledges and represents that they are aware of the laws, City charter, and City code of conduct regarding conflicts of interest. The City charter states that "no officer or employee of the City shall have a financial interest, direct or indirect, in any contract with the City, nor shall be financially interested, directly or indirectly, in the sale to the City of any land, or rights or interest in any land, materials, supplies or service".
20. **PREPARATION COST:** The City will not be liable for any costs associated with the preparation, transmittal, or presentation of any proposals or materials submitted in response to any bid, quotation, or proposal.
21. **MINOR DEFECT:** The City reserves the right to waive any minor defect, irregularity, or informality in any bid. The City may also reject any or all bids without cause prior to award.
22. **BID OPENINGS:** All bids submitted will be read at the City's regularly scheduled bid opening for the designated project. However, the reading of a bid at bid opening should not be construed as a comment on the responsiveness of such bid or as any indication that the City accepts such bid as responsive. The City will make a determination as to the responsiveness of bids submitted based upon compliance with all applicable laws, City of Texarkana, Texas purchasing guidelines, and project documents, including but not limited to the project specifications and contract documents. The City will notify the successful bidder upon award of the contract and, according to state law; all bids received will be available for inspection at that time.
23. **FORCE MAJEURE:** Neither party shall be held responsible for losses or damages hereunder, if the fulfillment of any terms of provisions of the contract is delayed or prevented by strike, walkouts, acts of god, or public enemy, fire, or flood.
24. **PRICE:** The price or prices for the work shall include full compensation for all taxes, permits, etc. that the bidder is or may be required to pay.

25. **CONFLICT OF INTEREST:** The bidder shall not offer or accept gifts or anything of value nor enter into any business arrangement with any employee, official or agent of the City of Texarkana, Texas.

By signing and executing this bid, the bidder certifies and represents to the City the bidder has not offered, conferred or agreed to confer any pecuniary benefit or other thing of value for the receipt of special treatment, advantage, information, recipient's decision, opinion, recommendation, vote or any other exercise of discretion concerning this bid.

26. **PERMITS:** Successful bidder is responsible for obtaining any and all City permits when job requires.

27. **CONFLICT OF INTEREST DISCLOSURE:** Disclosure requirements of potential conflicts of interest involving counties, cities, and other local government entities must be filed after January 1, 2006. The disclosures must be filed by vendors or potential vendors to local government entities. The new requirements are set forth in a new Chapter 176 of the Texas Local Government Code added by H.B. No. 914 of the last Texas Legislature.

A "local government entity" includes counties, municipalities, school districts, and other political subdivisions of the state or any entity to which a member is appointed by a county commissioner's court or the mayor or governing body of a municipality. A "local government officer" means a member of the governing body of a local government entity and the person designated as the chief executive officer of the local government entity.

Companies and individuals who contract, or seek to contract, with the City of Texarkana, Texas and its agents (including employees involved in the business with the entity) must file with the City Secretary's Office at 220 Texas Blvd., Room 102, Texarkana, Texas 75504 a Conflict of Interest Questionnaire that describes, among other things,

28. **DISCLOSING "INTERESTED PARTIES" TO A CONTRACT, HB1295**

A governmental entity (the City) or state agency may not enter into a contract described by Subsection (b) with a business entity unless the business entity, in accordance with this section and rules adopted under this section submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency.

"controlling interest" means: (1) an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock or otherwise that exceeds 10%; (2) membership on a board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or (3) service as an officer of business entity that has four or fewer officers or service as one of the four officers most highly compensated by a business entity that has more than four officers.

"Interested party" means a person who has a controlling interest in the business entity with whom a governmental entity or state agency contracts or who actively participated in facilitating the contract or negotiating the terms of the contract, including a broker, intermediary, adviser or attorney for the business entity.

The disclosure of interested parties must be submitted on a form prescribed by the Texas Ethics Commission that includes:

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

- (1) A list of each interested party for the contract of which the contracting business entity is aware; and
- (2) The signature of the authorized agent of the contracting business entity, acknowledging that the disclosure is made under oath and under penalty of perjury.

A copy of this form can be found on the Texas Ethics Commission website with instructions. <https://www.ethics.state.tx.us/tec/1295-info.htm>

affiliations or business relationships with City of Texarkana, Texas officers, or certain family members or other businesses of the City of Texarkana, Texas officer, and certain employees or other contractors of the City of Texarkana, Texas with which such persons do business.

The new requirements are in addition to any other disclosures required by law. The dates for filing disclosure statements begin on January 1, 2016. A violation of the filing requirements is a Class C misdemeanor.

The Conflict of Interest Questionnaire (Form CIQ) may be downloaded from http://www.ethics.state.tx.us/whatsnew/conflict_forms.htm.

PART III

TERMS AND CONDITIONS

BID REQUIREMENTS

- 1.1 **PURPOSE:** This specification is for mowing and debris cleanup of code enforcement weed lots, rough mowing, and turf mowing for the City of Texarkana, Texas. The purpose is to establish a contract for mowing throughout the City.
- 1.2 **CONTRACT:** This contract is for a 6-month period (April 1, 2017 to September 30, 2017) and may be renewed for four additional 6-month periods. Such renewal shall be at the same terms and conditions and should be agreed to in writing by both parties prior to the expiration date. Prices shall be fixed for the first 6-month period of the contract.
- 1.3 **RENEWAL OPTIONS:** The City has the right and option to extend the term of the agreement for four additional 6-month periods upon the same terms and conditions. The City also has the right and option to terminate the agreement upon thirty (30) days written notice.
- 1.4 **TYPE OF BID:** This is a "firm price" type bid. Prices will be firm for one year. After the initial year any request for a price increase may be submitted for review by the Purchasing Director. The vendor may ask for one price increase per year. All documentation necessary to review and analyze the request must be submitted to the City of Texarkana, Texas Purchasing Manager. A request for a price increase will only take effect after being authorized by the Purchasing Manager. The City of Texarkana, Texas will accept or reject a price increase within 5 working days after receipt of notice. If increase is rejected, the contractor may cancel the contract by giving seven days written notice. Old prices must be honored on orders approved up to the date of formal notice of cancellation from contractor. Any price increase will not become effective until the Purchasing Department issues a written acceptance letter
- 1.5 **INDEPENDENT CONTRACTOR:** CONTRACTOR acknowledges that CONTRACTOR is an independent contractor of the City and that CONTRACTOR shall not be an employee, agent, official or other representative of the City. CONTRACTOR shall not represent, either expressly or through implication, that CONTRACTOR is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the CONTRACTOR.
- 1.6 The City will award the contract to one (1) Contractor. The quantities listed in this bid are estimates. The City does not guarantee this amount or any amount to be included in this contract. The City may choose not to award the bid or award items one through five depending on what budget will allow.
- 1.6 **UNSATISFACTORY PERFORMANCE:** The City may consider the following performance by the vendor as unsatisfactory performance. Unsatisfactory performance is grounds for contract termination. An unsatisfactory performance determination shall not be limited to the following:
 - (A) In excess of one "call back" to correct unsatisfactory mowing or cleanup for the same mowing within 30 consecutive calendar days.
- 1.7 **LIABILITY**

The contractor shall take all precautions necessary for the safety of and prevention of damage to property on or adjacent to the work site, and for the safety of and

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

prevention of injury to persons, including city employees, contractor's employees, and any other persons, on or adjacent to the work site. All work shall be performed entirely at contractor's risk. Claims that the CONTRACTOR has damaged property of a CITIZEN must be taken care of promptly. City involvement in your claims is not an option and non-payment of claims will be a reason for termination of this agreement.

1.8 EQUIPMENT:

Contractor shall fill out the equipment listing included in this bid. List all equipment that will be used by the contractor to perform under the terms of this contract. The list shall include the year, make and model for each item, such as vehicles, tractors, trailers, lawnmowers, chainsaws, weed eaters etc.

1.9 INSURANCE REQUIREMENTS:

Prior to the award of this contract by the City and before commencing work, the successful bidder shall be required, at his own expense, to furnish the City of Texarkana, Texas, Purchasing Manager within ten (10) days of notification of award with certified copies of all insurance certificates showing the following insurance coverage to be in force throughout the term of the contract. The City shall have no duty to pay or perform under this contract until such certificate has been delivered to and approved by the City, and no officer or employee of the City shall have authority to waive this requirement without written approval from the City Manager.

- (a) Commercial General Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence and \$5,000,000 general aggregate for bodily injury and property damage. Coverage must be written on an occurrence form. Contractual liability must be maintained with respect to the contractor's obligations contained in the contract. The general aggregate limit must be at least two (2) times the per-occurrence limit.
- (b) Workers Compensation insurance at statutory limits, including employers liability coverage at minimum limits of \$100,000 per each accident/\$1,000,000 by disease aggregate/\$1,000,000 by disease each employee.
- (c) Commercial Automobile Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence for bodily injury and property damage, including owned, non-owned, and hired vehicle coverage.

The required limits may be satisfied by any combination of primary, excess or umbrella liability insurances, provided the primary policy complies with the above requirements and the excess umbrella is following form. The successful bidder may maintain reasonable and customary deductibles, subject to approval by the City.

With reference to the foregoing insurance requirement, the successful bidder shall specifically endorse applicable insurance policies as follows:

- (1) The City shall be named as an additional insured with respect to general liability.
- (2) A waiver of subrogation in favor of the City of Texarkana, Texas shall be contained in the workers compensation coverage.
- (3) All insurance policies shall be endorsed to require the insurer to immediately notify the City of any material change in the insurance coverage.

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

(4) All insurance policies shall be endorsed to the effect that the City will receive at least 10 days notice prior to cancellation, non-renewal or termination of the insurance.

(5) All copies of Certificates of Insurance shall reference the project/contract number for which the insurance is being supplied.

The City prefers that all insurance be purchased from an insurance company that meets the following requirements:

1) A financial rating of A:VII or better as assigned by the BEST rating Company or A or better by Standard and Poor's.

2) Written by companies approved by the State of Texas and acceptable to the City of Texarkana, Texas.

All insurance must be written on forms filed with and approved by the Texas State Board of Insurance. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent, and shall contain provisions representing and warranting the following:

1) The insurance set forth by the insurance company is underwritten on forms, which have been approved by the Texas State Board of Insurance.

2) Sets forth all endorsements and insurance coverage according to requirements and instructions contained herein.

3) Shall specifically set forth the notice of cancellation or termination provisions to the City of Texarkana, Texas.

1.10 EXPERIENCE

1) The awarded contractor must have at least 3 years prior experience in the commercial mowing business and shall attach references.

2) The awarded contractor must employ a staff of at least 4 personnel for a total of 5, which includes the contractor.

1.10 CONTRACTOR IDENTIFICATION

1) All contractor's employees must wear uniforms noting that they are the employees of the contractor's company.

2) All contractor's must have their company logo on all vehicles.

PART IV SPECIFICATIONS

1. SCOPE OF WORK:

Furnish all equipment and labor for the annual requirements of turf mowing for the City of Texarkana, Texas. Turf mowing is for specific city owned properties. This contract will run from **April 1, 2017 to September 30, 2017.**

2. PERFORMANCE STANDARDS AND SPECIFICATIONS:

FINISH MOWING AND TRIMMING OF CITY PROPERTIES

The Contractor is to provide all supervision, labor, materials, supplies and equipment necessary to properly maintain all sites as described in these specifications. Contractor is to insure that no activity shall be undertaken that will in any way disrupt, inconvenience or endanger the public, either pedestrian or vehicular.

A Property Locations:

Spring Lake Park
Grady T. Wallace Park
Bringle Lake Park West
Bringle Lake Park East
University Avenue-Richmond Road to Shilling Lane

All properties will be mowed prior to holidays when citizens frequent the area. The Contractor may also be required to mow properties prior to special events.

Spring Lake Park - (approx. 115 acres) turf mowing and trimming. This area includes everything inside Spring Lake Park as shown on the attached map.

Grady T. Wallace Park - (approx. 50 acres) turf mowing and trimming. This area includes everything inside Grady T. Wallace as shown on the attached map.

Bringle Lake Park East - (approx. 9 acres) turf mowing and trimming. This area includes everything inside Bringle Lake Park East as shown on the attached map.

Bringle Lake Park West - (approx. 7 acres) turf mowing and trimming. This area includes everything inside Bringle Lake Park West as shown on the attached map. Contractor shall turn mow one swipe outside fence.

University Avenue from Richmond Road to Shilling Lane - (approx. 12 acres) turf mowing and trimming. This area includes everything along University Avenue inside ROW as shown on the attached map.

B Mowing Definitions:

Turf Mowing: The Contractor shall mow to a height of 2 ½" plus/minus ½". Mower blades shall be sharp. Wet grass should be avoided when possible.

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

Rough Mowing: The Contractor shall mow to a height of 3 ½" plus/minus ½". Mower blades shall be sharp. Wet grass should be avoided when possible.

C Mowing Frequency:

The contractor will mow each area every week. Depending on the growing rate, it may be necessary for the contractor to mow more than once a week during the peak of growing season. The City does not guarantee any cycles will be mowed. Cycles shown on this bid are estimates. All properties will be mowed prior to holidays when citizens frequent the area. The Contractor may also be required to mow properties prior to special events.

D Edging and Trimming:

The Contractor shall edge and trim along all median curbs, roadway curbs, sidewalks, paths, barrier walls, landscape edging, fences, walls, poles, posts, pedestals, drainage structures and trimming around trees. Clippings shall be cleaned off sidewalks, paths and pavement using blower type machines the same day the trimming is done. All grass and weeds growing in cracks in the curbs, sidewalks, and other concrete structures shall be sprayed with an approved chemical herbicide as needed. Contractor may spray around fences and guardrail posts with an approved chemical herbicide as needed. Contractors must be licensed and submit a copy of that license to spray chemical herbicides.

E Cleanup:

The Contractor shall be responsible for the immediate clean up of debris thrown or dragged by his equipment onto adjacent property and roadways.

Prior to the start of each mowing, the Contractor shall inspect the area to be mowed for debris or litter that will interfere with the mowing process. If any area has large debris, excessive litter or it can not be mowed with the commercial equipment as listed herein, the Contractor shall notify the Public Works Division at 903-798-3948.

Sidewalks, paths and roadways shall be cleared of grass clumps (swept or blown) the same day the mowing is done.

F The Contractor shall mow within approximately 6" of any obstruction (signs, fences, etc.) in the right of way, unless specifically waived by the City of Texarkana, Texas. Any damage to utilities, signs, etc., shall be reported by the Contractor in writing within 24 hours to the Purchasing Division. The Contractor shall be responsible for damage caused by his equipment. Some detention areas may not be able to be mowed during the regular mowing cycle due to ponding of water or excessively soft ground. At the first available opportunity, the Contractor shall mow these areas to the waterline with a rotary type mower set at 5". The area shall present a neat appearance free from ruts and grass clumps.

G The City will not pay for mowing that is done at such a high rate of speed as to cause the grass to be torn or laid over.

H The City of Texarkana, Texas requires that the entire location be cut each time. No partial cuts or partial payments will be made, unless specifically agreed to by both parties prior to the partial mowing.

I Inspection and Payment:

The Contractor shall be responsible for contacting the City's point of contact to inform of all cutting activities and when work has been completed, so inspections can be

G:\IFB 17-1901-07 Mowing, Select Parks & University Ave.

performed by the City. Invoices may be submitted at this time, although payment will not be generated until inspections are complete.

J Hours of Work:

Work may be done only during normal working hours: 7:00 A.M. to 5:00 P.M., Monday through Saturday. No work is to be done on Sunday or City holidays.

K Unsatisfactory Performance:

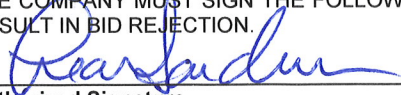
The contractor agrees to correct within three (3) working days after notification of any work previously performed that does not meet the City's specifications. Where necessary, an agent or employee of the City shall meet the Contractor during normal working hours at the subject location to indicate discrepancies in the work performed. If unsatisfactory performance continues the Contractor may be in default of contractual obligations.

L Contractor Competency:

The Contractor agrees, during the period of the contract, to maintain the necessary facilities, abilities, equipment and financial resources to perform the work contemplated herein in a manner satisfactory to the City, and within the time specified; and that the Contractor shall secure and maintain all licenses and permits which may be required during the period of this contract and further agrees to comply with all applicable federal, state and local laws and regulations during the performance of this contract.

SUBMIT BID TO: CITY OF TEXARKANA, TEXAS PURCHASING DEPT. MAILING ADDRESS: P O BOX 1967 TEXARKANA, TEXAS 75504 EXPRESS MAIL ADDRESS: 2ND FLOOR 220 TEXAS BOULEVARD TEXARKANA, TEXAS 75501		 CITY OF TEXARKANA, TEXAS	
CONTACT PERSON: Sharon Moore TEL: 903-798-3976 FAX: 903-798-3922 moores@txkusa.org			
TITLE: Select Parks and University Avenue Mowing Contract			
PRE BID DATE, TIME AND LOCATION: A MANDATORY Pre bid meeting will be held at Public Work Conference Room, 919 Elm Street, on March 14, 2017 at 10:00 A.M.			
Enter Respondent Name: 3D Farms LLC dba in Texas as A3D Farms LLC			
Enter Mailing Address: PO Box 283, Texarkana Texas 75504			
Enter the following information: Telephone Number: (870) __772__ - __4700__ Fax Number: (870) __772__ - __4193__ Email Address: __Leon@GoToHEC.com__ Delivery in _____ days after receipt of order.			

IN COMPLIANCE WITH THIS SOLICITATION, THE UNDERSIGNED BIDDER HAVING EXAMINED THE INVITATION TO BID AND SPECIFICATIONS, AND BEING FAMILIAR WITH THE CONDITIONS TO BE MET, HEREBY SUBMITS THE FOLLOWING BID FOR FURNISHING THE MATERIAL, EQUIPMENT, LABOR AND EVERYTHING NECESSARY FOR PROVIDING THE ITEMS LISTED ON THE ATTACHED BID FORM AND AGREES TO DELIVER SAID ITEMS AT THE LOCATIONS AND FOR THE PRICES SET FORTH ON THE BID FORM. AN INDIVIDUAL AUTHORIZED TO BIND THE COMPANY MUST SIGN THE FOLLOWING SECTION. FAILURE TO EXECUTE AND SIGN THIS PORTION MAY RESULT IN BID REJECTION.


 Authorized Signature

Member
Title

Leon Sanderson
Print/Type Name

March 22, 2017
Date

**THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE.
FAX RESPONSES WILL NOT BE ACCEPTED**

Attachment: 2017-041 ATTH 03 3D Farms Bid (1633 : 2017-041 RES contract for mowing selected parks and University Avenue)

PART I BID FORM

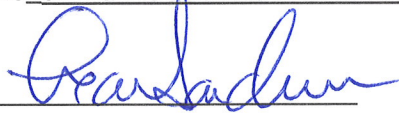
THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE

SELECT PARKS & UNIVERSITY AVENUE MOWING AND LAWN MAINTENANCE

	Mowing Site and type of Service	Estimated Months (April to September)	Unit Cost	Total
1.	Spring Lake Park- mowing and trimming	6	<u>\$31,000.00</u>	<u>\$186,000.00</u>
2.	Grady T. Wallace Park- mowing and trimming	6	\$13,100.00	\$78,600.00
3.	Bringle Lake Park East - mowing and trimming	6	\$3,900.00	\$23,400.00
4.	Bringle Lake Park West - mowing and trimming	6	<u>\$3,300.00</u>	<u>\$19,800.00</u>
5.	University Avenue-mowing and trimming	6	<u>\$3,900.00</u>	<u>\$23,400.00</u>
	TOTAL		<u>\$55,200.00</u>	<u>\$331,200.00</u>

Bidders Name 3D Farms LLC dba in Texas as A3D Farms LLC

Signature



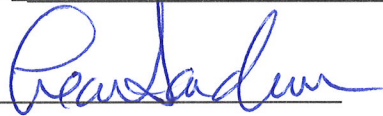
Attachment: 2017-041 ATTH 03 3D Farms Bid (1633 : 2017-041 RES contract for mowing selected parks and University Avenue)

List 3 references of Commercial Mowing experience you currently mow.**REFERENCES**

1. Point of Contact ___Hank Dean_____ Phone Number _903-277-9600_
Name of Business __Dean Farms Inc_____
2. Point of Contact ___Mark Van Herpen___ Phone Number __903-748-9532_
Name of Business _____Ledwell_____
3. Point of Contact _____ Phone Number _____
Name of Business _____

Bidders Name 3D Farms LLC dba in Texas as A3D Farms LLC

Signature



List make, model and year of required equipment and list any additional equipment that you have available:

EQUIPMENT LISTING

Equipment Type	Make/ Model	Year
Truck or Vehicle	SEE STATEMENT BELOW	
Truck or Vehicle		
Chain Saw		
Chain Saw		
Trailer		
Tractor		
Tractor		
Tractor		
Tractor		
Trimmer		
Trimmer		
Trimmer		
Residential Mower		
Other Equipment		
Other Equipment		
Other Equipment		

If we are awarded this contract we will lease/purchase the following equipment:

- 1) 2 each JD 5045 (or equivalent) tractors
- 2) 2 each finish mowers for above tractors
- 3) 2 each Kubota zero turn mowers (ZD331 or equivalent)
- 4) 2 each 16' trailer
- 5) 2 each weed trimmers
- 6) 2 each blowers
- 7) 2 each pick-up trucks
- 8) 1 each side by side ATV
- 9) 1 each chain saw

Bidders Name 3D Farms LLC dba in Texas as A3D Farms LLC

Signature



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

Briefing Sheet

Version:

Update Date: 4/4/2017 9:30 AM

Lead Department: Water Utilities **Action Officer:** Pam White,
Resolution No. 2017-042 authorizing the City Manager to enter into a contract
for the repairing and repainting of the Walnut Street and West Fourth Street
Subject: elevated water storage tanks in an amount not to exceed \$445,000.00.

Public **Second** **Council**
Briefing: 4/10/2017 **Hearing:** 4/24/2017 **Briefing:** May 8, 2017 **Vote:** 5/22/2017

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Bids were received Tuesday, March 28, 2017 for the 2017 Texarkana Water Utilities Tank Painting Project. Two tanks were included in the project: The Walnut Street elevated tank and the West 4th Street elevated tank. Fifteen (15) bid packages for the project were sent out and eight (8) contractors bid on the project. Nova Painting, LLC of Humble, Texas was the apparent low bidder for the project with a total bid of \$445,000.00. This project will consist of exterior sandblasting and repainting, replacing the tank vent, and extending the overflow lines on both elevated tanks. The Walnut Street and West 4th Street elevated tanks were constructed in 1951. The West 4th Street tank was overcoated in 1997 and the Walnut Street tank was overcoated in 2000. The existing exterior coatings on both tanks currently need to be removed and replaced and the repairs made to keep the tanks in compliance with Texas Commission on Environmental Quality regulations. The Utility bid the painting of a new Texarkana Independent School District (TISD) logo on each tank as a separate bid item. The bid for the TISD logo is \$15,000.00, which is included in the \$445,000.00. The school district has been notified of the cost and will decide if they wish to go ahead with the painting of the logo. Nova Painting, LLC. has satisfactorily painted several tanks and bridges in the region including Harris County MUD 165, Harris County MUD 200, City of Sands Springs, Oklahoma and Stillwater Bridge in Oklahoma. Their references were very good.

Potential Options:

- None

Fiscal Implications:

Funds are available in the Utility's Capital Improvement Fund for this project. \$500,000 was budgeted in the Utility's Texas Capital Improvement Fund for this project.

Staff Recommendation:

Texarkana Water Utilities staff recommends approval of the bid and a bid tabulation sheet is attached.

City of Texarkana, Texas

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-042 RES Walnut St and W 4th St Tanks (DOC)
- b. 2017-042 ATTH01 Bid Tab (DOC)
- c. 2017-042 Goals & Perspectives (DOCX)

Staff Coordination

Water Utilities	JD Phillips	Department Head Review	Completed	
	03/30/2017 9:19 AM			
Water Utilities	Jim Cornelius	Review	Completed	03/30/2017
	9:24 AM			
Public Information Officer		Lisa Thompson	PIO Review	Completed
	03/30/2017 10:38 AM			
City Manager	John Whitson	City Manager Review	Completed	03/31/2017
	9:58 AM			
City Council	Vicky Coopwood	Meeting	Pending	04/10/2017
	6:00 PM			

Meeting History

RESOLUTION NO. 2017-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH NOVA PAINTING, LLC OF HUMBLE, TEXAS, IN AN AMOUNT NOT TO EXCEED \$445,000.00 FOR THE EXTERIOR REPAINTING AND REPAIRS OF THE WALNUT STREET AND WEST 4TH STREET ELEVATED WATER STORAGE TANKS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on March 28, 2017, eight (8) bids were received by the Texarkana Water Utilities for the 2017 Texarkana Water Utilities Tank Painting Project; and

WHEREAS, the project will consist of repainting the exteriors of the Walnut Street and West 4th Street elevated water storage tanks and making repairs to the roof vents and overflow lines on both tanks; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by Nova Painting, LLC of Humble, Texas, a copy of which is attached hereto as **ATTH01**, in an amount not to exceed \$445,000.00; and

WHEREAS, funds were budgeted in the Texarkana Water Utilities 2016-2017 Budget at \$500,000.00 in the Texas Capital Improvement Fund.

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

SECTION 1: That the lowest and best bid by a responsible vendor, submitted by Nova Painting, LLC of Humble, Texas, a copy of which is attached hereto as **ATTH01**, be and is hereby approved in an amount not to exceed \$445,000.00 for the exterior repainting and repairs of the Walnut Street and West 4th Street elevated water storage tanks for the 2017 Texarkana Water Utilities Tank Paint Project.

SECTION 2: That the City Manager be and is authorized to contract with Nova Painting, LLC, of Humble, Texas for the above described services.

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 **22nd day of May, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

ATTH01

Bid Tabulation**Repair and Repainting of the
Walnut Street and West Fourth Street
Elevated Water Storage Tanks****2:00 P.M. Tuesday, March 28, 2017**

1.	Utility Service Co., Inc. Perry, Georgia	\$556,500.00
2.	Tankez Coatings, Inc. Fort Worth, Texas	\$488,500.00
3.	Superior Tank Company, Inc. Madisonville, Kentucky	No Bid
4.	NG Painting Kerrville, Texas	\$509,000.00
5.	CFG Coatings Magnolia, Texas	\$654,000.00
6.	Gulf States Protective Coatings, Inc. La Porte, Texas	\$544,080.00
7.	Texas Tank Services Whitehouse, Texas	No Bid
8.	Champion Coatings Savage, Minnesota	No Bid
9.	M.K. Painting, Inc. Grand Ledge, Michigan	\$797,000.00
10.	D&M Tank, LLC Kennedale, Texas	No Bid
11.	Nova Painting, LLC	

	Humble, Texas	\$445,000.00
12.	Southeast Bridge FL Corp. Tarpon Springs, Florida	No Bid
13.	A & M Construction and Utilities, Inc. Rowlett, Texas	No Bid
14.	Blastco Channelview, Texas	No Bid
15.	L.C. United Painting, Co Sterling HTS, Michigan	\$690,000.00

Time First Bid Opened: 2:00 P.M.

Number of Bidders: 8

Apparent Low Bidder: Nova Painting, LLC

ATTH01

Bid Tabulation**Repair and Repainting of the
Walnut Street and West Fourth Street
Elevated Water Storage Tanks****2:00 P.M. Tuesday, March 28, 2017**

1.	Utility Service Co., Inc. Perry, Georgia	\$556,500.00
2.	Tankez Coatings, Inc. Fort Worth, Texas	\$488,500.00
3.	Superior Tank Company, Inc. Madisonville, Kentucky	No Bid
4.	NG Painting Kerrville, Texas	\$509,000.00
5.	CFG Coatings Magnolia, Texas	\$654,000.00
6.	Gulf States Protective Coatings, Inc. La Porte, Texas	\$544,080.00
7.	Texas Tank Services Whitehouse, Texas	No Bid
8.	Champion Coatings Savage, Minnesota	No Bid
9.	M.K. Painting, Inc. Grand Ledge, Michigan	\$797,000.00
10.	D&M Tank, LLC Kennedale, Texas	No Bid
11.	Nova Painting, LLC Humble, Texas	\$445,000.00
12.	Southeast Bridge FL Corp. Tarpon Springs, Florida	No Bid

Attachment: 2017-042 ATTH01 Bid Tab (1634 : 2017-042 RES Walnut Street & W 4th Street elevated water storage tank)

- | | | |
|-----|--|--------------|
| 13. | A & M Construction and Utilities, Inc.
Rowlett, Texas | No Bid |
| 14. | Blastco
Channelview, Texas | No Bid |
| 15. | L.C. United Painting, Co
Sterling HTS, Michigan | \$690,000.00 |

Time First Bid Opened: 2:00 P.M.

Number of Bidders: 8

Apparent Low Bidder: Nova Painting, LLC

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

Version:

Update Date: 4/4/2017 9:25 AM

Briefing Sheet

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Subject: Resolution No. 2017-043 authorizing Texarkana Water Utilities to be charged an administrative fee by the City's General Fund.
Briefing: 4/10/2017 **Public Hearing:** 4/24/2017 **Second Briefing:** May 8, 2017 **Council Vote:** 5/22/2017

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

NOT APPLICABLE

Executive Summary and Background Information:

In reviewing total city resource expenditures there is no routine annual charge for administrative support of the utilities by the city's general fund functions. Administrative departments provide support to mission departments and as such TWU functions much like any other mission department and is supported by the city's administrative departments. The cost of that support could be extensively tracked and recorded but there would be a cost associated with developing and maintaining the process. The city manager of Texarkana, Arkansas and the city manager of Texarkana, Texas discussed the matter with staff including TWU executive director. The result of the discussion led to our jointly recommending that TWU should be charged an annual administrative fee by each city's general fund. Since each city manager supervises the TWU executive director a guide for developing the annual fee would be to roughly charge an amount equivalent to approximately 10% of the city manager's salary/compensation but limited to an equal fee being charged by each of the two cities.

Potential Options:

- Adopt the resolution as presented
- Amend and adopt the resolution
- Deny the resolution

Fiscal Implications:

\$15,000 annual charge to TWU and revenue for the city's general fund

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-043 RES Authorizing TWU Administrative Cost (DOC)
- b. 2017-043 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed	
	03/31/2017 5:02 PM			
Water Utilities	JD Phillips	Review	Completed	04/03/2017
	7:21 AM			
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager		
Review	Completed	04/03/2017 1:51 PM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager		
Review	Completed	04/03/2017 3:55 PM		
Public Information Officer	Lisa Thompson	PIO Review	Completed	
	04/03/2017 4:18 PM			
City Manager	John Whitson	City Manager Review	Completed	04/03/2017
	6:48 PM			
City Council	Vicky Coopwood	Meeting	Pending	04/10/2017
	6:00 PM			

Meeting History

RESOLUTION NO. 2017 - 043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING TEXARKANA WATER UTILITIES (TWU) TO BE CHARGED AN ADMINISTRATIVE FEE BY THE CITY'S GENERAL FUND; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, along with the City of Texarkana, Arkansas, supervise the management and operation of Texarkana Water Utilities (TWU); and

WHEREAS, TWU is willing to contribute to the City's General Fund, a maximum of \$15,000 per year for administrative expenses associated with the management of TWU; and

WHEREAS, a similar agreement will be made between TWU and the City of Texarkana, Arkansas, for their administrative expenses; and

WHEREAS, the City Manager, TWU, and staff recommend approval.

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

SECTION 1: That TWU will contribute a maximum of \$15,000 per year for administrative expenses associated with the management of TWU.

SECTION 2: 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 **22nd** day of May, 2017.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2017-043 RES Authorizing TWU Administrative Cost (1635 : 2017-043 RES TWU administrative costs)

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:

Attachment: 2017-043 Goals & Perspectives (1635 : 2017-043 RES TWU administrative costs)

City of Texarkana, Texas

Version: C

Update Date: 4/4/2017 9:37 AM

Briefing Sheet

Lead Department: Building Code Administration **Action Officer:** Mashell Daniel,
Ordinance No. 2017-034 amending Chapter 100 "General Administrative Provisions" and Chapter 105 of the Land Development Code "Buildings & Construction" for clarification purposes by changing Sec. 105-8 from "Required" to "Permit Required", adding Sec. 105-9 "Stop Work Order", and adding Sec. 105-10 "Offense; Penalty."

Subject:

Briefing: 4/10/2017 **Public Hearing:** 4/10/2017 **Second Briefing:** April 24, 2017 **Council Vote:** 5/8/2017

Item Schedule

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

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Amend Chapter 100 "General and Administrative Provisions" of the Land Development Code of the City's Code of Ordinances to add an Offense penalty.

Sec. 100-5 Offense; Penalty.

A violation of any provision of this Land Development Code or failure to comply with any requirements under this Code shall be deemed a misdemeanor and, upon conviction of such violation or failure to comply, such violation or failure to comply shall be subject to punishment as provided in Section 1-5 of the Code of Ordinances of the City of Texarkana, Texas.

Amend Sec. 105-8 "Required" of chapter 105 "Buildings & Construction" of the Land Development Code of the City's Code of Ordinances by changing to "Permit Required."

Amend chapter 105 "Buildings & Construction" of the Land Development Code of the City's Code of Ordinances by adding the following for clarification purposes:

Sec 105-9 – Stop Work Order

When the building official or his representative finds, any work regulated by this chapter being performed in a manner contrary to the provisions and requirements contained therein, the building official or his representative may issue a Stop Work Order.

The Stop Work Order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent, or the person performing the work. Upon issuance of a Stop Work Order, the cited work shall immediately cease. The Stop Work Order shall state the reason for the Order and the conditions under which the cited work will be permitted to resume.

City of Texarkana, Texas

It shall be unlawful for any person to perform work on a property when a Stop Work Order has been issued unless otherwise directed by the building official or his designee to remove a violation or unsafe condition.

Section 105-10 - Offense; Penalty.

It shall be unlawful for any person to violate a provision of this chapter or to fail to comply with any of the requirements therein, including those contained in the various technical codes adopted in this chapter; or to erect, construct, alter, extend, repair, move, remove, demolish or occupy a building or structure in violation of any approved construction document, including any permit or certificate issued under the provisions of this chapter. An offense shall be subject to punishment as provided in Section 1-5 of the Texarkana Code of Ordinances.

Potential Options:

- “None”
-

Fiscal Implications:

None

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

Attachments

- a. 2017-034 ORD Amend Land Development Code (DOC)
- b. 2017-034 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Department Head Review
Completed	03/20/2017 3:41 PM	
Municipal Prosecutor Deborah Jones	Asst. City Attorney Review	Completed
03/21/2017 8:33 AM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager
Review Completed	03/21/2017 5:22 PM	

City of Texarkana, Texas

Deputy City Manager - Shirley Jaster	John Whitson	Deputy City Manager
Review	Skipped	03/22/2017 1:58 PM
City Attorney	Jennifer Evans	City Attorney Review Skipped
5:08 PM		03/20/2017
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	03/23/2017 7:48 AM
Public Information Officer	Lisa Thompson	PIO Review
03/23/2017 8:29 AM		Completed
City Manager	John Whitson	City Manager Review
2:21 PM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		03/27/2017

Meeting History

03/27/17 City Council MOVED FORWARD Next: 04/10/17
 Mashell Daniel briefed this agenda item.

PUBLISH

ORDINANCE NO. 2017 – 034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF TEXARKANA, TEXAS; AMENDING CHAPTER 100, "GENERAL AND ADMINISTRATIVE PROVISIONS" BY ADDING SECTION 100-5, "OFFENSE; PENALTY"; AMENDING CHAPTER 105 "BUILDINGS AND CONSTRUCTION" BY CHANGING THE CAPTION OF SECTION 105-8, "REQUIRED", TO "PERMIT REQUIRED", ADDING SECTION 105-9, "STOP WORK ORDER", AND ADDING SECTION 105-10, "OFFENSE - PENALTY"; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City's Inspection Department recommends revisions and additions to Chapters 100 and 105 of the Land Development Code of the City of Texarkana, Texas, for clarity and ease of understanding of enforcement issues and penalty provisions for violations; and

WHEREAS, the City Council of the City of Texarkana, Texas, finds and determines that such revisions and additions as set forth below are in the best interest of citizens and the City's future growth and safety.

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

SECTION 1: Chapter 100 "General and Administrative Provisions" of the Land Development Code of the City of Texarkana, Texas, is hereby amended to add the following Section 100-5:

Sec. 100-5. - Offense; Penalty.

A violation of any provision of this Land Development Code or failure to comply with any requirements under this Code shall be deemed a misdemeanor and, upon conviction of such violation or failure to comply, such violation or failure to comply shall be subject to punishment as provided in Section 1-5 of the Code of Ordinances of the City of Texarkana, Texas.

SECTION 2: Chapter 105 "Buildings and Construction" of the Land Development Code of the City of Texarkana, Texas, is hereby amended to change the caption of Section 105-8, "Required", to read "Permit Required".

SECTION 3: Chapter 105 "Buildings and Construction" of the Land Development Code of the City of Texarkana, Texas, is hereby amended to add the following Section 105-9:

Sec. 105-9. - Stop Work Order.

When the building official or his representative finds, any work regulated by this chapter being performed in a manner contrary to the provisions and requirements contained therein, the building official or his representative may issue a Stop Work Order.

PUBLISH

The Stop Work Order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent, or the person performing the work. Upon issuance of a Stop Work Order, the cited work shall immediately cease. The Stop Work Order shall state the reason for the Order and the conditions under which the cited work will be permitted to resume.

It shall be unlawful for any person to perform work on a property when a Stop Work Order has been issued unless otherwise directed by the building official or his designee to remove a violation or unsafe condition.

SECTION 4: Chapter 105 "Buildings and Construction" of the Land Development Code of the City of Texarkana, Texas, is hereby amended to add the following Section 105-10:

Sec. 105-10. - Offense; Penalty.

It shall be unlawful for any person to violate a provision of this chapter or to fail to comply with any of the requirements therein, including those contained in the various technical codes adopted in this chapter; or to erect, construct, alter, extend, repair, move, remove, demolish or occupy a building or structure in violation of any approved construction document, including any permit or certificate issued under the provisions of this chapter. An offense shall be subject to punishment as provided in Section 1-5 of the Texarkana Code of Ordinances.

SECTION 5: All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 6: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 7: 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 8: This Ordinance shall be in full force and effect after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **8th day of May, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

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:

Provide clarity to the Code of Ordinances of the City of Texarkana, Texas.

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

Briefing Sheet

Version:

Update Date: 3/9/2017 2:30 PM

Lead Department: Water Utilities **Action Officer:** Pam White,
Resolution No. 2017-030 authorizing the City Manager to execute a contract for
the Millwood Water Treatment Plant Sludge Ponds Cleaning Project in an
amount with the Texas portion not to exceed \$74,529.70 and the total amount
Subject: not to exceed \$119,000.00.

Briefing: 4/10/2017 **Public Hearing:** 3/27/2017 **Second Briefing:** April 10, 2017 **Council Vote:** 4/24/2017

Item Schedule

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

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Bids were received Tuesday, February 28, 2017 for the Millwood Water Treatment Plant Sludge Pond Cleaning Project. Five (5) contractors picked up bid packages for the project and three (3) contractors bid on the project. Denali Water Solutions, LLC of Russellville, Arkansas was the apparent low bidder on the project with a low bid amount of \$119,000.00. The project will consist of removing the accumulated solids from two (2) of the sludge ponds at the Millwood Water Treatment Plant and properly disposing of them through land application. The ponds are used to store the solids that are removed from the raw water during the drinking water treatment process. The ponds need to be cleaned periodically to maintain their effectiveness and meet the required State discharge levels. TWU has previously completed four (4) sludge pond cleaning projects at the Millwood Water Treatment Plant, in 2001, 2005, 2009 and in 2014. Denali Water Solutions, LLC previously successfully completed the 2014 sludge pond cleaning project.

Potential Options:

- "None"

Fiscal Implications:

Funds are available in the Utility's Millwood Water Treatment Plant Depreciation Fund for this project. \$100,000 was budgeted and the additional funds required can be reallocated from within the fund.

Staff Recommendation:

Texarkana Water Utilities Staff recommends approval of the bid and a bid tabulation sheet is attached.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-030 RES Millwood WTP Sludge Pond Cleaning (DOC)
- b. 2017-030 ATTH 01 Bid Tab (DOCX)
- c. 2017-030 Goals & Perspectives (DOCX)

Staff Coordination

Water Utilities 4:31 PM	Jim Cornelius	Review	Completed	03/01/2017
Water Utilities	JD Phillips 03/01/2017 4:32 PM	Department Head Review	Completed	
Public Information Officer	Lisa Thompson 03/01/2017 4:36 PM	PIO Review	Completed	
City Manager 2:29 PM	John Whitson	City Manager Review	Completed	03/09/2017
City Council 6:00 PM	Jennifer Evans	Meeting	Completed	03/13/2017

Meeting History

03/13/17	City Council	MOVED FORWARD	Next: 03/27/17
J.D. Phillips briefed this agenda item.			
03/27/17	City Council	MOVED FORWARD	Next: 04/10/17
There were no public comments made at this hearing.			

RESOLUTION NO. 2017-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH DENALI WATER SOLUTIONS, LLC. OF RUSSELLVILLE, ARKANSAS, IN AN AMOUNT WITH THE TEXAS PORTION NOT TO EXCEED \$74,529.70 AND THE TOTAL AMOUNT NOT TO EXCEED \$119,000.00 FOR THE CLEANING OF TWO SLUDGE PONDS AT THE MILLWOOD WATER TREATMENT PLANT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on February 28, 2017, three (3) bids were received by the Texarkana Water Utilities for the Millwood Water Treatment Plant Sludge Pond Cleaning Project; and

WHEREAS, the project will consist of removing and disposing of the accumulated solids from two (2) of the sludge ponds at the Millwood Water Treatment Plant; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by Denali Water Solutions, LLC. of Russellville, Arkansas, a copy of which is attached hereto as ATTH 01; and

WHEREAS, the funds were budgeted in the Texarkana Water Utilities 2016-2017 Budget at \$100,000.00 in the Millwood Water Treatment Plant Depreciation Fund and the additional funds required can be reallocated from within the fund.

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

SECTION 1: That the lowest and best bid by a responsible vendor, submitted by Denali Water Solutions, LLC. of Russellville, Arkansas, a copy of which is attached hereto as ATTH 01, be and is hereby approved in an amount with the Texas portion not to exceed \$74,529.70 and the total amount not to exceed \$119,000.00 for removing and disposing of the accumulated solids for the Millwood Water Treatment Plant Sludge Pond Cleaning Project.

SECTION 2: That the City Manager be and is authorized to contract with Denali Water Solutions, LLC. of Russellville, Arkansas, for the above described services.

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 **24th day of April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

2017-030 ATTH 01

BID TABULATION

**Millwood Water Treatment Plant
Sludge Pond Cleaning**

2:00 P.M., Tuesday, February 28, 2017

	<u>Base Bid</u>
1. TEC Texarkana, Texas	No Bid
2. Denali Water Solutions Russellville, Arkansas	\$119,000.00
3. Midwest Injection Cascade, Iowa	\$169,000.00
4. HEC Environmental Group Texarkana, Arkansas	\$160,000.00
5. J & B Tanker, Inc Plainview, Arkansas	No Bid

Time First Bid Opened: 2:00 P.M.

Number of Bidders: 3

Apparent Low Bidder: Denali Water Solutions

Attachment: 2017-030 ATTH 01 Bid Tab (1618 : 2017-030 RES Millwood Water Treatment Plant Sludge Ponds Cleaning 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:

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: