



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • APRIL 13, 2015

Council Chambers

Regular Meeting

6:00 PM

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

Mayor

Bob Bruggeman

Ward 1

Brad Casteel

Ward 3

Tina Veal-Gooch

Ward 5

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 COUNCILMEMBER JOSH DAVIS**
- III. MAYOR'S OPENING REMARKS**

Upcoming City Council Meetings:

Monday, April 27, 2015 at 6:00 p.m.

Monday, May 11, 2015 at 6:00 p.m.

Tuesday, May 26, 2015 at 6:00 p.m.

Parks & Recreation Events:

Thursday, April 16th - Spring Church League Begins - Wallace Park

Friday thru Sunday April 17th to 19th - Baseball Tournament - Spring Lake Park

Saturday, April 18th - Softball Tournament - Karrh Park

Saturday, April 25th - Spring Community Yard Sale/Electronics Recycle Day - Spring Lake Park

Saturday, April 25th - Sunday, April 26th - Softball Tournament - Karrh & Wallace Park

Southwest Center:

Middle Eastern Dance (Belly Dancing), every Monday from 6:00 p.m. to 7:00 p.m.

Lyrical Jazz Dance, every Wednesday from 6:00 p.m. to 7:00 p.m.

Yoga Classes, every Wednesday from 5:30 p.m. to 6:30 p.m.

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

Other City Events:

Saturday, April 18th - The City is sponsoring a community wide neighborhood clean-up day with a focus on the Beverly, Highland Park and Rose Hill areas. For more information, call the Planning and Community Development Office at (903) 798-3904.

Appointments to Boards & Commissions

Presentations

Presentation on Juvenile Diabetes Project by Kayce Welch
<https://www.youtube.com/watch?v=dgCf4z_y2eY&app=desktop>

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 23, 2015 at 6:00 PM.
2. Ordinance No. 2015-021 amending the FY15 Budget for personnel adjustments, establishing the city's minimum salary level and adding a Health Inspector position.

Public Hearing: March 9, 2015
Second Briefing: March 23, 2015
Council Vote: April 13, 2015

Action Items

3. Resolution No. 2015-040 approving and authorizing the City Manager to sign a Transportation Alternatives Program Grant application for the purpose of constructing a north/south trail connection for the City of Texarkana, Texas.

Public Hearing:
Second Briefing:
Council Vote: April 13, 2015

4. Resolution No. 2015-041 approving the Preliminary Budget Calendar for fiscal year 2016.

Public Hearing:

Second Briefing:

Council Vote: April 13, 2015

5. Resolution No. 2015-042 supporting the appointment of Mike Sandefur to the Sulphur River Basin Authority Board of Directors.

Public Hearing:

Second Briefing:

Council Vote: April 13, 2015

VI. FIRST BRIEFINGS

1. Ordinance No. 2015-029 authorizing the City Manager to enter into contracts with Caldera East I LLC or other parties for the funding of street construction and improvements to complete the extension of Gibson Lane from Pleasant Grove Road to Texas FM 989 (Kings Hwy); approving the reimbursement of the approved construction costs using funds generated from future development revenue from the Tax Increment Reinvestment Zone #1 in an amount not to exceed \$2,000,000.

Public Hearing: April 27, 2015

Second Briefing: May 11, 2015

Council Vote: May 26, 2015

2. Ordinance No. 2015-037 amending the budget expenditures for the fiscal year ending September 30, 2015 for \$35,000 towards the Courthouse Square Project.

Public Hearing: April 27, 2015

Second Briefing: May 11, 2015

Council Vote: May 26, 2015

3. Ordinance No. 2015-038 amending the budget expenditures for the fiscal year ending September 30, 2015 in an amount not to exceed \$300,000 for the demolition of the Kress building located at 116 West Broad Street.

Public Hearing: April 27, 2015
Second Briefing: May 11, 2015
Council Vote: May 26, 2015

VII. PUBLIC HEARINGS

1. Ordinance No. 2015-030 amending PD-15-1(O) for site plan approval on a 3.75 acre tract of land (Tract 51) in the J.A. Talbot HRS, A-564, located at 5808 Richmond Road. Randy Johns, applicant. David Williams, MTG Engineering, agent.

Public Hearing: April 13, 2015
Second Briefing: April 27, 2015
Council Vote: May 11, 2015

2. Ordinance No. 2015-031 rezoning a 2.98 acre tract of land in the J.W. Lane HRS, A-345, (known as Tract 24), located at 6600 Summerhill Road. Multiple Family-2 to Single Family-1. Robert White, applicant. Doel Harvin, agent.

Public Hearing: April 13, 2015
Second Briefing: April 27, 2015
Council Vote: May 11, 2015

3. Ordinance No. 2015-032 amending PD-00-6(GR) for revised site plan approval to allow modification of existing signage on Lot 2, No. 1 ED (Minor Plat), located at 3502 and 3504 Richmond Road. Greg Bennett, applicant. Eddy Hackleman, agent. (Due to Planning and Zoning Commission denial, a 3/4 vote is required by the City Council to approve this request).

Public Hearing: April 13, 2015
Second Briefing: April 27, 2015
Council Vote: May 11, 2015

4. Ordinance No. 2015-033 amending PD-94-3(MF-1) for site plan approval to allow the location of a maintenance building on Lot 1, Amended Cornerstone Addition, located at 4100 Moores Lane. Todd K. Partin, Executive Director of Cornerstone Retirement Community, applicant. Mike Hickman, TMG General Construction, agent.

Public Hearing: April 13, 2015
Second Briefing: April 27, 2015
Council Vote: May 11, 2015

5. Ordinance No. 2015-035 adopting and enacting a revised Code of Ordinances for the City of Texarkana, Texas.

Public Hearing: April 13, 2015
Second Briefing: April 27, 2015
Council Vote: May 11, 2015

6. Ordinance No. 2015-036 adopting and enacting a Land Development Code for the City of Texarkana, Texas.

Public Hearing: April 13, 2015
Second Briefing: April 27, 2015
Council Vote: May 11, 2015

VIII. SECOND BRIEFING WITH UPDATES

IX. SECOND BRIEFING WITHOUT UPDATES

1. Resolution No. 2015-024 accepting a bid and authorizing the City Manager to enter into a contract for the asbestos abatement for ten (10) structures on the City Council's Top Forty (40) Demolition List.

Public Hearing: March 23, 2015
Second Briefing: April 13, 2015
Council Vote: April 27, 2015

X. ITEMS FOR DISCUSSION

Staff Updates

XI. ADMINISTRATIVE COMMENTS

1. Council
2. Staff

XII. CLOSED SESSION

The City Council will convene into closed session pursuant to the Texas Government Code:

1. Section 551.087 to discuss economic development negotiations or offer of financial or other incentives to business prospects.
2. Section 551.074 (personnel matters) to discuss or deliberate city manager evaluation, duties, goals and performance review format.

XIII. RECONVENE INTO OPEN SESSION

XIV. ADJOURNMENT

Jennifer Evans, City Secretary

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

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



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • MARCH 23, 2015

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
Bruggeman	Mayor	Present	
Boyle	Ward 1	Present	
Day	Ward 2	Present	
Mal-Gooch	Ward 3	Present	
Matthews	Ward 4	Present	
P. Paddock	Ward 5	Present	
W. Davis	Ward 6	Present	

Staff Present: City Manager John Whitson, Jennifer Evans, Shirley Jaster, Charlie Bassett, Kyle Dooley, David Orr, Robby Robertson, Karey Parker and Jerry Sparks.

Legal Counsel: None.

II. INVOCATION AND PLEDGE BY MAYOR BOB BRUGGEMAN

III. MAYOR'S OPENING REMARKS

Upcoming City Council Meetings:

Monday, April 13, 2015 at 6:00 p.m.
Monday, April 27, 2015 at 6:00 p.m.
Monday, May 11, 2015 at 6:00 p.m.
Tuesday, May 26, 2015 at 6:00 p.m.

Parks & Recreation Events:

March/April Listings

Saturday, March 28th - Spring Soccer League begins at Wallace Park
Saturday, March 28th - Softball Tournament at Karrh Park
Monday, March 30th - Spring Baseball League begins at Spring Lake Park
Monday, April 6th - Spring Softball League begins at Karrh Park
Tuesday, April 7th - Spring Church League begins at Wallace Park
Friday to Sunday, April 10th -12th - Scout-O-Rama at Spring Lake Park

Minutes Acceptance: Minutes of Mar 23, 2015 6:00 PM (Consent Items)

Diabetes Self-Management & Education Series, every Tuesday in March (5 weeks) from 10:30 a.m. - 12:00 p.m. at Southwest Center

Note: Toddler Gym, Ages 1-5 years, every Tuesday & Thursday from 10:30 a.m. to 12:30 p.m. at Southwest Center

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

Other City Events:

Neighborhood Meeting Schedules are as follows: (Food will be provided at each meeting)

- Highland Park - Tuesday, March 24th - 6:00 p.m. - 8:00 p.m. at the Collins Senior Center, 3000 Texas Boulevard
- Rose Hill - Wednesday, March 25th - 6:00 p.m. - 8:00 p.m. at Pecan Ridge, 2210 West 15th Street
- Beverly - Thursday, March 26th - 6:00 p.m. - 8:00 p.m. at Texarkana College, 2500 N. Robison Road in Truman Arnold Center Great Room

Saturday, April 18th - The City is sponsoring a community wide neighborhood clean-up day with a focus on the Beverly, Highland Park and Rose Hill areas. For more information, call the Planning and Community Development Office at (903) 798-3904.

Mayor Bruggeman recognized and welcomed Texas High School students from Mr. Littman's government class to the meeting.

Mayor Bruggeman read a proclamation featuring April 2015 as "Safe Digging" month.

Appointments to Boards & Commissions

There were no appointments made by council.

Presentations

The Comprehensive Annual Financial Report for the Fiscal Year Ended - September 30, 2014, was presented by Faith Phillips, accompanied by Rhonda Jones, of Holliday, Lemons, & Cox, P.C. The report can be viewed at: <http://www.ci.texarkana.tx.us/350/Financial-Reports>

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".

There were no comments made at open forum.

V. ITEMS FOR CONSIDERATION

Consent Items

(6:26 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Brian Matthews, Ward 4
AYES:	Casteel, Ray, Veal-Gooch, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on March 9, 2015 at 6:00 PM.
2. Resolution No. 2015-034 establishing a records management program and appointing a records management officer.

Public Hearing:
 Second Briefing:
 Council Vote: March 23, 2015

*Action Items - None.***VI. FIRST BRIEFINGS**

1. Ordinance No. 2015-030 amending PD-15-1(O) for site plan approval on a 3.75 acre tract of land (Tract 51) in the J.A. Talbot HRS, A-564, located at 5808 Richmond Road. Randy Johns, applicant. David Williams, MTG Engineering, agent.

Public Hearing: April 13, 2015
 Second Briefing: April 27, 2015
 Council Vote: May 11, 2015

David Orr briefed this item.

RESULT:	MOVED FORWARD	Next: 4/13/2015 6:00 PM
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2. Ordinance No. 2015-031 rezoning a 2.98 acre tract of land in the J.W. Lane HRS, A-345, (known as Tract 24), located at 6600 Summerhill Road. Multiple Family-2 to Single Family-1. Robert White, applicant. Doel Harvin, agent.

Public Hearing: April 13, 2015
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Minutes Acceptance: Minutes of Mar 23, 2015 6:00 PM (Consent Items)

David Orr briefed this item.

RESULT: MOVED FORWARD

Next: 4/13/2015 6:00 PM

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Public Hearing: April 13, 2015

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David Orr briefed this item.

RESULT: MOVED FORWARD

Next: 4/13/2015 6:00 PM

4. Ordinance No. 2015-033 amending PD-94-3(MF-1) for site plan approval to allow the location of a maintenance building on Lot 1, Amended Cornerstone Addition, located at 4100 Moores Lane. Todd K. Partin, Executive Director of Cornerstone Retirement Community, applicant. Mike Hickman, TMG General Construction, agent.

Public Hearing: April 13, 2015

Second Briefing: April 27, 2015

Council Vote: May 11, 2015

David Orr briefed this item.

RESULT: MOVED FORWARD

Next: 4/13/2015 6:00 PM

5. Ordinance No. 2015-035 adopting and enacting a revised Code of Ordinances for the City of Texarkana, Texas.

Public Hearing: April 13, 2015

Second Briefing: April 27, 2015

Council Vote: May 11, 2015

Shirley Jaster briefed this item. Mayor Bruggeman asked the City Secretary for a required first reading of the caption. City Secretary Evans read the caption.

RESULT: MOVED FORWARD

Next: 4/13/2015 6:00 PM

6. Ordinance No. 2015-036 adopting and enacting a Land Development Code for the City of Texarkana, Texas.

Public Hearing: April 13, 2015
 Second Briefing: April 27, 2015
 Council Vote: May 11, 2015

Shirley Jaster briefed this item. Mayor Bruggeman asked the City Secretary for a required first reading of the caption. City Secretary Evans read the caption.

RESULT: MOVED FORWARD

Next: 4/13/2015 6:00 PM

VII. PUBLIC HEARINGS

1. Resolution No. 2015-024 accepting a bid and authorizing the City Manager to enter into a contract for the asbestos abatement for ten (10) structures on the City Council's Top Forty (40) Demolition List.

Public Hearing: March 23, 2015
 Second Briefing: April 13, 2015
 Council Vote: April 27, 2015

No comments were made at this public hearing.

RESULT: MOVED FORWARD

Next: 4/13/2015 6:00 PM

VIII. SECOND BRIEFING WITH UPDATES

IX. SECOND BRIEFING WITHOUT UPDATES

1. Ordinance No. 2015-021 amending the FY15 Budget for personnel adjustments, establishing the city's minimum salary level and adding a Health Inspector position.

Public Hearing: March 9, 2015
 Second Briefing: March 23, 2015
 Council Vote: April 13, 2015

RESULT: MOVED FORWARD

Next: 4/13/2015 6:00 PM

X. ITEMS FOR DISCUSSION

Staff Updates

City Manager Whitson made a formal apology to Mr. Jim Sari, proposed developer for the Grim Hotel project, for a remark made at the March 9, 2015 council meeting. The remark was

interpreted to be disparaging of Mr. Sari. Mr. Sari has since submitted the requested documents for the project which are now under staff review.

City Manager Whitson informed council that water samples have been taken from the Masonic Lodge rubble and sent to a lab to determine if any environmental hazardous waste runoff is entering into the storm water sewer system. The city attorney is reviewing different options on how to proceed with this matter.

XI. ADMINISTRATIVE COMMENTS

1. City Council

Mayor Bruggeman asked council to consider availability in their schedules to attend a development workshop with staff on an upcoming Saturday. City Manager Whitson stated that staff would bring in a facilitator to conduct the workshop which would help make the workshop most productive for the time and effort involved.

Council Member Veal-Gooch asked for a copy of the agenda for the neighborhood meetings scheduled for March. David Orr responded that the link to the PowerPoint presentation, including topics for discussion, was on the Planning & Community Development's city website page.

Council Member Veal-Gooch asked if orange construction fencing could be placed around the Masonic Lodge rubble. Kyle Dooley said the city would provide and install the construction fencing around the rubble.

Council Member Veal-Gooch asked if the proposed developer for the Grim Hotel project should give a presentation to the council on his application process. David Orr responded that the application is for city committed funds and the developer would probably not have an update for the council until May.

Council Member Veal-Gooch asked for an update on the economic development meeting recently held on March 17th with the city's regional partners. Jerry Sparks responded that approximately 16 people attended the meeting, representing five counties. The group discussed the regional airport, working together on major future projects, and continuing an informal meeting group who would meet three to four times a year with focus on networking.

Council Member Veal-Gooch asked for a time frame for the City Council and the Planning and Zoning (P&Z) Commission to meet and have a workshop. Shirley Jaster said it is the desire of the P&Z members to receive council direction specifically relating to signage, billboards and the Planned Development District. David Orr said that the comprehensive plan would also be a part of that discussion and included in the next budget cycle. The workshop would be arranged soon.

Council Member Veal-Gooch reported there are numerous pot holes on College Drive. The majority of the pot holes are located near State Line Avenue.

Council Member Casteel reported a hole larger, than a pothole, is located on College Drive at the first block off of State Line Avenue.

Council Member Paddock asked for an update on the public safety communications system. City Manager Whitson responded that the antenna for the transmitter site has now been committed to Bowie County. A formal presentation featuring the Department of Public Safety (DPS) system

and the Arkansas Wireless Information Network (AWIN) system would be given to the council soon.

2. City Staff

No comments were made by city staff.

XII. ADJOURNMENT

Motion to Adjourn

A motion was made to adjourn the meeting.
(7:25 p.m.)

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

City of Texarkana, Texas

Version: G

Update Date: 2/17/2015 9:32 AM

Briefing Sheet

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Subject: Ordinance No. 2015-021 amending the FY15 Budget for personnel adjustments, establishing the city's minimum salary level and adding a Health Inspector position.
Briefing: 4/13/2015 **Public Hearing:** 3/9/2015 **Second Briefing:** March 23, 2015 **Council Vote:** 4/13/2015

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Pay Adjustment (ATTH 01):

According to the U.S. Census Bureau the per capita income in Texarkana, Texas is \$23,569. This the mean money income for all people 15 years old and over in a geographic area by the total population in the area (note – income is not collected for people under 15 years old even though those people are included in the denominator of per capita income).

No Texarkana civil service employee earns less than \$36,000 (152% of Texarkana per capita income). However, 148 general schedule employees are paid less than \$36,000 including 13 employees/positions who are paid less than \$20,000 (85% of Texarkana per capita income).

Setting the city's employee minimum pay at \$20,000 and increasing these 13 employees/positions pay to \$20,000 will require a \$21,350 increase in the annual operating budget. For the remainder of FY15 the budget adjustment will be \$9,850.

Current Year Budget Requirement:

\$ 9,850 Salary and Benefits

Recurring annual Budget Requirement:

\$21,350 Salary and Benefits

Health Inspector (New Position) (ATTH 03):

Currently the city has one Health Inspector position with an annual salary of \$38,000 (annual budget for salary and benefits = \$55,025). There are 363 permitted establishments to be inspected twice annually or 726 routine inspections to be performed. Some inspections take a few hours and some require a full day (supermarket with deli, bakery, meat/fish market which is four different inspections). The Health Inspector must also perform inspections in response to food service

City of Texarkana, Texas

complaints and conditions of food service facilities. The position will also require a vehicle, computer, and communications equipment.

Current Year Budget Requirement:

\$25,400	Salary and Benefits
\$40,000	Vehicle
<u>\$ 5,000</u>	Communications/Automation
\$70,400	Total FY15 Adjustment

Recurring annual Budget Requirement:

\$55,025	Salary and Benefits
<u>\$ 5,000</u>	Overhead Costs
\$60,025	Annual Budget

Chamber of Commerce Membership:

Currently the city is a member of the Chamber of Commerce at the "Chairman Level" paying \$15,000 annually from the General Fund. There are six levels of membership ranging from \$360 to \$15,000 in annual dues (see ATTH 02). The benefits of each level of membership have value to business entities but do not cater to government entity members. Chamber membership should greatly benefit the business members. Local government interaction with local businesses should likely be in a participatory fashion to show support of all local businesses, be they chamber members or not.

The city will likely be well served by a Business Level (\$360) membership and an Economic Development Council (\$1,000) membership and purchasing individual tickets to chamber events that are not included in these two memberships. The Chamber also performs a contracted function for the city promoting tourism paid from the Hotel Occupancy Taxes which will not be affected by a change in membership level. The city is also prepared to contract for other Chamber of Commerce provided services that meet identified public purpose needs.

Potential Options:

- Approve as recommended, or
- Approve pay adjustment and set minimum salary at \$20,000, or
- Approve the requested Health Inspector position, or
- Deny all requests

Fiscal Implications:

FY15 Budget Increase:

+\$ 9,850	Pay Adjustment
+\$25,400	Health Inspector position
<u>+\$45,000</u>	Equipment
+\$80,250	Total

Beyond FY15 (annual impact):

+\$21,350	Pay Adjustment
+\$60,025	Health Inspector
<u>-\$10,000</u>	Savings in change in Chamber of Commerce membership and participation
+\$71,375	Total

Staff Recommendation:

Approve as requested.

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. 2015-021 Goals & Perspectives (PDF)
- b. 2015-021 ATTH 01 Positions increased to \$20k Minimum Salary (PDF)
- c. 2015-021 ATTH 02 Chamber of Commerce Membership Information (PDF)
- d. 2015-021 ATTH 03 Health Inspector Justification (PDF)
- e. 2015-021 ORD FY15 Budget Amendment for Personnel Adjustments (PDF)

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed	
	02/16/2015 1:30 PM			
Parks, Recreation & Health		Robby Robertson	Review	Completed
	02/16/2015 1:43 PM			
Public Works Department		Kyle Dooley	Review	Completed
	02/16/2015 1:52 PM			
Human Resources	Jim Powell	Review	Completed	02/16/2015
2:09 PM				
Finance Department	Charlie Bassett	Finance Review	Completed	02/16/2015
3:03 PM				
Assistant City Manager		Shirley Jaster	Review	Completed
	02/17/2015 9:13 AM			
Public Information Officer		Lisa Thompson	PIO Review	Completed
	02/17/2015 9:20 AM			
City Manager	John Whitson	City Manager Review	Completed	02/17/2015
9:40 AM				
City Council	Jennifer Evans	Meeting	Completed	02/23/2015
6:00 PM				

Meeting History

02/23/15	City Council	MOVED FORWARD	Next: 03/09/15
03/09/15	City Council	MOVED FORWARD	Next: 03/23/15
03/23/15	City Council	MOVED FORWARD	Next: 04/13/15

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

Other:

Budget Adjustment Required to Adjust to City Minimum Salary of \$20,000

	Department	Position	Current Salary	Minimum Salary	Salary Adjustment Required	Benefits Rate	Benefits Cost Increase	Total Cost Adjustment (Annual)	Cumulative Cost Adjustment	Per Pay Period	Remaining Pay Periods (FY15)	Required for FY15	Cumulative Cost Adjustment (FY15)
1	2203	Building Custodian	\$17,817.02	\$20,000.00	\$2,182.98	0.23457	\$512.06	\$2,695.04	\$2,695.04	\$103.66	12	\$1,243.87	\$1,243.87
2	2202	Laborer I	\$18,227.82	\$20,000.00	\$1,772.18	0.23457	\$415.70	\$2,187.88	\$4,882.92	\$84.15	12	\$1,009.79	\$2,253.71
3	1904	Laborer I	\$18,227.82	\$20,000.00	\$1,772.18	0.23457	\$415.70	\$2,187.88	\$7,070.80	\$84.15	12	\$1,009.79	\$3,263.50
4	1904	Laborer I	\$18,227.82	\$20,000.00	\$1,772.18	0.23457	\$415.70	\$2,187.88	\$9,258.68	\$84.15	12	\$1,009.79	\$4,273.29
5	1904	Laborer I	\$18,227.82	\$20,000.00	\$1,772.18	0.23457	\$415.70	\$2,187.88	\$11,446.56	\$84.15	12	\$1,009.79	\$5,283.08
6	1904	Laborer I	\$18,227.82	\$20,000.00	\$1,772.18	0.23457	\$415.70	\$2,187.88	\$13,634.44	\$84.15	12	\$1,009.79	\$6,292.87
7	1904	Laborer I	\$18,227.82	\$20,000.00	\$1,772.18	0.23457	\$415.70	\$2,187.88	\$15,822.32	\$84.15	12	\$1,009.79	\$7,302.66
8	2203	Building Custodian	\$18,354.70	\$20,000.00	\$1,645.30	0.23457	\$385.94	\$2,031.24	\$17,853.56	\$78.12	12	\$937.49	\$8,240.15
9	2308	Medical Records Clerk	\$19,435.52	\$20,000.00	\$564.48	0.23457	\$132.41	\$696.89	\$18,550.45	\$26.80	12	\$321.64	\$8,561.79
10	2306	Medical Records Clerk	\$19,436.04	\$20,000.00	\$563.96	0.23457	\$132.29	\$696.25	\$19,246.70	\$26.78	12	\$321.35	\$8,883.14
11	2301	Admn Receptionist (Health)	\$19,436.04	\$20,000.00	\$563.96	0.23457	\$132.29	\$696.25	\$19,942.95	\$26.78	12	\$321.35	\$9,204.49
12	2306	Medical Records Clerk	\$19,436.04	\$20,000.00	\$563.96	0.23457	\$132.29	\$696.25	\$20,639.20	\$26.78	12	\$321.35	\$9,525.84
13	2306	Medical Records Clerk	\$19,436.04	\$20,000.00	\$563.96	0.23457	\$132.29	\$696.25	\$21,335.44	\$26.78	12	\$321.35	\$9,847.19

Attachment: 2015-021 ATTH 01 Positions increased to \$20k Minimum Salary [Revision 3] (1265 : Ord No.

Chamber of Commerce Membership Levels and Associated Benefits

	Business Level	Associate Level	Corporate Level	Executive Level	Presidential Level	Chairman Level	City Value (0 - 5)
Dues	\$360	\$750	\$1,200	\$5,000	\$10,000	\$15,000	
Partnership Certificate	x	x	x	x	x	x	0
Two listings in the Partnership Directory & Community Profile	x	x	x	x	x	x	0
Advertising Opportunities in the Partnership Directory and Community Profile	x	x	x	x	x	x	0
One copy of the Partnership Directory & Community Profile	x	x	x	x	x	x	5
Chamber Online Directory Listing & Link	x	x	x	x	x	x	0
Access to Chamber Partnership Listings & mailing labels	x	x	x	x	x	x	0
Access to the Partners Only Section of the Chamber Website	x	x	x	x	x	x	0
First Hand Customer Referrals	x	x	x	x	x	x	0
Partner Only Opportunities for Chamber Brochure Rack Space	x	x	x	x	x	x	0
Partner Only Opportunities for Promotion Distribution at Tradeshows/Conventions	x	x	x	x	x	x	0
Weekly Chamber Business Blasts	x	x	x	x	x	x	5
Sponsorship Opportunities of the Weekly Chamber Business Blast	x	x	x	x	x	x	0
Partner to Partner Discount Program Opportunities	x	x	x	x	x	x	0
Invitations to Exclusive Chamber Events	x	x	x	x	x	x	5
Opportunity for Partner Referral Discounts	x	x	x	x	x	x	0
Ribbon cutting, Grand Opening, & Anniversary Celebration Promotion Opportunities	x	x	x	x	x	x	5
Business After hours Hosting Opportunities	x	x	x	x	x	x	0
Opportunity for all other Chamber Partner Sponsorships	x	x	x	x	x	x	0
Use of the Chamber Board and/or Legacy Room for meetings - Subject to availability	x	x	x	x	x	x	0
Certificates of Origin for International Trade	x	x	x	x	x	x	0
Unlimited Opportunities for Business Networking	x	x	x	x	x	x	5
Business Advocacy at the Local, County, State, and National Levels	x	x	x	x	x	x	5
Credibility & Visibility in the Texarkana Business Community	x	x	x	x	x	x	5
Membership Level recognition in the Partnership Directory & Community Profile		x	x	x	x	x	0
Membership Level recognition on the Chamber website		x	x	x	x	x	0
Up to two Locations listed as Partners		x			x	x	3
Copies of the Partnership Directory & Community Profile for all Locations		x	x	x	x	x	0
Membership Level recognition at the event of your choice		x	x	x	x	x	0
Annual membership of one employee in the GTYP		x			x	x	0
One Sponsorship of the Weekly Chamber Business Blasts to be used at any time		x	x		x	x	0
Up to three Locations listed as Partners			x		x	x	0
One ticket to the Chamber Annual Celebration			x		x	x	0
Premium Ad in the Partnership Directory & Community Profile w/opportunity for upgrade at 10% discount			x		x	x	0
Up to five Locations listed as Partners				x	x	x	0
Bronze Sponsorship of the Chamber Annual Celebration w/four seats				x	x	x	0
\$500 Sponsorship Credit for the Event of your choice, other than Annual Celebration				x	x	x	0
Annual membership of two employees in the GTYP				x	x	x	0
Quarter Page Ad in the Partnership Directory & Community Profile w/opportunity for upgrade at 10% discount				x	x	x	0
Three Sponsorships of the Weekly Chamber Business Blasts to be used at any time				x	x	x	0
Special Presidential Level Plaque					x		0
Up to ten Locations listed as Partners					x		0
Recognition on Presidential Signage at all Chamber Events					x		0
Annual Membership in the Chamber Economic Development Council					x	x	5
Two Golfers in the EDC Industry Appreciation Golf Tournament					x		0
Gold Sponsorship of the Chamber Annual Celebration (1 table)					x		0
\$1,500 Sponsorship Credit for the Event of your Choice, other than Annual Celebration					x		0
Half Page Ad in the Partnership Directory & Community Profile w/opportunity for upgrade at 10% discount					x		0
Annual membership of one employee in the Chamber Ambassadors					x	x	0
Annual membership of three employees in the GTYP					x		0
Five Sponsorships of the Weekly Chamber Business Blasts					x		0
Special Chairman's Plaque for all Locations						x	0
All locations in the Texarkana area listed as Partners						x	0
Recognition on Chairman Banner in the Chamber Lobby						x	0
Recognition on Chairman Banner at all Chamber Events						x	0
Four Golfers in the EDC Industry Appreciation Golf tournament						x	0
Chairman Level Sponsorship of Chamber Annual Celebration (2 tables)						x	0
Chairman Level Sponsorship for Every Chamber Event						x	0
Full Page Ad in the Partnership Directory & Community Profile w/opportunity for upgrade at 10% discount						x	0
Annual Breakfast with the President & Chairman of the Board						x	5
Annual membership of five employees in the GTYP						x	0
Recognition on all Weekly Chamber Business Blasts						x	0

PARTNERSHIP INFORMATION

Point your business in the
right direction!



TEXARKANA USA CHAMBER OF COMMERCE

Thank you for your interest in the Texarkana USA Chamber of Commerce! For more than a century we have been serving the business community through leadership, advocacy and networking, and we look forward to seeing how we can serve YOU.

The Chamber's powerful network of relationships provides access to resources that can help strengthen your business opportunities, help your business grow, and ultimately enhance member and community prosperity. Come join the organization that is here to promote, support, and advocate on behalf of the Texarkana business community!

We invite you to partner with us as we work diligently toward building the best economic climate possible for your growth and prosperity.

BUSINESS LEVEL \$360

Available for individuals promoting their business or profession and Businesses with no more than 20 employees.

Membership Dues: \$360

- Partnership Certificate (\$5 value)
- Two Listings in the Partnership Directory & Community Profile (\$360 value)
- Advertising Opportunities in the Partnership Directory & Community Profile (priceless)
- One copy of the Partnership Directory & Community Profile (\$20 value)
- Chamber Online Directory Listing & Link (\$360 value)
- Access to Chamber Partnership Listings & mailing labels (\$65 value)
- Access to the Partners Only Section of the Chamber Website (\$360 value)
- First hand Customer Referrals (priceless)
- Partner Only Opportunities for Chamber Brochure Rack Space (priceless)
- Partner Only Opportunities for Promotion Distribution at Tradeshow/Conventions (priceless)
- Weekly Chamber Business Blasts (priceless)
- Sponsorship Opportunities of the Weekly Chamber Business Blast (limitless)
- Partner to Partner Discount Program Opportunities (limitless)
- Invitations to Exclusive Chamber Events (priceless)
- Opportunity for Partner Referral Discounts (\$360 potential value)
- Ribbon Cutting, Grand Opening, & Anniversary Celebration Promotion Opportunities (\$250 value)
- Business After Hours Hosting Opportunities (\$600 potential value)
- Opportunity for all other Chamber Partner Sponsorships (limitless)
- Use of the Chamber Board and/or Legacy Room for meetings – subject to availability (\$200 value minimum)
- Certificates of Origin for International Trade (\$50 value minimum)
- Unlimited Opportunities for Business Networking (priceless)
- Business Advocacy at the Local, County, State, and National Levels (priceless)
- Credibility & Visibility in the Texarkana Business Community (priceless)

ASSOCIATE LEVEL \$750

Available for businesses with no more than 50 employees.

Membership Dues – \$750

All Business Level Benefits plus:

- Associate Level recognition in the Partnership Directory & Community Profile (\$360 value)
- Associate Level recognition on the Chamber website (\$360 value)
- Up to two Locations listed as Partners (\$480 value)
- Copies of the Partnership Directory & Community Profile for all Locations (\$20 value minimum)
- Associate Level recognition at the event of your choice (\$100 value +)
- Annual membership of one employee in the GTYP (\$25 value)
- 25% discount in the Partnership Directory & Community Profile (\$134 value minimum)
- One Sponsorship of the Weekly Chamber Business Blasts to be used at any time throughout the year (\$60 value)



CORPORATE LEVEL \$1,200

Available for businesses with no more than 100 employees.

Membership Dues – \$1,200

All Business Level Benefits plus:

- Corporate Level recognition in the Partnership Directory & Community Profile (\$360 value)
- Corporate Level recognition on the Chamber website (\$360 value)
- Up to three Locations listed as Partners (\$600 value)
- Copies of the Partnership Directory & Community Profile for all Locations (\$20 value minimum)
- One ticket to the Chamber Annual Celebration (\$75 value)
- Corporate Level recognition at the event of your choice (\$100 value +)
- Annual membership of one employee in the GTYP (\$25 value)
- Premium Ad in the Partnership Directory & Community Profile with an opportunity for upgrade at a 10% discount (\$450 value +)
- One Sponsorship of the Weekly Chamber Business Blasts to be used at any time throughout the year (\$60 value)

"The best advertising for our local business is word of mouth. The Chamber is our voice to new members and businesses in the community."

**Jennifer Tanner, Executive Chef
Julie's Deli & Market**

EXECUTIVE LEVEL \$5,000

Available for businesses with no more than 250 employees.

Membership Dues - \$5,000

All Business Level Benefits plus:

- Executive Level recognition in the Partnership Directory & Community Profile (\$360 value)
- Executive Level recognition on the Chamber website (\$360 value)
- Up to five Locations listed as Partners (\$840 value)
- Copies of the Partnership Directory & Community Profile for all Locations (\$20 value minimum)
- Bronze Sponsorship of the Chamber Annual Celebration (\$750 with 4 seats)
- Executive Level recognition at the event of your choice (\$1000 value +)
- \$500 Sponsorship Credit for the Event of your Choice, other than Annual Celebration (\$500 value)
- Annual membership of two employees in the GTYP (\$50 value)
- Quarter Page Ad in the Partnership Directory & Community Profile with an opportunity for upgrade at a 10% discount (\$750 value +)
- Three Sponsorships of the Weekly Chamber Business Blasts to be used at any time throughout the year (\$180 value)

"Throughout the 52 year history of MTG Engineers & Surveyors, we have viewed our Chamber and Economic Development Council partnership as an investment in our community, bringing a significant return in connectivity to our clients and many business opportunities."

Robert Murray
MTG Engineers & Surveyors



PRESIDENTIAL LEVEL \$10,000

Membership Dues – \$10,000

All Business, Corporate, and Executive Level Benefits plus:

- Presidential Level recognition in the Partnership Directory & Community Profile (\$360 value)
 - Presidential Level recognition on the Chamber website (\$360 value)
 - Special Presidential Level Plaque (\$20 value minimum)
 - Up to ten Locations listed as Partners (\$1440 value)
 - Copies of the Partnership Directory & Community Profile for all Locations (\$20 value minimum)
 - Recognition on Presidential Signage at all Chamber Events (limitless)
 - Annual Membership in the Chamber Economic Development Council (\$1000 value)
 - Two Golfers in the EDC Industry Appreciation Golf Tournament (\$300 value)
 - Gold Sponsorship of Chamber Annual Celebration (\$1500 with one table)
 - \$1500 Sponsorship Credit for the Event of your Choice, other than Annual Celebration (\$1500 value)
 - Half page Ad in the Partnership Directory & Community Profile with an opportunity for upgrade at a 10% discount (\$1100 value +)
 - Annual membership of one employee in the Chamber Ambassadors (\$25 value)
 - Annual membership if three employees in the GTYP (\$75 value)
 - Five Sponsorships of the Weekly Chamber Business Blasts to be used at any time throughout the year (\$300 value)
- 

CHAIRMAN LEVEL \$15,000

Membership Dues – \$15,000

All Business, Corporate, and Executive Level Benefits plus:

- Chairman Level recognition in the Partnership Directory & Community Profile (\$360 value)
- Chairman Level recognition on the Chamber website (\$360 value)
- Special Chairman's Level Plaque for all locations (\$20 value minimum)
- All Locations in the Texarkana area listed as Partners (limitless value)
- Copies of the Partnership Directory & Community Profile for all Locations (\$20 value minimum)
- Recognition on Chairman Banner in the Chamber Lobby (limitless)
- Recognition on Chairman Banner at all Chamber Events (limitless)
- Annual Membership in the Chamber Economic Development Council (\$1000 value)
- Four Golfers in the EDC Industry Appreciation Golf Tournament (\$600 value)
- Chairman Level Sponsorship of Chamber Annual Celebration (\$2500 with two tables)
- Chairman Level Sponsorship for Every Chamber Event (limitless)
- Full page Ad in the Partnership Directory & Community Profile with an opportunity for upgrade at a 10% discount (\$1400 value minimum)
- Annual Breakfast with the President & Chairman of the Board (priceless)
- Annual membership of one employee in the Chamber Ambassadors (\$25 value)
- Annual membership if five employees in the GTYP (\$125 value)
- Recognition on all Weekly Chamber Business Blasts (\$3200 value)

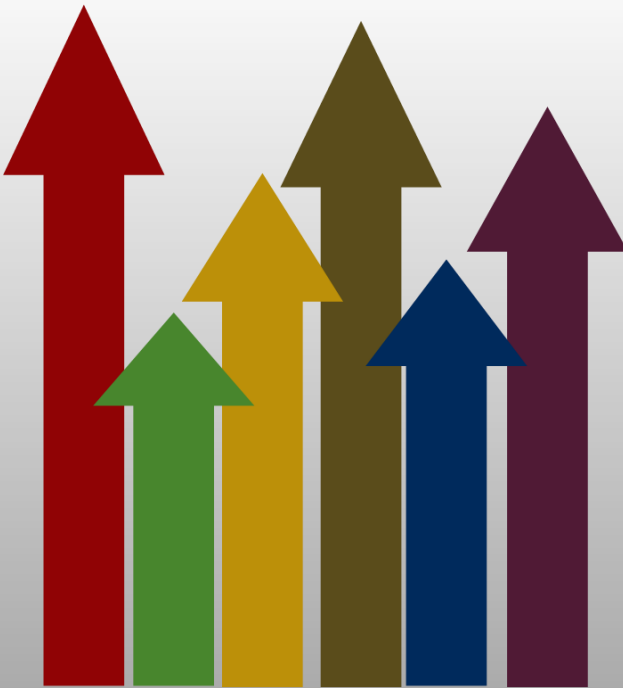
"The Texarkana Chamber of Commerce has the resources and skills that any business, large or small, can plug into and find great value."

**Curtis Schneekloth, Texarkana Plant Controller
Cooper Tire & Rubber Company**

SPECIAL PARTNERSHIPS

- Local and State Level Elected Officials will receive a Business Level Partnership for \$120
- Churches will receive a Business Level Partnership for \$120
- Non-profits with no paid staff will receive a Business Level Partnership for \$120
- Non-profits with paid staff will receive a Business Level Partnership for \$360 regardless of the number of employees
- Retired Individuals and Students will receive an Individual Partnership for \$60
- Apartments, Hotels/Motels, Hospitals, and Retirement Homes will receive a Business Level Partnership for \$360 + \$2 per unit/bed
- Business Level Partners with a current partnership may add additional locations at the Business Level for \$120

Membership levels may be increased if so desired by the Partner.



ADDITIONAL BENEFITS

Partner Referral Program -

Help grow your Chamber and earn a discount on your partnership dues by referring new partners! For every new Partner you recruit, a 10% discount will be applied to your current or upcoming annual dues. (Limited to a maximum of 10 discounts per year, at equal or greater value to that of your partnership dues. Lower level partners recruited will be assigned a smaller discount. New partner must mention your company at the time of application)

Partner-To-Partner Discount Program -

Drive more traffic through your doors while cashing in on other discounts! This program entitles Chamber Partners to significant savings and discounts when shopping at other Chamber Partner businesses—just for being an active Partner. Contact the Chamber for more information on including your business in this exclusive program.

ADDITIONAL MEMBERSHIPS

Greater Texarkana Young Professionals - GTYP - \$25

Have a young professional in your office who is yearning to be more involved in the business community? GTYP gives young professionals a voice and an outlet for affecting change in the Texarkana community. GTYP seeks to work hand-in-hand with current community and business leaders to learn from their experiences and to create a young professional-friendly atmosphere.

Texarkana Chamber Ambassadors - \$25

The Texarkana Chamber Ambassadors are a special group of people who volunteer their time to help promote the Texarkana business community and serve as an “Action Arm” for the Texarkana Chamber of Commerce. The Chamber’s Ambassador Program is highly respected in the community and allows for the *professional growth* of each participant. Ambassadors are given the opportunity to *network* with regional business and government leaders. By being involved your *sphere of influence & professional network* will grow!

TEXARKANA USA CHAMBER OF COMMERCE

A LA CARTE BENEFIT OPPORTUNITIES

If you prefer to select your sponsorship or advertising opportunities a la carte, choose from the list below. For one easy payment, include your selections with your benefit investment or we are happy to invoice you quarterly or at the time of the event. Contact the Chamber staff to learn more about these opportunities.

A la Carte Sponsorships (limited number, please call Chamber to confirm availability)

Communications

◇ E-Blast Sponsorship Ad	\$60
◇ Sponsored Email	\$250
◇ Facebook Post Sponsorship	\$50

Partnership Directory & Community Profile

◇ Premium Business Card Size Ad	\$450
◇ 1/8 Page Ad	\$680
◇ 1/4 Page Ad	\$750
◇ 1/2 Page Ad	\$1,100
◇ Full Page Ad	\$1,400
◇ Inside Front Cover - Full Page Ad	\$1,700
◇ Inside Back Cover - Full Page Ad	\$1,850
◇ Outside Back Cover - Full Page Ad	\$2,000
◇ Graphic Design	\$100

Individual Sponsorship

◇ Wall of Dedication Sponsor	\$1,000
◇ Annual Dinner Platinum Sponsor	\$2,500
◇ Annual Dinner Gold Sponsor	\$1,500
◇ Annual Dinner Silver Sponsor	\$1,000
◇ Annual Dinner Bronze Sponsor	\$750
◇ Business After Hours	\$700
◇ Business to Business Breakfast	\$1,500
◇ Business to Business Breakfast Food & Venue Sponsor	Negotiable
◇ College & Career Fair Presenting Sponsor	\$1,500
◇ College & Career Fair Booth Fee	\$100
◇ Chamber Mix	\$700
◇ DLA Hail & Farewell	\$750
◇ Economic Development Council	\$1,000
◇ Annual Golf Platinum Sponsor	\$2,000
◇ Annual Golf Gold Sponsor	\$1,000
◇ Annual Golf Silver Sponsor	\$750
◇ Annual Golf Green Sponsor	\$500
◇ Annual Golf Hole Sponsor	\$300
◇ Leaders Luncheon Presenting Sponsor	\$1,500
◇ Leaders Luncheon Food & Venue Sponsor	Negotiable
◇ Red River Army Depot Hail & Farewell	\$1,500
◇ Speed Networking	\$500
◇ Speed Networking Food & Venue Sponsor	Negotiable
◇ State of the Chamber	\$2,000



819 N. STATE LINE AVENUE
TEXARKANA, USA 75501
PH: (903) 792-7191 | FAX: (903) 793-4304
WWW.TEXARKANA.ORG
CHAMBER@TEXARKANA.ORG



CITY OF
TEXARKANA
 Environmental Services Unit
 TEXAS

P.O. Box 1967
 Texarkana, TX 75501
 Phone (903) 798-3535
 Fax (903) 794-1257

TO: John Whitson, City Manager

THRU: Shirley Jaster, Assistant City Manager

FR: Daphnea Ryan, Manager, Environmental Services Unit

DA: February 10, 2015

REJ: Health Inspector Position

As you are aware, Texarkana Texas continues to grow in many areas with a concentrated growth in food establishments, both food service and retail. Currently, the City of Texarkana, Texas employs one Health Inspector that is tasked with servicing 363 permitted establishments. The recommended ratio from the Texas Department of State Health Services is one inspector to every 200 establishments, and the maximum, not recommended, by the FDA is one inspector to every 275 establishments. I request to add one Health Inspector position during our current budget year.

I have attached a breakdown of the establishment types we inspect. Each establishment should be inspected twice per year, which is a total of 726 routine inspections. The time commitment required for an inspection depends on the size and scope of the establishment. As an example, a supermarket that has a deli, bakery, meat/fish market, has four different inspections. An establishment this size will consume a large part of one day, whereas smaller food establishments that have a quality corporate food safety and management training such as McDonald's, Taco Bell, etc. may only require an hour to inspect.

In addition to these routine inspections, the Health Inspector must inspect any complaint received on a food service establishment. These complaints may be regarding food, cleanliness, food borne illness, operating without a permit, pool conditions, worker in food prep area with certain medical conditions, foul odors, pests, etc.

Another duty of the Health Inspector is to review all building plans for food related establishments that fall into the attached categories, and conduct courtesy walk through inspections during construction phases.

Also, the Health Inspector consults with citizens wanting to open an establishment regarding laws and requirements a food establishment must meet.

Although we do not inspect private swimming pools, complaints regarding stagnant pools are also investigated by the Health Inspector. The Health Inspector may be required to dedicate many hours to locating an owner and addressing this issue. The inspector will coordinate with Vector Control in order to address the mosquito issue caused from the conditions.

The Health Inspector serves on the East Texas Environmental Health Association general counsel, serves on the 4-H Agri-Life Planning Committee; City of Texarkana, Texas Plumbing Code Committee, Coordinates/hosts a Certified Pool Operator Training Course Yearly, speaks to the Farmers Market group yearly, speaks at the Food Protection Management Classes held in Texarkana by Texas Agri-Life, speaks locally once a year at a UCRC meeting, and will be speaking for the first time this year at the Food and Nutrition Sciences Four States Convention which will be held at the Texarkana Texas Convention Center.

The growth in food related industry in Texarkana has greatly surpassed the need for two inspectors. Currently we are able to conduct approximately half of the required routine inspections while keeping pace with other duties involved with this position. If we had a second inspector, we would be able to conduct all inspections required each year in a timely manner, we would be able to add an educational component to our division by having one inspector certified to teach a food handlers course once per month. Offering a food handlers course would complement training currently offered in this area but would not negatively affect other state offered training programs. Upon approval, we would have the capability to initiate new guidelines for food establishments such as posting their grade on the entry of the establishment. We would have the ability to create initiatives for high performing restaurants and highlight those establishments in media venues.

Environmental Health generates enough revenue to support two inspectors. Revenue in 2013 and 2014 was just under \$160,000.00. Current budget for Environmental Health is just under \$62,000.00, with some line items needing minor increases to be self-supportive without line item transfer from other budgets. This budget does not, of course, include vehicle cost.

Thank you for your consideration.

City of Texarkana, Texas
Health Inspections

Duties

Inspect all Food Service Establishments in the City of Texarkana, Texas.
Review plans for new construction and remodels of establishments inspected.
Conduct courtesy walk-through inspections during construction phases.
Consult with citizens regarding laws and regulations for operating a food establishment.
Inspect complaints regarding private pools holding stagnant water.
Speaking engagements.
Serve on designated boards.

Average Yearly Activity

Routine Inspections

Restaurants/Food Establishment	198
Retail Food	59
Day Care Facilities	21
School Cafeterias	17
Pools/Spas	46
Mobile Food Units	16
Seasonal Food Establishments	6

Subtotal Routine	363
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Total Routine Inspections	726
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Complaint Inspections	90
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Courtesy/Walk Through Insp. New Construction/Remodel	100
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Stagnant Pools	5
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Total Health Inspections	921
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Consults/Information Calls	100
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Plan Reviews	15
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Speaking Engagements	6
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East Texas Environmental Health Association Quarterly Meetings	4
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4-H Agri-Life Planning Committee	4
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Host Certified Pool Operator Training yearly (2-day course)	2
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Current Budget - \$62,000.00

Yearly Revenue - \$160,000.00

Estimated Yearly Budget Needs - \$127,000.00

ORDINANCE NO. 2015 - 021

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF TEXARKANA, TEXAS, AMENDING THE FY15
BUDGET MAKING PERSONNEL ADJUSTMENTS; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, there are thirteen (13) full-time employees whose salaries are less than \$20,000; and

WHEREAS, according to the Census Bureau Texarkana's per capita income is \$23,569; and

WHEREAS, a salary of \$20,000 is 85 percent of the city's per capita income, or average income; and

WHEREAS, the city council approved the FY15 budget with one city health inspector position; and

WHEREAS, the city performs 726 routine annual health inspections, additional complaint related inspections, and reviews building plans that involve food preparation or other amenities that require a health inspection in order to obtain a certificate of occupancy;

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

SECTION 1: Appropriates from the fund balance of the general fund a total amount of \$80,250 to provide pay increases for 13 employees who are currently paid less than \$20,000 annually; and to fund a second health inspector; and to purchase all equipment necessary to support the new health inspector position.

SECTION 2: 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 13th day of April, 2015.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Version: E

Update Date: 4/2/2015 4:03 PM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Shawna Watkins,
Resolution No. 2015-040 approving and authorizing the City Manager to sign a
Subject: Transportation Alternatives Program Grant application for the purpose of
constructing a north/south trail connection for the City of Texarkana, Texas.

Briefing: 4/13/2015 **Public Hearing:** **Second Briefing:** **Council Vote:** 4/13/2015

Item Schedule

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

The City of Texarkana, Texas is applying for a Transportation Alternative Program (TAP) Grant through the Texas Department of Transportation to receive funding for the construction of a ten foot wide paved trail that will run along Cowhorn Creek from Kennedy Lane to Richmond Road. The trail is an important north/south connection for Texarkana, Texas. The Board of the Partnership for the Pathway has approved up to \$64,812 in match contributions to be paid over two years for this project.

Potential Options:

- None
-

Fiscal Implications:

\$324,059 (Fully Reimbursable – Grant Funded)

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

None

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

Not Applicable

City of Texarkana, Texas

Attachments

- a. Goals & Perspectives Sheet (DOCX)
- b. Partnership for the Pathway approval of in kind contribution (PDF)
- c. Project Budget Summary (PDF)
- d. Resolution NO. 2015- 040 (DOC)
- e. TAP Grant Proposed Trail (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	04/02/2015 4:04 PM		
Finance Department	Charlie Bassett	Finance Review	Completed 04/06/2015
11:25 AM			
Assistant City Manager	Shirley Jaster	Assistant City Manager	
Review	Completed	04/07/2015 10:49 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	04/07/2015 11:10 AM		
City Manager	John Whitson	City Manager Review	Completed 04/09/2015
1:02 PM			
City Council	Pam Burns	Meeting	Pending 04/13/2015
6:00 PM			

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

The City of Texarkana, Texas, approving and authorizing the City Manager to sign a transportation alternatives program grant application for the purposes of constructing a north/south trail connection for the City of Texarkana, Texas.

Resource Impact:

Staff time required if item is approved: 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:

TEX-Burns, Pam

From: Tex-Orr, David
Sent: Tuesday, March 31, 2015 5:25 PM
To: John Harrison; board@txktrails.org
Cc: TEX-Watkins, Shawna; TEX-Hallford, Adra; TEX-Dooley, Kyle
Subject: RE: Match for Trail on Cowhorn Creek

John & the Partnership Board:

Thank you for your match commitment for this grant application. We appreciate your support in this important endeavor to build additional trails in our community. We will keep you informed as the grant application process continues and look forward to working with you in the future.

Thanks,

David

David W. Orr
 Director of Planning & Community Development

City of Texarkana, Texas
 Office: (903) 798-3902
 Cell: (903) 278-7735
 Fax: (903) 798-3913
 Email: david.orr@txkusa.org

Email communications through this office may be subject to Texas Public Records laws and may be shared with others.

From: John Harrison [mailto:texasj@valornet.com]
Sent: Tuesday, March 31, 2015 9:08 AM
To: Tex-Orr, David
Cc: board@txktrails.org
Subject: Match for Trail on Cowhorn Creek

David,

I am proud to inform you that the Board of the Partnership for the Pathway approved the 20% matching money up to a maximum amount of \$64,812 for the 2015 TAP grant application for which the City of Texarkana, Texas is applying. It is understood this TAP grant application is for a ten feet wide paved trail from the south side of Kennedy Drive to the south side of Richmond Road in Texarkana, Texas.

Furthermore, it is understood and part of this agreement that the Partnership for the Pathway's matching money will be paid in two installments. Half of the match money will be paid when the trail project is halfway completed. In that the grant guidelines require project completion in two years, halfway completion is anticipated to be one year from the date the grant is awarded and permission is received from TxDOT to begin construction.

The second and final payment is anticipated to be paid two years from the date the grant is awarded and permission has been received from TxDOT to start construction. In any event, the second and final payment

will not be made before the trail is completed including appropriate pedestrian crossings installed at both Kennedy Drive and Richmond Road.

Thanks to you, Kyle, and Shawna for your efforts on the TAP grant application. We look forward to this opportunity to connect the citizens of Texarkana USA with a safe pedestrian bike trail.

John Harrison

Partnership for the Pathway

Building a Trail for Two Cities

24. Project Budget Summary

Itemized Construction Costs identified on pages 5-7 will automatically populate lines 1 & 2 below.

Itemized Construction Cost Estimate (pages 5-6):	1 .	\$281,790
Other Construction-Related Costs (page 7):	2 .	\$0
Total Construction Costs (Line 1 + Line 2):	3 .	\$281,790
TxDOT Administrative Expenses (15% of Line 3):	4 .	\$42,269
Total Project Cost (Line 3 + Line 4):	5 .	\$324,059
Federal Funds Requested (80% max.):	80% of Line 5	6 . \$259,247
Local Match (20% min.):	20% of Line 5	7 . \$64,812

Project Sponsors may increase the local match by adjusting the percentage amount above. The minimum amount of local match required is 20%, subject to any allowable adjustment for economically disadvantaged counties, as outlined below.

Reductions for economically disadvantaged counties and In-kind contributions may be applied to authorized construction costs.

Economically Disadvantaged County (EDC) - Based on Total Construction Cost (line 3)

EDC Adjustment	Choose if Applicable ▼	=	\$0
Additional EDC	Choose If Applicable ▼	=	\$0
Total EDC Adjustment		=	\$0

Adjusted Cash Match Required (Line 7 - Total EDC Adjustment): 8 . \$64,812

Approved In-kind contributions may reduce the amount of cash needed to meet the local match requirement. If applicable, itemized In-kind costs identified on page 8 will automatically populate boxes below. Eligibility of in-kind costs will be determined as part of project evaluation.

Property Acquisition Costs	\$0
Preliminary Engineering Costs	\$0
Material Costs	\$0
Total In-Kind Contribution:	\$0
Eligible In-kind reduction in cash match	\$0
Adjusted cash match required (Line 8 minus In-kind reduction):	9 \$64,812
Total construction funds requested	10 \$259,247

25. Have you completed the checklist in TxDOT's 2015 Program Guide? ☐ Yes ☐ No

26. Project Commitment

By submitting an application, the project sponsor commits that if this project is selected for funding, the project will be brought to a successful bid award within three years from selection by the Texas Transportation Commission.

The construction plans for this project are currently: ☐ Complete ☐ Not Started ☐ % Complete

Signature _____	
Print Name _____	
Date _____	Telephone Number _____

This nomination form must be signed by a representative of the local entity that has signature authority.

TAP Project Submittal Deadline For All Documentation
Monday, May 4, 2015 by 5:00pm CDT
 (See page 3 of TxDOT's 2015 Program Guide for delivery instructions)

RESOLUTION NO. 2015 - 040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING AND AUTHORIZING THE CITY MANAGER TO SIGN A TRANSPORTATION ALTERNATIVES PROGRAM GRANT APPLICATION FOR THE PURPOSE OF CONSTRUCTING A NORTH/SOUTH TRAIL CONNECTION FOR THE CITY OF TEXARKANA, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Transportation has notified the public of a funding opportunity for a Transportation Alternative Program Grant; and

WHEREAS, the program was designed to help urban areas construct Alternative Transportation Projects that enhance mobility, such as pedestrian trails; and

WHEREAS, Partnership for the Pathway has committed in match contributions to be paid over two years; and

WHEREAS, the City desires to participate in the Texas Department of Transportation Alternative Program (TAP) by authorizing the City Manager to sign a grant application seeking approval to receive funding to be used for the construction of a trail that will run along Cowhorn Creek from Kennedy Lane to Richmond Road.

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

SECTION 1: That the City is authorized to make a grant application with the Texas Department of Transportation and the City Manager, be and is hereby authorized to sign said application requesting funds for construction of the above described trail.

SECTION 2: That the City of Texarkana, Texas supports funding this project as described in the TAP 2015 Nomination Form (including the construction budget, the department's [TxDOT] 15% administrative costs, and the required local match) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing.

SECTION 3: That the City of Texarkana, Texas is willing and able to enter into an agreement with the department [TxDOT] by resolution or ordinance should the project receive TAP funding.

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

PASSED AND APPROVED in Regular Council Session on this the **13th** day of **April, 2015**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: Resolution NO. 2015- 040 [Revision 1] (1295 : RES NO. 2015-040 Transportation Alternatives Program (TAP) Grant)

Texarkana Water Utility - GIS



City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 4/7/2015 8:10 AM

Lead Department: Finance Department **Action Officer:** Charlie Bassett, CFO
Subject: Resolution No. 2015-041 approving the Preliminary Budget Calendar for fiscal year 2016.
Briefing: 4/13/2015 **Public Hearing:** **Second Briefing:** **Council Vote:** 4/13/2015

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The charter requires the City Council to approve the calendar that sets the schedule for preparing and adopting the City's annual operating budget for the next fiscal cycle that will begin October 1, 2015 and end September 30, 2016.

Potential Options:

- Approve
- Deny and return to staff with requested changes.

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

- Exhibit A-2016 Budget Calendar (DOC)
- Goals & Perspectives (DOCX)
- Resolution No. 2015-041 2016 Budget Calendar (DOC)

City of Texarkana, Texas

Staff Coordination

Finance Department	Charlie Bassett	Department Head Review	Completed
	04/07/2015 8:10 AM		
Assistant City Manager		Shirley Jaster	Assistant City Manager
Review	Completed	04/07/2015 11:09 AM	
Public Information Officer		Lisa Thompson	PIO Review
	04/07/2015 11:10 AM		Completed
City Manager	John Whitson	City Manager Review	Completed
1:04 PM			04/09/2015
City Council	Pam Burns	Meeting	Pending
6:00 PM			04/13/2015

Meeting History

Calendar for Adoption of FY 2016 Budget and Tax Rate - Preliminary

Monday, April 13, 2015	CM, CFO Department Heads Division Heads Outside Applicants	Issue budget instructions and distribute budget worksheets and supplemental forms.
Friday, May 15, 2015	Division and/or Department Heads Outside Applicants	Complete budget requests, worksheets, and forms on Budget Track, return to Kristin.
Tuesday, May 26, 2015- Friday, June 12, 2015	CM, CFO Department Heads Division Heads Department Heads	Preliminary budget entry and discussions with departments. Turn in Focus pages.
Monday, June 22, 2015	City Council, CM, CFO Recipients	Budget Workshop for Hotel Tax Fund
Monday, June 15, 2015 - Wednesday, July 22, 2015	CM, CFO Finance Dept.	Prepare complete proposed budget For presentation.
Monday, July 27, 2015	CM, CFO	First briefing of proposed budget in City Council meeting.
Monday, August 3, 2015	CM, CFO Department Heads	Budget Open House
Monday, August 10, 2015	CM, CFO City Council	Public hearing on budget, discussion of tax rate, record vote and schedule public hearing(s) (if required) on tax rate and schedule vote to adopt tax rate.
Monday, August 24, 2015	CM, CFO	Second briefing of proposed Budget in City Council meeting.
Friday, September 11, 2015	City Secretary	Post 72 hour notice for regular City Council meeting.
Monday, September 14, 2015	CM, CFO City Council	Adopt budget, and tax rate.
Monday, September 21, 2015	CFO & Staff	Post adopted budget

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: High

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:

RESOLUTION NO. 2015 - 041**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, APPROVING THE PRELIMINARY
BUDGET CALENDAR FOR FISCAL YEAR 2016; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the charter requires the City Council to approve the calendar that sets the schedule for preparing and adopting the City's annual operating budget for the next fiscal cycle that will begin October 1, 2015 and end September 30, 2016;

WHEREAS, the preliminary budget calendar for the fiscal year ending September 30, 2016 is attached as Exhibit A.

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

SECTION 1: That the preliminary budget calendar for the fiscal year ending September 30, 2016 is hereby approved.

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 **13th day of April, 2015.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Version: C

Update Date: 4/8/2015 3:32 PM

Briefing Sheet

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Subject: Resolution No. 2015-042 supporting the appointment of Mike Sandefur to the Sulphur River Basin Authority Board of Directors.
Briefing: 4/13/2015 **Public Hearing:** **Second Briefing:** **Council Vote:** 4/13/2015

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Sulphur River Basin is in the northeast corner of Texas and includes all or part of Fannin, Hunt, Lamar, Hopkins, Red River, Franklin, Titus Morris, Bowie, Cass and Delta counties. The rivers of the basin, North, South, and Middle Sulphur Rivers all converge and flow eastward into Wright Patman Lake and exit Texas south of the city of Texarkana. In June, 1985, the 69th Texas Legislature delegated responsibilities to the SRBA to provide for the conservation and development of the state's natural resources within the basin of the Sulphur River.

The SRBA is responsible for the planning and understanding the current and future needs within and outside the basin and providing and supporting those needs to the best of SRBA's ability. SRBA's capabilities include:

- (1) The control, storage, preservation, and distribution of the state's water for domestic and municipal, industrial, irrigation, mining and recovery of minerals, stock raising, underground water recharge, electric power generation, navigation, recreation and pleasure, and other beneficial uses and purposes;
- (2) The reclamation and irrigation of land needing irrigation;
- (3) The reclamation and drainage of overflowed land and other land needing drainage;
- (4) The maintenance and enhancement of the quality of the water;
- (5) The conservation and development of the forests, water, and hydroelectric power;
- (6) The navigation of inland water; and
- (7) The provision of systems, facilities, and procedures for the collection, transportation, handling, treatment, and disposal of waste of all types.

The SRBA Board of Directors consists of appointees representing three regions of the basin with two appointees from Region 1 (Bowie and Red River Counties) wherein Mr. Borden E. Bell, Jr. (Texarkana) and Mr. Michael Russel (Clarksville) are the currently serving directors. Mr. Borden E. Bell, Jr. has not applied for reappointment and will be leaving the board.

Mr. Michael (Mike) Sandefur has applied to be appointed as a Region 1 Director of the Sulphur River Basin Authority Board of Directors. He is registered voter, resident, and business owner in Bowie County. Mike Sandefur has served in community leadership positions as the Chairperson/President or Board Member of the Christus St. Michael Foundation; Friends

City of Texarkana, Texas

of the Christus St. Michael Foundation; TexAmericas Center; Salvation Army; Texarkana Library Foundation; Texarkana College Board of Trustees; and the Bowie Landowners Protection Association.

Potential Options:

- Adopt the Proposed Resolution
- Adopt a revised Resolution
- Decline the proposed or revised resolution

Fiscal Implications:

None

Staff Recommendation:

None

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2015-042 Resolution Supporting the Appointment of Mike Sandefur to the Sulphur River Basin Authority (SRBA) Board (PDF)
- b. 2015-042 ATTH 01 Resume Mike Sandefur Texarkana College (PDF)
- c. 2015-042 Goals & Perspectives (PDF)

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed
	04/08/2015 11:10 AM		
Assistant City Manager		Shirley Jaster	Assistant City Manager
Review	Completed	04/08/2015 4:07 PM	
Public Information Officer		Lisa Thompson	PIO Review
	04/08/2015 4:36 PM		Completed
City Manager	John Whitson	City Manager Review	Completed
4:37 PM			04/08/2015
City Council	Pam Burns	Meeting	Pending
6:00 PM			04/13/2015

Meeting History

RESOLUTION NO. 2015 - 042**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE GUBERNATORIAL APPOINTMENT OF MIKE SANDEFUR TO THE SULPHUR RIVER BASIN AUTHORITY (SRBA) BOARD OF DIRECTORS; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the Sulphur River Basin is in the northeast corner of Texas and includes all or part of Fannin, Hunt, Lamar, Hopkins, Red River, Franklin, Titus Morris, Bowie, Cass and Delta counties; and

WHEREAS, the rivers of the basin, North, South, and Middle Sulphur Rivers all converge and flow eastward into Wright Patman Lake and exit Texas south of the city of Texarkana; and

WHEREAS, in June 1985, the 69th Texas Legislature delegated responsibilities to the SRBA to provide for the conservation and development of the state's natural resources within the basin of the Sulphur River; and

WHEREAS, the SRBA is responsible for the planning and understanding of the current and future needs within and outside the basin and for providing and supporting those needs to the best of SRBA's ability; and

WHEREAS, SRBA's capabilities include (1) the control, storage, preservation, and distribution of the state's water for domestic and municipal, industrial, irrigation, mining and recovery of minerals, stock raising, underground water recharge, electric power generation, navigation, recreation and pleasure, and other beneficial uses and purposes; (2) the reclamation and irrigation of land needing irrigation; (3) the reclamation and drainage of overflowed land and other land needing drainage; (4) the maintenance and enhancement of the quality of the water; (5) the conservation and development of the forests, water, and hydroelectric power; (6) the navigation of inland water; and (7) the provision of systems, facilities, and procedures for the collection, transportation, handling, treatment, and disposal of waste of all types; and

WHEREAS, Wright Patman Lake is a part of the comprehensive plan for flood control on the Red River below Denison, Texas and receives water from a 3,400 square mile drainage basin and is 91 percent of the drainage area of the Sulphur River, additionally serving as the water supply for Texarkana, Texas and Arkansas and surrounding communities; and

WHEREAS, the Governor's Office encourages all Texans to participate in Texas government and seeks the most qualified candidates for appointed positions throughout the state; and

WHEREAS, most state-wide boards and commissions have 6-year staggered terms, with one third of the members' terms expiring every two years; and

WHEREAS, the SRBA Board of Directors consists of appointees representing three regions of the basin with two appointees from Region 1 (Bowie and Red River counties) wherein Mr.

Borden E. Bell, Jr. (Texarkana) and Mr. Michael Russel (Clarksville) are the current serving directors; and

WHEREAS, Mr. Borden E. Bell, Jr. has not applied for reappointment and will be leaving the board; and

WHEREAS, Mr. Michael (Mike) Sandefur has applied to be appointed as a Region 1 Director of the Sulphur River Basin Authority Board of Directors; and

WHEREAS, Mike Sandefur is a registered voter, resident, and business owner in Bowie County; and

WHEREAS, Mike Sandefur has served in community leadership positions as the Chairperson/President or Board Member of the Christus St. Michael Foundation; Friends of the Christus St. Michael Foundation; TexAmericas Center; Salvation Army; Texarkana Library Foundation; Texarkana College Board of Trustees; and the Bowie Landowners Protection Association; and

WHEREAS, Mike Sandefur is known throughout the community and to the City Councilmembers as a person who possesses a standard of high integrity and community trust who desires to serve in capacities wherein he can strive to improve the quality of life for all Texans;

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

SECTION 1: That the City Council respectfully and strongly recommends that the Governor of the great state of Texas seriously and favorably consider Mr. Michael (Mike) Sandefur for appointment to the soon to be vacant position of Region 1 Director of the Sulphur River Basin Authority Board of Directors.

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 **13th day of April, 2015.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Michael Sandefur
3402 Texas Blvd.
Texarkana, Texas 75503
Office 903-793-8070
Cell 903-748-3511
sandefur.mike@gmail.com

CURRENT BUSINESS

I am currently President/General Partner/Manager of several investment entities, primarily centered in timberland, commercial real estate, land development, and investments. A substantial portion of these assets are in Bowie County.

CURRENT COMMUNITY INVOLVEMENT

Past-President of the Board of Trustees, Texarkana College (term expired 12/31/14)
 Currently on the Board of Texarkana College Foundation

I was appointed to the Texarkana College Board of Trustees effective April 2011, which was former President Alan Rasco's last meeting. I became President of the Board in August 2011. Working through President James Henry Russell, Texarkana College has restructured, restored transparency and financial accountability, and re-earned the support of the citizens of Bowie County.

Reference: James Henry Russell, Texarkana College President 903-278-2150

President and Founder, Bowie Landowners Protection Association

This Texas non-profit corporation was set up in 2013 to work with approximately 90 landowners affected by SWEPCO's proposed 44-mile long high voltage transmission line through western Bowie County. The BLPA works with Bowie County landowners facing condemnation for the easement area to educate them about eminent domain issues, methods to obtain proper compensation for the land taken, and appropriate restoration after construction. Its members will confirm this organization had a significant positive impact on Bowie County landowners.

References: Jerry Voss 903-490-7298
 John Grams 903-832-9351
 Neil Eubanks 903-667-2081

Strategic Planning Committee, Red Lick Independent School District

I was invited to participate in this strategic planning committee in the Spring of 2014, and served as chairman of the Economic Committee.

Reference: Superintendent Rose Mary Neshyba 903.838.8230 ext.2525

ACCOUNTING/FINANCE EXPERIENCE

While a practicing CPA at Peat Marwick (KPMG) in Austin, Texas, I specialized in bank and governmental audits (primarily school districts) in the central Texas area, as well as audits of commercial clients. I earned several promotions, ultimately serving as Audit Manager by the time I left the firm in 1988.

I am able to read and interpret financial statements and audit reports for banks, school districts, colleges and other governmental entities.

I handle or oversee the accounting for substantially all of the entities I am involved with, including financial statements and tax return preparation. I do not do accounting work for third parties, and do not present myself as a CPA in public practice. I have often served on the finance committees of the organizations with which I have been associated.

PERSONAL AND EDUCATION

- Born 6/11/60. Resident of Texarkana, Texas (1965-1978 and 1991-present).
- Remarried to Vicky Sandefur (my wife of 19 years, Cynthia Cook Sandefur, died of cancer). I have two sons, Ray, 21, and Clay, 20.
- Texas CPA #38202, not currently in public practice
- Rice University Graduate School of Business, Houston, Texas
 - Master of Accounting
 - Master of Business Administration (originally known as Master of Business and Public Management)
- Rice University, Houston, Texas, Bachelor of Arts
- Texas Senior High School, Texarkana, Texas

Other current and previous community activities include

- Member, Red Bayou Methodist Church, New Boston, TX.
- Founding Board Member, TexAmericas Center, (formerly Red River Redevelopment Authority)
- Salvation Army (terms as board chair, capital campaign head),
- Christus St. Michael Foundation and Friends of Foundation (one term as chair),
- Boy Scouts (Assistant Scoutmaster),
- Horace C. Cabe Foundation (family member),
- Texarkana Public Library Foundation.

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: C

Update Date: 4/6/2015 1:11 PM

Briefing Sheet

Lead Department: Economic Development **Action Officer:** Jerry Sparks, Economic Developer
Ordinance No. 2015-029 authorizing the City Manager to enter into contracts with Caldera East I LLC or other parties for the funding of street construction and improvements to complete the extension of Gibson Lane from Pleasant Grove Road to Texas FM 989 (Kings Hwy); approving the reimbursement of the approved construction costs using funds generated from future development revenue from the Tax Increment Reinvestment Zone #1 in an amount not to exceed \$2,000,000.

Subject: Public Hearing: 4/27/2015 **Second Briefing:** May 11, 2015 **Council Vote:** 5/26/2015

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The action will grant the City Manager the authority to enter into a contract for reimbursement of construction costs with one or more parties to construct an extension of Gibson Lane westward from Pleasant Grove Road to Texas FM 989 (Kings Hwy). The project has been on the TIRZ Project List that was approved by the TIRZ Board and by Council. Funding for the reimbursement will be from revenue generated by future development in the TIRZ #1.

Potential Options:

- NONE
-

Fiscal Implications:

The ordinance will authorize the City Manager to enter into an agreement to reimburse an amount not to exceed \$2,000,000 from future revenue of TIRZ #1.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

TIRZ Board included the project in the TIRZ #1 Project List.

Board/Committee Recommendation:

TIRZ Board approved the project as a part of the TIRZ #1 Project List.

Advisory Board/Committee Meeting Date and Minutes:

City of Texarkana, Texas

The project has been on the Project List since 2012. A copy of the TIRZ 2012 project list is included.

Attachments

- a. Ord. No. 2015-029 for Gibson Lane Extension Mar 2015 (DOCX)
- b. Gibson extension 19 Mar 15 (PDF)
- c. Financing Plan and Project Plan TIRZ One (Interstate 30)_revised 6-20-12(PDF)
- d. Key Points for Agreement Extension of Gibson Lane Feb 2015 (DOCX)
- e. TIRZ 1 Project List-Bond Project April 2015 (PDF)
- f. TIRZ 1 Annual Report 2013 (PDF)
- g. Goals & Perspectives (DOCX)
- h. TIRZ 1 Project List-Bond Project April 2015 (PDF)

Staff Coordination

Economic Development	Jerry Sparks	Department Head Review	
Completed	03/24/2015 11:19 AM		
Planning and Community Development	David Orr	Review	Completed
03/24/2015 12:10 PM			
Public Works Department	Kyle Dooley	Review	Completed
03/24/2015 4:02 PM			
Assistant City Manager	Shirley Jaster	Assistant City Manager	
Review	03/24/2015 4:29 PM		
Completed			
Public Information Officer	Lisa Thompson	PIO Review	Completed
03/24/2015 4:35 PM			
Finance Department	Charlie Bassett	Review	Completed 03/31/2015
10:15 AM			
City Manager	John Whitson	City Manager Review	Completed 04/06/2015
3:14 PM			
City Council	Pam Burns	Meeting	Pending 04/13/2015
6:00 PM			

Meeting History

ORDINANCE NO. 2015-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS WITH CALDERA EAST I LLC OR OTHER PARTIES FOR THE FUNDING OF STREET CONSTRUCTION AND IMPROVEMENTS TO COMPLETE THE EXTENSION OF GIBSON LANE FROM PLEASANT GROVE ROAD TO TEXAS FM 989 (KINGS HWY); APPROVING THE REIMBURSEMENT OF THE APPROVED CONSTRUCTION COSTS USING FUNDS GENERATED FROM FUTURE DEVELOPMENT REVENUE FROM THE TAX INCREMENT REINVESTMENT FUND #1 IN AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS (\$2,000,000); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council established Tax Reinvestment Zone #1, as authorized under the Texas Tax Code Chapter 311 in 2009; and

WHEREAS, the Public Infrastructure Project list for Tax Increment Reinvestment Zone #1 includes an amount not to exceed \$9,000,000 for the extension of Gibson Lane to Texas FM 989 (Kings Hwy); and

WHEREAS, the TIRZ Board has recommended this proposed street extension project and it is listed in their annual report; and

WHEREAS, the City Council recognizes the need for funding for this proposed street extension project through reimbursement of approved construction costs using funds generated from future development revenue dedicated to the TIRZ #1 fund; and

WHEREAS, the City Council believes this to be in the best interest of the citizens and the safety of the community.

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

SECTION 1: That the City Manager be and is hereby authorized to enter into a contract with Caldera East I LLC or other parties in a grand total amount not to exceed TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00) for funding street construction and improvements to Gibson Lane between Pleasant Grove Road and Texas FM 989.

SECTION 2: That the future revenue from new development in Tax Increment Reinvestment Zone #1 will be the sole source of the funding for the reimbursement of construction costs.

SECTION 3: 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 **26th** day of **May, 2015**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



NOT TO SCALE



Proposed Gibson Lane Extension Caldera I East, LLC

engineers & surveyors
5930 SUMMERHILL ROAD, TEXARKANA, TX 75503
PHONE: 903-638-6533 - WWW.TGENGINEERS.COM
TBP# 2354





Financing Plan and Project Plan for Tax Increment Reinvestment Zone 1 (I-30 TIRZ)



TABLE OF CONTENTS

I. INTRODUCTION

II. PROJECT PLAN

- A. Existing Uses and Conditions (311.011(b)(1)
- B. Municipal Ordinances and Agreements (311.011(b)(2)
- C. Zone Non-Project Costs (311.011(b)(3)
- D. Relocation (311.011(b)(4)

III. FINANCING PLAN

- A. Project Cost Description (311.011(c)(1)
- B. Location of Proposed Public Improvements (311.011(c)(2)
- C. Anticipated Budget for Project Costs
- D. Economic Feasibility Study (311.011(c)(3)
- E. Estimate of Bonded Indebtedness to be Incurred (311.011(c)(4)
- F. Time of Incurring Monetary Obligations (311.011(c)(5)
- G. Method of Financing (311.011(c)(6)
- H. Current Appraised Value/Captured Appraised Value (311.011(c)(7)(8)
- I. Duration of the Zone (311.011(c)(9)

IV. BOARD OF DIRECTORS OF THE ZONE

TABLE OF EXHIBITS AND APPENDICES

- Exhibit A Zone Boundary Map (Downtown TIRZ)
- Exhibit B Preliminary Project List
- Exhibit C Projected Captured Appraised Value and Tax Increment



I. INTRODUCTION

The Tax Increment Reinvestment Zone Number One (the "Zone") is a tax increment reinvestment zone, designated by the City of Texarkana, Texas (the "City") pursuant to the Tax Increment Financing Act, as codified in Chapter 311 of the Texas Tax Code (the "Act").

The Zone is located entirely in Bowie County (the "County") and within the corporate limits of the City.

The Zone is created for a 25-year duration.

The TIRZ area is predominately open, and because of obsolete platting, deteriorating structures, and other factors, the sound growth of the City is substantially impaired. The Zone will facilitate a program of public improvements to allow and encourage the development and redevelopment into a mixed use, pedestrian oriented environment consistent with the goals of the City's Master Plan. Construction of the public improvements is scheduled to take place in phases over a number of years and timed in coordination with new development and redevelopment projects in the Zone.

Public improvements scheduled for the Zone include, but are not limited to, the construction of:

(i) sidewalks, cross walks and pedestrian crossing systems (ii) storm sewers and drainage ponds, (iii) sanitary sewers, (iv) landscaping, streetscape, fountains, works of art, and benches, (v) plazas, squares, pedestrian malls, trails, and other public spaces, (vi) parking lots and roadways, (vii) utility line relocation and installation, (viii) water system improvements (ix) parks, and outdoor performance spaces, (x) bicycle routes and facilities, (xi) public transportation projects, (xii) signage, and (xiii) other related necessary or convenient public improvements (collectively, the "Project Costs").

II. PROJECT PLAN

A. Existing Uses and Conditions 311.011(b)(1)

Exhibit A is a map illustrating the existing conditions of property within the Zone, as required by Section 311.011 (b)(1) of the Act. The area currently includes several different uses including retail, restaurant, office, institutional and limited residential. The purpose of the Zone is to facilitate a program of public improvements to allow the development and redevelopment of the areas into a mixed use, pedestrian oriented environment consistent with the goals of the City's Master Plan.

For illustrative purposes, Exhibit A depicts the vicinity and boundaries of the Zones. The TIRZ map will be the primary document for defining the contiguous area for the tax financing district.

B. Municipal Ordinances and Agreements 311.011(b)(2)

All of the property located within the Zone is within the corporate limits of the City. The City and County have agreed to participate in the Zone by contributing 100% of their tax increment. The proposed development does not anticipate any additional changes to the City's comprehensive plan, City ordinances or building codes other than those relating to the creation of the Zone or those ordinances or comprehensive plan amendments already approved by the City for the development.

C. Zone Non-Project Costs 311.011(b)(3)

For TIRZ Number 1 (I-30), there are currently plans for six projects to be initiated between 2009 and 2012 with a combined budget of over \$30 million. The projects are mixed use projects with retail, office, hotel and residential components. Over the life of the reinvestment zone it is anticipated that substantial new investment will occur within the zone.

D. Relocation 311.011(b)(4)

No residential relocation will be required as a part of the creation of the Zone. Less than 10% of the property within the Zone is currently used for residential purposes.

III. FINANCING PLAN

A. Project Cost Description 311.011(c)(1)

Project Costs will include:

1. Capital Costs

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

2. Design, Architectural, and Engineering Fees

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

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

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

B. Location of Proposed Public Improvements 311.011(c)(2)

The approximate location of the proposed public improvements, as required to be demonstrated by Section 311.011 (c)(2) of the Act, is shown on Exhibit A, which follows. The public improvements will be constructed in phases consistent with the development and redevelopment of properties.

C. Estimate of Project Costs

Project Costs will vary depending on the nature, timing and number of development and redevelopment projects within the Zone. It is anticipated that total Project Costs will not exceed \$25,000,000. Project Cost expenditures will vary from year to year and may range from \$500,000 to \$1,000,000 annually. Such Project Costs may be paid from the tax increment on deposit from time to time in the Fund, defined below, or through the issuance of bonds, notes or other obligations (the “Obligations”).

D. Economic Feasibility Study 311.011(c)(3)

The City of Texarkana proposes to create a Tax Increment Reinvestment Zone (TIRZ) in Texarkana. Other taxing entities (OTE) in the proposed zones include Texarkana Independent School District, Pleasant Grove Independent School District, and Bowie County. Pleasant Grove ISD has a total appraised value exceeding \$951 million and Texarkana ISD has a total appraised value exceeding \$1.9 billion.

TIRZ Number One

TIRZ#1 encompasses largely undeveloped or underdeveloped areas of Northwest Texarkana. Development in this area has been hampered by the lack of existing infrastructure including water, waste water, sanitary sewer, and streets.

Based on an assumption of infrastructure development, likely projects have been identified. These projects could create an investment exceeding \$240 million over the next 8-10 years. The needed infrastructure to support these projects would be approximately \$40,000,000.

TIRZ #1 will contain approximately 5.88% of the total appraised value of Pleasant Grove ISD and approximately 7.2% of the total appraised value of Texarkana ISD.

Over \$250 million in potential new development has been identified for the TIRZ #1.

Prepared for the City of Texarkana, Texas, Economic Development Contract

E. Estimate of Obligations to be Incurred 311.011(c)(4)

The City will finance certain Project Costs described above necessary to develop the property in the Zone. The City will finance such Project Costs through using funds on deposit in the Fund, the issuance of Obligations or any combination thereof depending upon the growth of the tax increment and the number of other taxing jurisdictions participating in the Zone. The City estimates that it will issue Obligations in one or more series in an aggregate amount not to exceed \$25,000,000 at such time and amount as financially feasible based upon the tax increment and the nature and scope of development and redevelopment projects within the zone.

F. Time of Incurring Monetary Obligations 311.011(c)(5)

The repayment term on any Obligations issued is estimated at 20 years. It is anticipated that Obligations will be issued no sooner than City of Texarkana, Texas fiscal year 2010.

G. Method of Financing 311.011(c)(6)

Any Obligations issued by the City will be secured in whole or in part by ad valorem taxes collected by the City on the incremental increase in the assessed value of real property located within the Zone.

For purposes of this financing model the City & County will participate in the Zone at a participation rate equal to 100% of their total tax rate.

The City will establish a Tax Increment Fund (the "Fund") for the Zone in the ordinance designating the Zone. In accordance with Section 311.013 of the Act, each participating taxing jurisdiction will pay into the Fund the amount of increment generated by the taxing jurisdiction.

The tax increment deposited into the Fund will be used to pay Project Costs, Obligations issued to finance Project Costs and costs related to maintaining, operating and administering the Zone.

H. Current Appraised Value/Captured Appraised Value 311.011(c)(7)(8)

For the I-30 TIRZ District the base value, from which captured appraised value is calculated, \$ **184,730,963.00** is the total assessed taxable value of all property within the Zone on January 1, 2009, as shown on the rolls of the Bowie County Appraisal District. The development and redevelopment in the Zone is anticipated to occur over a number of years, the projected captured appraised value will increase as development continues. Exhibit D shows the projected captured appraised value and tax increment over the 25-year duration of the Zone.

I. Duration of the Zone 311.011(c)(9)

The Zone will have duration of 25 years.

IV. BOARD OF DIRECTORS OF THE ZONE (ADVISORY)

The zone Board of Directors is composed of 9 members with advisory capacity in the Ordinance designating the Zone. Appointment to the Board for six members shall be made by the Mayor of Texarkana, Texas with the appointment of members from Texarkana Independent School District, Pleasant Grove Independent School District, and Bowie County shall be at their discretion. Each TIRZ Board member shall serve two-year terms with City Council designating the Chairman annually and board members electing a Vice-Chairman and other necessary officers.

Notwithstanding anything to the contrary in City's ordinance creating the Zone, pursuant to the provisions of Sections 311.009(a), Texas Tax Code, the County shall, as a participating taxing entity in the zone, have the unequivocal right to appoint and thereafter at all times maintain one member on the Advisory Board of Directors of the Zone. The County may also appoint and maintain one non-voting ex-officio member on the Advisory Board of Directors of the Zone as the County may desire.

The Board of Directors of the Zone will prepare (i) an Annual Zone Budget; (ii) an Annual Report of Zone activities; and (iii) an Annual Financial Statement prepared in accordance with Generally Accepted Accounting Principles for presentation to the City.



EXHIBIT A – ZONE BOUNDARY MAP (I-30 TIRZ)

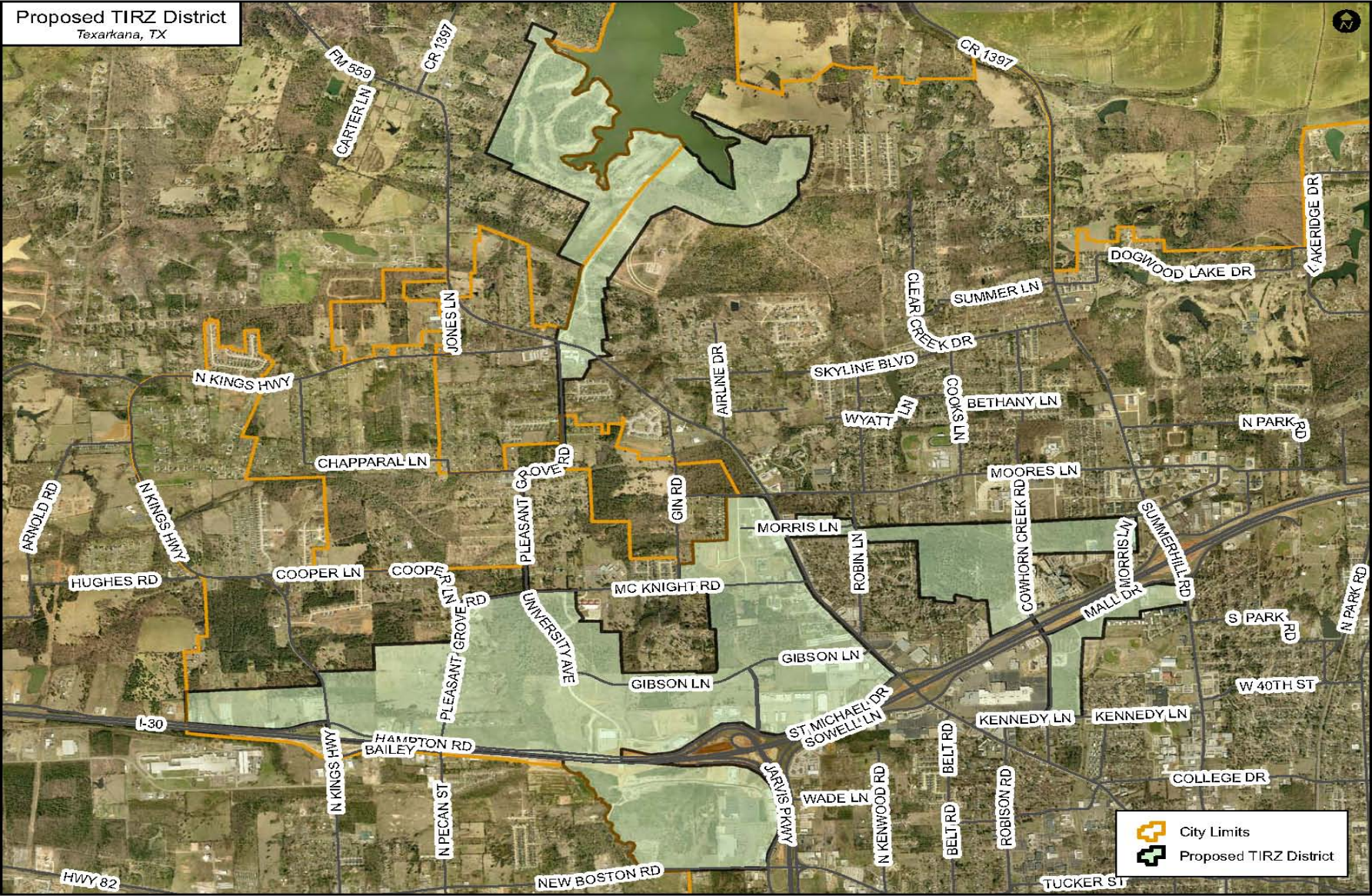


EXHIBIT B –PROJECT LIST

Public improvements scheduled for the Zone include, but are not limited to, the construction of:

(i) sidewalks, cross walks and pedestrian crossing systems (ii) storm sewers and drainage ponds, (iii) sanitary sewers, (iv) landscaping, streetscape, fountains, works of art, and benches, (v) plazas, squares, pedestrian malls, trails, and other public spaces, (vi) parking lots and roadways, (vii) utility line relocation and installation, (viii) water system improvements (ix) parks, and outdoor performance spaces, (x) bicycle routes and facilities, (xi) public transportation projects, (xii) signage, and (xiii) other related necessary or convenient public improvements (collectively, the “Project Costs”).

Proposed projects amended April 17th, 2012:

Walton Dr & Pavilion drainage improvements	175,000
(Joint project with TxDOT for box culverts on North & South side of intersection)	
Walton Dr & Pavilion drainage	300,000
(Box culverts west of intersection and west of Harley-Davidson property)	
Cowhorn Creek Linear Park	1,000,000
Gibson Extension to FM 989 & feeder streets to Gibson	9,000,000
Drainage Project @ Arista	100,000
TAMU East Approach (Phase I)	15,000,000
TAMU East Approach (Phase II)	6,000,000
Morris Lane Extension	7,000,000
Parking Garage at University/Drainage	2,000,000
Backage road-Summerhill to Mall Dr	1,000,000
Proposed Site Improvements Gibson & University	2,000,000
TOTAL Potential Projects in TIRZ 1	\$ 43,575,000

EXHIBIT C – PROJECTED CAPTURED APPRAISED VALUE AND TAX INCREMENT

**I-30 TEXARKANA TAX INCREMENT REINVESTMENT ZONE
PROJECTED CAPTURED APPRAISED VALUE AND TAX INCREMENT**

City of Texarkana - Bowie County									
Tax Increment Reinvestment Zone									
Texarkana Development Authority TIF Revenue Bonds									
FYE	Incremental Taxable	City of Texarkana	Bowie County	Total Operating	Gross Property Tax	Incremental	Total	TIF	Surplus/
30-Sep	Assessed Value	Tax Rate	Tax Rate	Tax Rates	Contribution	Sales Tax	Revenue	REVENUE BONI PAYMENTS ⁽¹⁾	<Deficit>
2009									
2010	\$ 10,000,000	0.4078	0.327	0.73		\$ -			
2011	25,000,000	0.4078	0.327	0.73	73,480	-	73,480	\$ -	73,480
2012	50,000,000	0.4078	0.327	0.73	183,700	\$ -	183,700	-	183,700
2013	75,000,000	0.4078	0.327	0.73	367,400	\$ -	367,400	458,100	(90,700)
2014	80,000,000	0.4078	0.327	0.73	551,100	\$ -	551,100	574,500	(23,400)
2015	85,000,000	0.4078	0.327	0.73	587,840	\$ -	587,840	601,250	(13,410)
2016	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	630,750	(6,170)
2017	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	633,600	(9,020)
2018	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	630,700	(6,120)
2019	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	632,050	(7,470)
2020	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	632,500	(7,920)
2021	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	632,050	(7,470)
2022	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	630,700	(6,120)
2023	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	633,300	(8,720)
2024	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	629,850	(5,270)
2025	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	630,350	(5,770)
2026	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	629,650	(5,070)
2027	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	632,600	(8,020)
2028	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	634,050	(9,470)
2029	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	634,000	(9,420)
2030	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	632,450	(7,870)
2031	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	629,400	(4,820)
2032	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	629,700	(5,120)
2033	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	633,050	(8,470)
2034	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	634,300	(9,720)
2035	85,000,000	0.4078	0.327	0.73	624,580	\$ -	624,580	(18,450)	643,030
					\$ 14,255,120	\$ -	\$ 14,255,120	\$ 13,620,450	\$ 634,670

(1) Total bond issue size - \$7,635,000. Proceeds - \$5,685,000. Funds available June 2010. Interest capitalized until FY 13.

SUBJECT: Reimbursement for Construction Cost to Extend Gibson Lane
from PG Road to Kings Hwy

KEY POINTS FOR PROJECT REIMBURSEMENT

1. The City will approve the route for the extension of Gibson from PG Road to FM 989 (Kings Hwy). After a satisfactory final inspection, the street and all right-of-way will be transferred to the City.
2. The construction of the street will conform to City standards and design.
3. The developer will obtain authorization/approval to install and construct signalization in accordance with TxDOT standards.
4. The developer will co-ordinate with TWU for construction of water/sewer.
5. The developer will be reimbursed in an amount not to exceed \$2,000,000 (or total approved construction cost).
6. The reimbursement of construction and construction-related costs will occur when/if new developments within the boundaries of existing TIRZ #1 generate sufficient tax increment revenue to provide reimbursement funding.
7. The City will not reimburse for ANY costs associated with acquiring right-of-way.
8. The extension of Gibson Lane to FM 989 (Kings Hwy) & feeder streets to Gibson Lane are included for TIRZ Project List. The TIRZ Board and City Council have approved a total amount of \$9,000,000 for the complete project.

TIRZ #1
Project List with Funding

	Approved for Project List	Completed & Funded	2012 Bond Funding Approved	2012 Bond Funds Expended	Status
Public Infrastructure Projects Walton Dr & Pavilion drainage improvements (Joint project w/TxDOT)	\$ 175,000	\$175,000			
W Walton Dr & Pavilion drainage	\$ 100,000		\$ 100,000		No project state date
Extension of South University	\$ 500,000				No project start date
Cowhorn Creek Linear Park	\$ 1,000,000		\$ 1,000,000	\$ 98,450	Project started
Gibson Extension to FM 989 & feeder streets to Gibson	\$ 9,000,000				
Drainage Project @ Arista	\$ 100,000	\$99,170			2005 Bond fund
TAMU East Approach (Phase II)					removed (\$6,000,000)
Morris Lane Extension					removed (\$7,000,000)
Parking Garage @ University w/drainage	\$ 2,000,000				No project start date
Backage Road: Summerhill to Mall Drive	\$ 1,000,000		\$ 1,000,000		Under construction
Proposed Site Improvements to Gibson & University	\$ 2,000,000				No project start date
Park Development & Improvement- University Drive	\$ 800,000	\$800,000	\$800,000	\$800,000	Completed
Approved stormwater improvements Gibson Lane & possible water/sewer relocation	\$ 212,000	\$211,750	\$211,750	\$211,750	Completed
Proposed drainage improvements St. Michael Drive & Richill Drive	\$ 406,000		\$ 406,000		
TOTAL	\$ 17,293,000	\$1,285,920	\$3,517,750		

City of Texarkana, Texas Tax Increment Reinvestment Zone 1



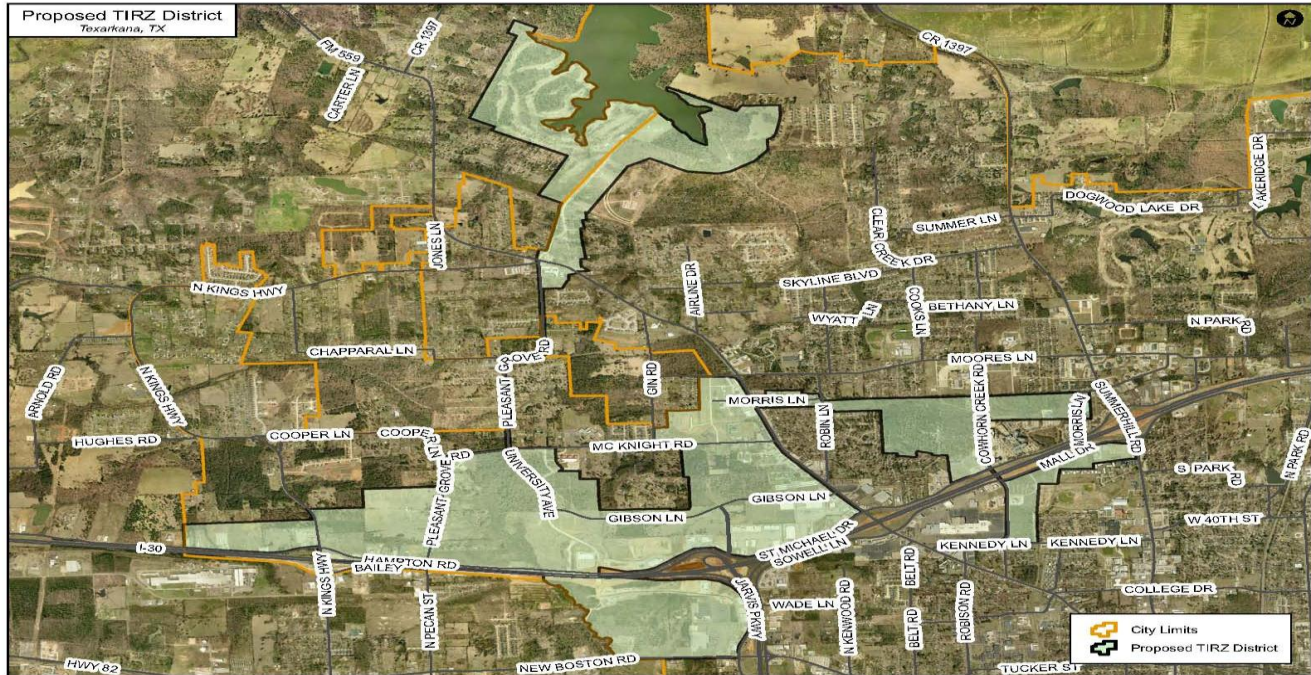
Annual Report

Summary of Activities

On November 23rd, 2009, the City of Texarkana, Texas established two Tax Increment Reinvestment Zones in accordance with Chapter 311 of the Texas Tax Code. On November 19th, 2009 a joint public presentation was given by Texarkana, Texas to all other tax entities and over one hundred interested citizens. On November 23rd, 2009 a public hearing was held along with the passage of Ordinance # 177-09 creating the Tax Increment Reinvestment Zones.

During the period from October 1, 2012 through September 30, 2013, the TIRZ board met twice. The first meeting was held on Monday, January 14, 2013 to approve the FY 2012 annual report. The board voted to amend the TIRZ 1 financing and project plans by adding an additional project. The second TIRZ board meeting occurred on Friday, April 5th, 2013. The board voted to amend the TIRZ 1 financing and project plans by adding two additional projects.

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



Annual Reporting Information

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. The city must submit an annual report to the chief executive officer of each taxing unit that levies taxes on property within the zone.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 182,821.36 Total Revenue, Sources: City of Texarkana, Texas and Bowie County

2. Amount and purpose of expenditures from the fund:

\$ 170,748.41 Total Expenditures, Purposes: Admin Fees, Board Meetings, Debt Service

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

I. Contributions /Advances from developers—none.

II. Bonds issued and payment schedule to retire bonds—\$ 4,000,000.00 & schedule attached.

4. Tax Increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Appraised Fiscal Year* 2012 - 2013	Base Year Value Jan 1, 2009	Captured App. Value 2012 - 2013
City of Texarkana, TX	\$ 316,984,924	\$ 250,762,772	\$ 66,222,152
Bowie County	\$ 317,153,652	\$ 251,433,805	\$ 65,719,847

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2012-2013:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2012-2013 Increment*
City of Texarkana, Texas (100%)	\$ 0.5831	\$ 386,141.36
Bowie County (100%)	\$ 0.3270	\$ 214,903.89
Total	\$ 0.9101	\$ 601,045.25

B. Amount of tax increment received in 2013 from the municipality and the other taxing jurisdictions based on 2012 valuations: \$ 182,821.36

C. Other information: None

*Financials based on Bowie County Appraisal District Update of Values Report 10/16/2013.

Bond Payment Schedule

\$4,115,000

City of Texarkana

Combination Tax and Revenue Certificates of Obligation

Series 2012

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/29/2012	-	-	-	-	-
02/01/2013	50,000.00	0.500%	54,693.75	104,693.75	-
08/01/2013	-	-	54,568.75	54,568.75	-
09/30/2013	-	-	-	-	159,262.50
02/01/2014	100,000.00	0.600%	54,568.75	154,568.75	-
08/01/2014	-	-	54,268.75	54,268.75	-
09/30/2014	-	-	-	-	208,837.50
02/01/2015	145,000.00	1.500%	54,268.75	199,268.75	-
08/01/2015	-	-	53,181.25	53,181.25	-
09/30/2015	-	-	-	-	252,450.00
02/01/2016	150,000.00	1.500%	53,181.25	203,181.25	-
08/01/2016	-	-	52,056.25	52,056.25	-
09/30/2016	-	-	-	-	255,237.50
02/01/2017	150,000.00	1.500%	52,056.25	202,056.25	-
08/01/2017	-	-	50,931.25	50,931.25	-
09/30/2017	-	-	-	-	252,987.50
02/01/2018	155,000.00	2.000%	50,931.25	205,931.25	-
08/01/2018	-	-	49,381.25	49,381.25	-
09/30/2018	-	-	-	-	255,312.50
02/01/2019	160,000.00	2.000%	49,381.25	209,381.25	-
08/01/2019	-	-	47,781.25	47,781.25	-
09/30/2019	-	-	-	-	257,162.50
02/01/2020	160,000.00	2.250%	47,781.25	207,781.25	-
08/01/2020	-	-	45,981.25	45,981.25	-
09/30/2020	-	-	-	-	253,762.50
02/01/2021	165,000.00	2.250%	45,981.25	210,981.25	-
08/01/2021	-	-	44,125.00	44,125.00	-
09/30/2021	-	-	-	-	255,106.25
02/01/2022	170,000.00	2.500%	44,125.00	214,125.00	-
08/01/2022	-	-	42,000.00	42,000.00	-
09/30/2022	-	-	-	-	256,125.00
02/01/2023	175,000.00	2.625%	42,000.00	217,000.00	-
08/01/2023	-	-	39,703.13	39,703.13	-
09/30/2023	-	-	-	-	256,703.13
02/01/2024	180,000.00	2.625%	39,703.13	219,703.13	-
08/01/2024	-	-	37,340.63	37,340.63	-
09/30/2024	-	-	-	-	257,043.76
02/01/2025	185,000.00	2.625%	37,340.63	222,340.63	-
08/01/2025	-	-	34,912.50	34,912.50	-
09/30/2025	-	-	-	-	257,253.13
02/01/2026	190,000.00	3.000%	34,912.50	224,912.50	-
08/01/2026	-	-	32,062.50	32,062.50	-
09/30/2026	-	-	-	-	256,975.00

File | Series 2012 Pricings.sf | Revised CO Pricing | 12/13/2012 | 11:08 AM

First Southwest Company
Public Finance Department

\$4,115,000

City of Texarkana

Combination Tax and Revenue Certificates of Obligation

Series 2012

Debt Service Schedule

Part 2 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2027	195,000.00	3.000%	32,062.50	227,062.50	-
08/01/2027	-	-	29,137.50	29,137.50	-
09/30/2027	-	-	-	-	256,200.00
02/01/2028	200,000.00	3.000%	29,137.50	229,137.50	-
08/01/2028	-	-	26,137.50	26,137.50	-
09/30/2028	-	-	-	-	255,275.00
02/01/2029	205,000.00	3.000%	26,137.50	231,137.50	-
08/01/2029	-	-	23,062.50	23,062.50	-
09/30/2029	-	-	-	-	254,200.00
02/01/2030	210,000.00	3.125%	23,062.50	233,062.50	-
08/01/2030	-	-	19,781.25	19,781.25	-
09/30/2030	-	-	-	-	252,843.75
02/01/2031	220,000.00	3.125%	19,781.25	239,781.25	-
08/01/2031	-	-	16,343.75	16,343.75	-
09/30/2031	-	-	-	-	256,125.00
02/01/2032	225,000.00	3.250%	16,343.75	241,343.75	-
08/01/2032	-	-	12,687.50	12,687.50	-
09/30/2032	-	-	-	-	254,031.25
02/01/2033	235,000.00	3.500%	12,687.50	247,687.50	-
08/01/2033	-	-	8,575.00	8,575.00	-
09/30/2033	-	-	-	-	256,262.50
02/01/2034	240,000.00	3.500%	8,575.00	248,575.00	-
08/01/2034	-	-	4,375.00	4,375.00	-
09/30/2034	-	-	-	-	252,950.00
02/01/2035	250,000.00	3.500%	4,375.00	254,375.00	-
09/30/2035	-	-	-	-	254,375.00
Total	\$4,115,000.00	-	\$1,611,481.27	\$5,726,481.27	-

Yield Statistics

Accrued Interest from 08/01/2012 to 08/29/2012	8,507.92
Bond Year Dollars	\$53,357.44
Average Life	12.967 Years
Average Coupon	3.0201620%
Net Interest Cost (NIC)	3.1340803%
True Interest Cost (TIC)	3.1094659%
Bond Yield for Arbitrage Purposes	3.0315244%
All Inclusive Cost (AIC)	3.2327508%

IRS Form 8038

Net Interest Cost	3.0928071%
Weighted Average Maturity	12.888 Years

File | Series 2012 Pricings.sf | Revised CO Pricing | 12/13/2012 | 11:08 AM

First Southwest Company
Public Finance Department

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:

TIRZ #1
Project List with Funding

	Approved for Project List	Completed & Funded	2012 Bond Funding Approved	2012 Bond Funds Expended	Status
Public Infrastructure Projects Walton Dr & Pavilion drainage improvements (Joint project w/TxDOT)	\$ 175,000	\$175,000			
W Walton Dr & Pavilion drainage	\$ 100,000		\$ 100,000		No project state date
Extension of South University	\$ 500,000				No project start date
Cowhorn Creek Linear Park	\$ 1,000,000		\$ 1,000,000	\$ 98,450	Project started
Gibson Extension to FM 989 & feeder streets to Gibson	\$ 9,000,000				
Drainage Project @ Arista	\$ 100,000	\$99,170			2005 Bond fund
TAMU East Approach (Phase II)					removed (\$6,000,000)
Morris Lane Extension					removed (\$7,000,000)
Parking Garage @ University w/drainage	\$ 2,000,000				No project start date
Backage Road: Summerhill to Mall Drive	\$ 1,000,000		\$ 1,000,000		Under construction
Proposed Site Improvements to Gibson & University	\$ 2,000,000				No project start date
Park Development & Improvement-University Drive	\$ 800,000	\$800,000	\$800,000	\$800,000	Completed
Approved stormwater improvements Gibson Lane & possible water/sewer relocation	\$ 212,000	\$211,750	\$211,750	\$211,750	Completed
Proposed drainage improvements St. Michael Drive & Richill Drive	\$ 406,000		\$ 406,000		
TOTAL	\$ 17,293,000	\$1,285,920	\$3,517,750		

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 3/30/2015 11:36 AM

Lead Department:	<u>Planning and Community Development</u>	Action Officer:	<u>David Orr, Administrative Services Manager</u>
Subject:	<u>Ordinance No. 2015-037 amending the budget expenditures for the fiscal year ending September 30, 2015 for \$35,000 towards the Courthouse Square Project.</u>		
Briefing:	Public Hearing:	Second Briefing:	Council Vote:
<u>4/13/2015</u>	<u>4/27/2015</u>	<u>May 11, 2015</u>	<u>5/26/2015</u>

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The City of Texarkana, Texas previously pledged \$35,000 to the Texarkana Chamber of Commerce, Inc. through the passage of Ordinance # 189-2011 dated November 14th, 2011 for a project on State Line Avenue.

As a result, Main Street Texarkana has identified a suitable project along State Line Avenue and has requested their proposed "Courthouse Square" project be considered for funding.

Additionally, the Texarkana Chamber of Commerce, Main Street and City staff of each city have collaborated on the project, generally agreed to a source selection process and completed a source selection led by a team from MTG Engineers and Surveyors.

Potential Options:

- None
-

Fiscal Implications:

\$35,000

Staff Recommendation:

Recommended for approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

City of Texarkana, Texas

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Ord 2015 037 Goals & Perspectives (DOCX)
- b. ORD No. 2015-037 Amend (DOCX)
- c. Chamber Resolution (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	03/30/2015 11:36 AM		
Finance Department	Charlie Bassett	Finance Review	Completed 03/31/2015
10:29 AM			
Assistant City Manager	Shirley Jaster	Assistant City Manager	
Review	Completed	04/06/2015 8:42 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	04/06/2015 8:48 AM		
City Manager	John Whitson	City Manager Review	Completed 04/06/2015
3:05 PM			
City Council	Pam Burns	Meeting	Pending 04/13/2015
6:00 PM			

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:

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:

ORDINANCE NO. 2015-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING BUDGET EXPENDITURES FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas previously pledged \$35,000 to the Texarkana Chamber of Commerce, Inc. through the passage of Ordinance # 189-2011 dated November 14, 2011 for a project on State Line Avenue; and

WHEREAS, Main Street Texarkana has identified a suitable project along State Line Avenue and has requested their proposed "Courthouse Square" project be considered for funding; and

WHEREAS, the Texarkana Chamber of Commerce, Main Street and City staff of each city have collaborated on the project, generally agreed to a source selection process and completed a source selection led by a team from MTG Engineers and Surveyors.

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

SECTION 1: That the budget estimate of the expenditures of the City of Texarkana, Texas, as prepared by the City Manager and appropriated by the City Council for the fiscal year beginning October 1, 2014, and ending September 30, 2015, be amended to reflect additional expenditures appropriated as a result of the \$35,000 pledge to the Texarkana Chamber of Commerce, Inc. through the passage of Ordinance # 189-2011 dated November 14, 2011 for a project on State Line Avenue.

SECTION 2: That a copy of said amended final adopted budget shall be placed on the City's website.

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

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

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval, and after the adoption of this budget or budget amendment, budget officer shall provide for the filing of a true copy of the approved budget or amendment on the City's website.

PASSED AND APPROVED in Regular Council Session on this the **26th day of May, 2015.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: ORD No. 2015-037 Amend [Revision 2] (1291 : Ord. No. 2015-037 Budget Amendment for Courthouse Square Contract)



RESOLUTION NO. 20150324-02

AUTHORIZING THE PRESIDENT & CEO TO EXECUTE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH MTG ENGINEERS AND SURVEYORS FOR THE "COURTHOUSE SQUARE" PROJECT

WHEREAS, the Texarkana Chamber of Commerce, Inc. ("Chamber") is a 501(c)(6) corporation and operates as a business league to promote business in Texarkana USA; and

WHEREAS, the Chamber Board has accepted funds and pledges from the Cities of Texarkana, TX and Texarkana, AR in the total amount of \$70,000 by previous resolutions of their City Councils for a project on State Line Avenue; and

WHEREAS, Main Street Texarkana has identified a suitable project on State Line Avenue and has asked that their proposed "Courthouse Square" project be considered for funding; and

WHEREAS, the Chamber, the City staff of each city and Main Street have collaborated on the project, generally agreed to a source selection process and completed a source selection process with the selected offeror being a team led by MTG Engineers and Surveyors.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors authorizes the President & CEO, William V. Cork, to execute the attached contract and task order on these or substantially similar terms subject to the following conditions:

1. That the Chamber is in receipt of a letter signed by a competent authority of each of the participating entities (each City and Main Street Texarkana) authorizing the project to proceed on the terms attached hereto and pledging their collaboration on the project to include participation in public comment periods and in progress reviews; and
2. That the City of Texarkana, Texas remit payment of \$35,000 to the Chamber to fulfill its pledge made by Ordinance # 189-2011 dated 14 November 2011.

AND, BE IT FURTHER RESOLVED that upon receipt of the above letters and funding the 2015 Chamber budget shall be amended to reflect:

1. A transfer of \$35,000 from the General Fund Balance of the Chamber to Miscellaneous Revenue for the Arkansas A&P Fund.
2. Upon receipt of the Texas Funds, such funds will be allocated to the Texas HOT fund as Miscellaneous Revenue item.
3. Expenses related to this project will be allocated to the Direct Expense: Miscellaneous chart of accounts code for each fund respectively and each fund will remit 50% payment of each invoice payable under the contract.



PASSED and APPROVED this 24th day of March 2015.

DeMita Torrans, Chairman

ATTEST:

Cory Floyd - Treasurer

Attachment: Chamber Resolution (1291 : Ord. No. 2015-037 Budget Amendment for Courthouse Square Contract)

SHORT FORM OF AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of March 24, 2015 (“Effective Date”) between
The Texarkana Chamber of Commerce, Inc. (“Owner”) and MTG Engineers & Surveyors, Inc.
 (“Engineer”).

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

State Line Improvements Project (“Project”).

Engineer’s Services under this Agreement are generally identified as follows:

See Attachment 1 for scope of work and schedule

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

- A. Engineer shall provide, or cause to be provided, the services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above. Owner shall pay Engineer for its services as set forth in Paragraphs 7.01 and 7.02.
- B. Engineer shall complete its services within a reasonable time, or within the following specific time period: See Attachment 1 for scope of work and schedule including not to exceed cost of project
- C. If the Project includes construction-related professional services, then Engineer's time for completion of services is conditioned on the time for Owner and its contractors to complete construction not exceeding 12 months after bid of such project. If the actual time to complete construction exceeds the number of months indicated, then Engineer's period of service and its total compensation shall be appropriately adjusted.

2.01 *Payment Procedures*

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer’s invoice, then the amounts due Engineer will be increased at the rate of

1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension. Payments will be credited first to interest and then to principal.

3.01 Termination

A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,

- a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
- b. By Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's services for the Project are delayed for more than 90 days for reasons beyond Engineer's control.

Engineer shall have no liability to Owner on account of a termination by Engineer under Paragraph 3.01.A.1.b.

- c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

- B. The terminating party under Paragraph 3.01.A may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

- C. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.
- C. This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.
- D. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner

and such contractor. Engineer is not responsible for variations between actual construction bids or costs and Engineer's opinions or estimates regarding construction costs.

- E. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Engineer's own employees) at the Project site or otherwise furnishing or performing any construction work; or for any decision made regarding the construction contract requirements, or any application, interpretation, or clarification of the construction contract other than those made by Engineer.
- F. The general conditions for any construction contract documents prepared hereunder are to be the "Standard General Conditions of the Construction Contract" as prepared by the Engineers Joint Contract Documents Committee (EJCDC C-700, 2007 Edition) unless the parties agree otherwise.
- G. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment for all services relating to preparation of the documents and subject to the following limitations: (1) Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants; (3) Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.
- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Engineer, whichever is greater.
- I. The parties acknowledge that Engineer's scope of services does not include any services related to a Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., or radioactive materials). If Engineer or any other party encounters a Hazardous Environmental Condition, Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (1) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (2) warrants that the Site is in full compliance with applicable Laws and Regulations.

- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7.01 *Basis of Payment—Hourly Rates Plus Reimbursable Expenses*

- A. Using the procedures set forth in Paragraph 2.01, Owner shall pay Engineer as follows:
1. An amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class for all services performed on the Project, plus reimbursable expenses and Engineer's consultants' charges, if any.
 2. Engineer's Standard Hourly Rates are attached as Appendix 2.
 3. The total compensation for services and reimbursable expenses is estimated to be as listed in Task Order No. 1 unless additional tasks are authorized by Owner.
- B. The portion of the compensation amount billed monthly for Engineer's services will be based upon Engineer's estimate of the percentage of the total services actually completed during the billing period.

7.02 *Additional Services:* For additional services of Engineer's employees engaged directly on the Project, Owner shall pay Engineer an amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class; plus reimbursable expenses and Engineer's consultants' charges, if any. Engineer's standard hourly rates are attached as Appendix 2.

7.03 *Additions to Scope:* If decisions are made to change the scope of work or add additional projects to the contract. The Engineer can prepare an additional scope of work (Task Order) to address new requests. Engineer's standard hourly rates as attached in Appendix 2 will apply.

7.04 *Subconsultants:* The Engineer will use Fennell Purifoy, Architects and Environmental Design Group (EDG) as subcontractors in providing applicable tasks on this project.

Attachments: Task Order No. 1, Scope of Work and Schedule

Appendix 2, Engineer's Standard Hourly Rates

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

OWNER:

By: William Cork

Title: President and CEO

Date Signed: _____

Address for giving notices:

819 North State Line Avenue

Texarkana, TX 75501

ENGINEER:

By: Robert H. Murray, P.E.

Title: President

Date Signed: March 24, 2015

Engineer License or Firm's Certificate
Number: 354

State of: Texas

Address for giving notices:

5930 Summerhill Road

Texarkana, TX 75503

Attachment: Chamber Resolution (1291 : Ord. No. 2015-037 Budget Amendment for Courthouse Square Contract)

TASK ORDER NUMBER 1

PROJECT NAME: STATE LINE IMPROVEMENTS PROJECT
UNITED STATE POST OFFICE AND COURTHOUSE & PHOTOGRAPHERS ISLAND

SERVICES: PROFESSIONAL DESIGN AND ENGINEERING SERVICES

LOCATION: TEXARKANA TEXAS/ARKANSAS

TASK ORDER DESCRIPTION

This Task Order Number 1, approved and signed this 24th day of March, 2015 supplements and is an attachment to the Professional Services Agreement effective the 24th day of March, 2015 between the Texarkana Chamber of Commerce, Inc. (Client) and MTG Engineers & Surveyors, Inc. (Engineer) to provide authorization to ENGINEER to provide the services described herein associated with the referenced project.

SCOPE

The Scope of Services under this Task Order Number 1 is that described and with the assumptions contained in the attached proposal letter dated February 12, 2015 (Proposal), and generally described as follows:

The scope of work will include, at a minimum, the following elements and will be conducted in the same general order:

General

- Project Management (contracting and project setup)
- Project Kickoff (conference call)

Data Acquisition

- Obtain computer files of available information and past efforts
- Determine property owners (Federal property, existing right of ways and ownership of pertinent private properties)
- Topographic field survey
- Data reduction

Preliminary Design

- Construct a 3d Autocad Revit computer model of project area including probable construction sites and existing structures
- Generate an initial project design incorporating the Main Street elements listed in the RFQ
- Develop images and overall master plan to show phased projects

- Introduce concepts related to photographers island, park areas and signage/streetscape

Stakeholders Input

- Provide preliminary designs to stakeholders
- Emphasis on presentation quality images including perspective views
- Meet with stakeholders
- Determine project phasing based on needs and budgets
- Receive stakeholder input

Final Design

- Modify preliminary design to incorporate stakeholder input
- Produce a 75% complete set of plans with phasing recommendations
- Meet with public and stakeholders to receive comments and direction for final designs
- Determine project phasing based on needs and budgets
- Produce a 100% complete set of plans with phasing recommendations

Construction Plans and Specifications

- Provide construction documents, final plans and specifications for an approximate \$700,000 value of projects
- Registration of projects with appropriate stormwater, accessibility reviews and other outside agencies is not a part of this project.

Schedule

Assuming an April 1, 2015 start date, the following schedule is anticipated:

- | | |
|-----------------------------|------------------------------|
| • Data Acquisition | 1 month (April) |
| • Preliminary Design | 1 month (May) |
| • Stakeholders Input | 1 month (June) |
| • Final Design (75% Plans) | 2 months (July/August) |
| • Final Review/Design/Plans | 2 months (September/October) |
| • Construction Documents | 1 month (November) |

MTG will use Fennell Purifoy, Architects and Environmental Design Group (EDG) as subcontractors in providing applicable tasks. They will participate on all tasks and produce most meeting images/displays. MTG will be the lead and contracting firm.

Project Fees/Costs

MTG will perform the tasks outlined in this Project Scope for a price not to exceed Sixty eight thousand and no/100s dollars (\$68,000.00). Work will be invoiced based on the standard rate sheets listed in Appendix 2. Of the total fee, \$3,000.00 is budgeted for post design support services.

Should the project scope change, MTG reserves the right to request additional compensation.

 MTG ENGINEERS & SURVEYORS CIVIL *** ENVIRONMENTAL *** SURVEYING 2015 PROJECT RATE SCHEDULE				
CATEGORY	CODE	SERVICE DESCRIPTION/CLASSIFICATION	CHARGE UNITS	CHARGE RATE
ENGINEERS ASSOCIATES, & E.I.T.s GIS & CAD/CAE TECHNICIANS	PPE	PRINCIPAL PROFESSIONAL ENGINEER	HOURL	\$ 175.00
	APE	ASSOCIATE PROFESSIONAL ENGINEER	HOURL	\$ 135.00
	EIT	ENGINEER-IN-TRAINING	HOURL	\$ 95.00
	DT	DESIGN TECHNICIAN	HOURL	\$ 72.50
	CT	CAD TECHNICIAN	HOURL	\$ 62.50
ADMINISTRATIVE & DOCUMENTS	AP	ADMINISTRATIVE PROFESSIONAL	HOURL	\$ 56.00
	DP	DOCUMENT PROCESSING	HOURL	\$ 39.00
RPLS, SURVEY & GIS TECHNICIANS	LS	REGISTERED PUBLIC LAND SURVEYOR	HOURL	\$ 84.50
	ST	SURVEY TECHNICIAN / TITLE RESEARCHER	HOURL	\$ 69.00
	GT	GIS TECHNICIAN	HOURL	\$ 86.50
SURVEY CREW	SC	SURVEY CREW *	HOURL	\$ 125.00
CAE, CAD & DOCUMENT WORK STATIONS	CAE	COMPUTER AIDED ENGINEER WORK STATION	HOURL	\$ 9.50
	CAD	COMPUTER AIDED DRAFTER WORK STATION	HOURL	\$ 6.40
	DOC	COMPUTER AIDED DOCUMENT WORK STATION	HOURL	\$ 2.15
PLOTING, COPYING & SCANNING	SMP	SMALL MEDIA MONO PRINTING/PLOTTING (<11X17)	SHEET	\$ 0.19
	MMP	MEDIUM MEDIA MONO PRINTING/PLOTTING (11X17)	SHEET	\$ 0.24
	LMP	LARGE MEDIA MONO PRINTING/PLOTTING (22X34)	SHEET	\$ 3.70
	SPC	SMALL MEDIA COLOR PRINTING/PLOTTING (<11X17)	SHEET	\$ 0.57
	MPC	MEDIUM MEDIA COLOR PRINTING/PLOTTING (11X17)	SHEET	\$ 1.10
	LPC	LARGE MEDIA COLOR PRINTING/PLOTTING (22X34)	SHEET	\$ 7.40
	SMR	SMALL MEDIA MONO COPYING (<11X17)	SHEET	\$ 0.15
	MMR	MEDIUM MEDIA MONO COPYING (11X17)	SHEET	\$ 0.20
	LMR	LARGE MEDIA MONO COPYING (22X34)	SHEET	\$ 3.70
	SMS	SMALL MEDIA SCANNING (<11X17)	SHEET	\$ 1.30
	MMS	MEDIUM MEDIA SCANNING (11X17)	SHEET	\$ 3.50
	LMS	LARGE MEDIA SCANNING (22X34)	SHEET	\$ 5.60
SUPPORT VEHICLES	2WV	2 WHEEL DRIVE VEHICLE	MILE	Govt Rate
	4WV	4 WHEEL DRIVE VEHICLE	MILE	Govt + \$.05
	RTV	ROUGH TERRAIN VEHICLE	DAY	\$ 120.00
	BT	BOAT	DAY	\$ 115.00

Crew is fully equipped with survey equipment which, on an as-needed basis, may include Network Connected (Cellular) GPS, Robotic Total Stations, Electronic Data Collectors, Auto-Levels, Crew Truck and standard equipment.

Attachment: Chamber Resolution (1291 : Ord. No. 2015-037 Budget Amendment for Courthouse Square Contract)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 4/2/2015 4:02 PM

Lead Department:	<u>Planning and Community Development</u>	Action Officer:	<u>David Orr, Administrative Services Manager</u>
Subject:	<u>Ordinance No. 2015-038 amending the budget expenditures for the fiscal year ending September 30, 2015 in an amount not to exceed \$300,000 for the demolition of the Kress building located at 116 West Broad Street.</u>		
Briefing:	Public Hearing:	Second Briefing:	Council Vote:
<u>4/13/2015</u>	<u>4/27/2015</u>	<u>May 11, 2015</u>	<u>5/26/2015</u>

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

In 2009, the City acquired property located at 116 West Broad Street from the Bi-State Women's Center, Inc as a donation through Ordinance No. 073-2009.

The property has deteriorated to the point that it has impacted adjacent property owners and the building's front sidewalk has been barricaded since November 2014 due to public safety concerns resulting from falling debris.

A structural engineering report conducted by Raley and Associates stated that the building structure appears to be unstable and needs to be demolished as soon as possible.

Staff has researched various demolition funding options and have exhausted all current grant sources. Furthermore, the Environmental Protection Agency determined that the city cannot use existing assessment or revolving loan fund dollars for the project.

Staff has acquired three estimates for budget purposes that show costs should not exceed \$300,000 for demolition of the Kress Building located at 116 West Broad Street. If approved, staff will proceed with preparing an RFP and receiving bids for the demolition project.

Potential Options:

- None
-

Fiscal Implications:

An amount not to exceed \$300,000.

Staff Recommendation:

City of Texarkana, Texas

Staff recommends for approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Ord 2015 038 Goals & Perspectives (DOCX)
- b. Ord. No. 2015-038 Amend (DOCX)
- c. 116 West Broad (PDF)
- d. Ordinance 073 09 Authorizing City Manager to execute Documents (PDF)
- e. Redev & Grants Memo 2009 May 18 Council Kress Transfer1.0 (PDF)
- f. Jason Horton Letter (PDF)
- g. Kress Building Tom Morrissey Email (PDF)
- h. Kress Building October 2012 Report (PDF)
- i. Warranty Deed to Housing Finance Corporation RECORDED (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	04/02/2015 4:27 PM		
City Attorney	Jo Thomason	Review	Completed 04/02/2015 5:05 PM
Finance Department	Charlie Bassett	Finance Review	Completed 04/06/2015 8:19 AM
Assistant City Manager	Shirley Jaster	Assistant City Manager	
Review	Completed	04/06/2015 8:44 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	04/06/2015 8:47 AM		
City Manager	John Whitson	City Manager Review	Completed 04/06/2015 3:40 PM
City Council	Pam Burns	Meeting	Pending 04/13/2015 6:00 PM

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:
 Staff time required if item is approved: [Select One By Clicking Here](#)
Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

ORDINANCE NO. 2015-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING BUDGET EXPENDITURES IN AN AMOUNT NOT TO EXCEED \$300,000 FOR COSTS ASSOCIATED WITH THE DEMOLITION OF THE KRESS BUILDING LOCATED AT 116 WEST BROAD STREET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2009, the City acquired the property from the Bi-State Women's Center, Inc as a donation through Ordinance No. 073-2009; and

WHEREAS, the property has deteriorated to the point that it has impacted adjacent property owners and the building's front sidewalk has been barricaded since November 2014 due to public safety concerns resulting from falling debris; and

WHEREAS, a structural engineering report conducted by Raley and Associates stated that the building structure appears to be unstable and needs to be demolished as soon as possible; and

WHEREAS, staff has researched various demolition funding options and have exhausted all current grant sources. Furthermore, the Environmental Protection Agency determined that the city cannot use existing assessment or revolving loan fund dollars for the project.

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

SECTION 1: That the budget estimate of the expenditures of the City of Texarkana, Texas, as prepared by the City Manager and appropriated by the City Council for the fiscal year beginning October 1, 2014, and ending September 30, 2015, be amended to reflect additional expenditures appropriated in an amount not to exceed \$300,000 for costs associated with demolition of the Kress Building located at 116 West Broad Street.

SECTION 2: That a copy of said amended final adopted budget shall be placed on the City's website.

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

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

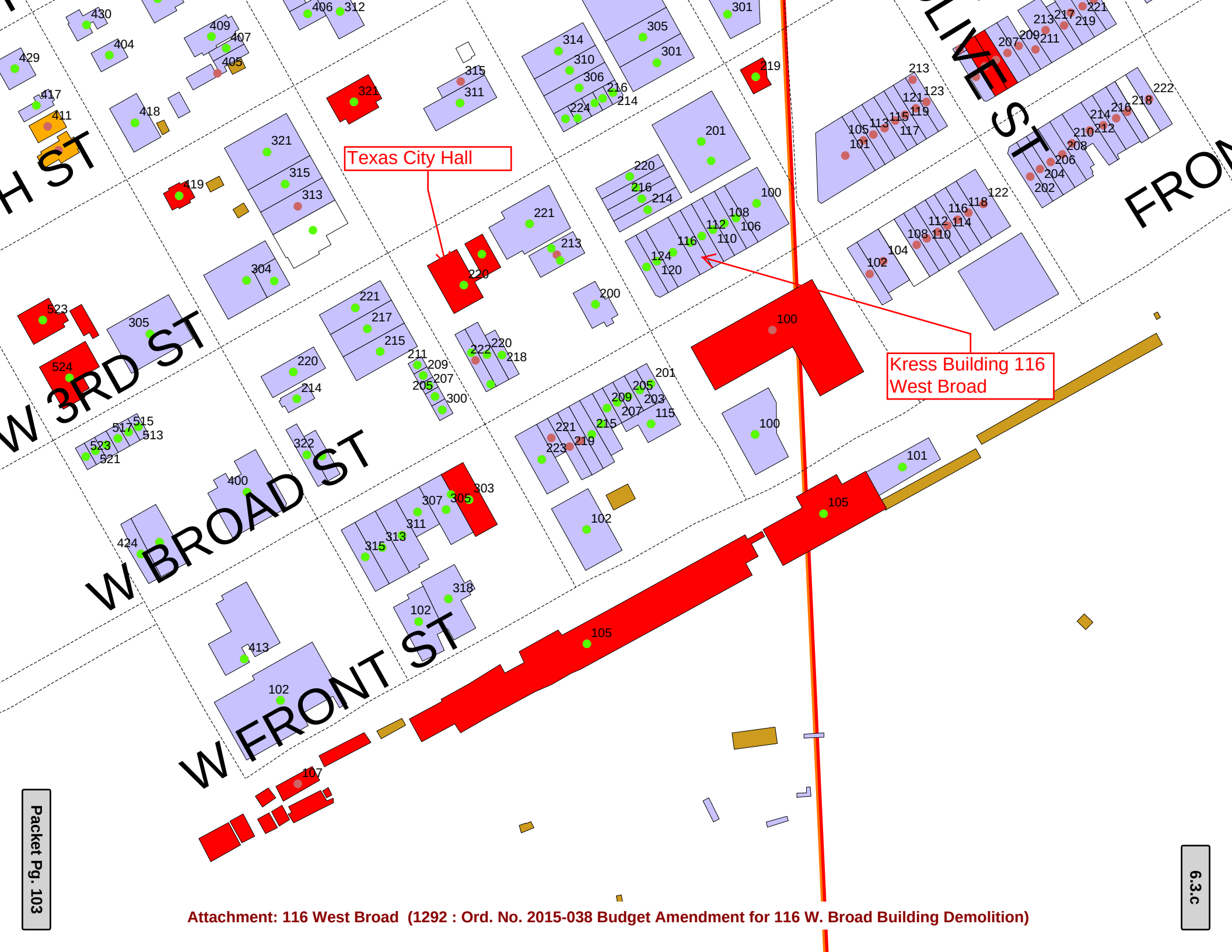
SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval, and after the adoption of this budget or budget amendment, budget officer shall provide for the filing of a true copy of the approved budget or amendment on the City's website.

PASSED AND APPROVED in Regular Council Session on this the **26th day of May, 2015.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



Texas City Hall

Kress Building 116
West Broad

ORDINANCE NO. 073-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CEO/CITY MANAGER TO EXECUTE ALL DOCUMENTS TO ACCEPT PROPERTY LOCATED ON LOTS 12 AND 13, BLOCK 21 OF CITY/TRIGGS ADDITION IN TEXARKANA, BOWIE COUNTY, TEXAS DONATED TO THE CITY OF TEXARKANA, TEXAS BY THE BI-STATE WOMEN'S CENTER, INC.; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Bi-State Women's Center, Inc. has offered to donate the property located on Lots 12 and 13, Block 21 of City/Triggs Addition in Texarkana, Bowie County, Texas, to the City of Texarkana, Texas; and

WHEREAS, the City Council desires to designate the CEO/City Manager to execute all documents on behalf of the City in the acceptance of the above-described property and finds it in the best interest of the citizens of the City of Texarkana, Texas to accept such property;

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

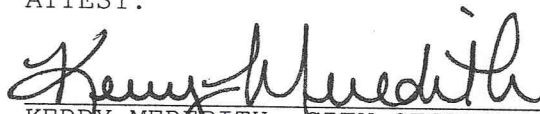
SECTION 1: That the CEO/City Manager be and is hereby authorized to execute all documents on behalf of the City to accept the donation of property from the Bi-State Women's Center, Inc. located on Lots 12 and 13, Block 21 of City/Trigg Addition in Texarkana, Bowie County, Texas.

SECTION 2: That this Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED in Special Council Session on this the 18th day of May, 2009.


STEPHEN A. MAYO, MAYOR

ATTEST:


KERRY MEREDITH, CITY SECRETARY

APPROVED AS TO FORM:


DEBORAH JONES, STAFF LEGAL COUNSEL



City of Texarkana, Texas

Department of Community Redevelopment and Grants
P.O. 1967, Texarkana, Texas 75504-1967

Telephone: 903-798-3902

FAX: 903-793-3913

Memo

To: F. Larry Sullivan, Ed.D., CEO/City Manager

From: Craig Lindholm, Executive Director CR&G

Date: May 14, 2009

Re: Council Approval Granting Authority to City Manager to execute transfer or property (116 West Broad Street Kress Building) to the City of Texarkana, TX

Recommend City Council grant authority to the City Manager to execute all documents necessary to accept the transfer of the property located at 116 West Broad Street, Texarkana, Texas (Kress Building) from the Bi-State Women's Center, Inc. Property is being donated to the City of Texarkana, Texas by the Bi-State Women's Center, Inc. Acceptance of the donation will give the City the authority as owner to take all action necessary and approved by State and Federal law and guidelines to demolish the structure removing the building as an eyesore and potential public health and safety risk.

114 WEST BROAD STREET, TEXARKANA, TEXAS 75501

Mail To:

P.O. BOX 1596, TEXARKANA, TEXAS 75504

PHONE: [903] 792-2000 FAX: [903] 792-2100

JASONHORTONLAW.COM LICENSED IN TEXAS & ARKANSAS

JASON HORTON

LAW FIRM

March 2, 2015

Via email to david.orr@txkusa.org

City of Texarkana, Texas
ATTN: David Orr
P.O. Box 1967
Texarkana, Texas 75504

RE: *Kress Building*

Dear David:

Going on four months ago, the City barricaded the front of the Kress building after I informed a City representative that large amounts of concrete fell from the top of the Kress and smashed through the metal awning. Debris was scattered up against my building, and large pieces of metal remain barely attached to the awning, waiting for a strong wind to cause more damage. The sidewalk in front of my building is impassible, and has been for months.

I have noticed a strong odor (akin to mold) in the back of my building after heavy rains. You can almost feel the moisture in the back of my building, and I hope it is not from water in the Kress basement seeping into my basement.

At the back of my building you will see a large smoke stack that travels from my building all the way to the top of the Kress. The stack is part of my building, but it is attached by metal brackets to the Kress. If you look closely, you can see major cracks in the Kress building where the metal brackets enter into the building. It looks like my brick smoke stack is providing support for the Kress. If and when the Kress finally gives way, this stack will come falling down and cause major damage to property and potential injury to anyone around.

I am afraid that my investment in downtown is deteriorating because of a lack of attention given to the Kress. It is becoming dangerous to walk in front of or behind the Kress. I would like to be contacted prior to any work being performed on the Kress because any work performed on that building is likely to cause significant damage to my building, constructively evicting my law firm in the process.

Thanks for your time and consideration.

Sincerely,



Jason Horton

/tmc

Enclosure

Attachment: Jason Horton Letter (1292 : Ord. No. 2015-038 Budget Amendment for 116 W. Broad Building Demolition)

October 16, 2012

Mr. Craig Lindholm
City of Texarkana, TX
West Third St. & Texas Blvd.
P.O. Box 1967
Texarkana, TX 75504

Re: Kress Department Store
Texarkana, TX

Dear Mr. Lindholm,

Per your request, this office made a visual observation of the subject building on Thursday, October 4, 2012. The purpose of this visit was to observe the building for any type of structural deficiencies and determine if the building could be salvaged or needed to be demolished. For the record, Jeff Raley, P.E., Craig Lindholm and Jason Cram, Architect, were present during this visit.

1. This building was a multi story department store.
2. We were not able to enter the interior of the building due to the dilapidated nature of the flooring system. We viewed the interior from the rear landing at the alley entrance door.
3. It appears the roof has had numerous leaks over the years leading to the collapse of the roof system and subsequent floor system.
4. From our vantage point we were able to see into the basement due to the collapse of the flooring (see photos).
5. From what we could observe, the steel framing was in poor condition due to rust.
6. We noted several masonry cracks on the exterior masonry which appeared to be indicative of structural problems.

As of this date, the building structure appears to be unstable and needs to be demolished as soon as possible.

This building by its location and size will be expensive to demolish. However, this firm does not believe it can be salvaged at a reasonable expense. The adjacent buildings will need to be

Professional Engineers Licensed in:

Alabama, Arizona, Arkansas, Colorado, Connecticut, District of Columbia, Florida, Georgia, Idaho, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Nevada, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, Wisconsin

protected during demolition. The building to the east appeared to be occupied. The buildings to the west may be vacant.

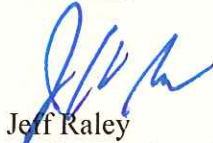
This report is based upon our experience, readily accessible visible defects and certain assumptions that conventional methods of construction were used to build the building. We cannot normally see irregularities inside structures. Nature through excessive rain, droughts and differing soil characteristics cause extremes we cannot anticipate. Also, remodeling and changes in the building alter conditions that affect the building. Because of all these unknowns, this firm offers no warranty or guaranty with this report.

This report is intended to generally educate the client about the structural condition of the building and does not apply to the condition of any mechanical, electrical or plumbing items that may exist in the building. This report does not apply to the possible presence and/or danger from harmful substances such as toxic chemicals, lead paint, carbon monoxide, airborne hazards, mold, etc.

This report has been written for your sole use and only you have the authority to distribute this report to others. Raley and Associates, Inc. and its agents and employees do not have and do disclaim any contractual relationship with, or duty or obligation to, any party other than the addressee of this report. Only the engineer(s) who signed this document has the authority to change its contents and then only in writing to you. This report addresses the results of work completed to date. Should any additional information become available, we reserve the right to amend, as warranted, any of our conclusions or recommendations.

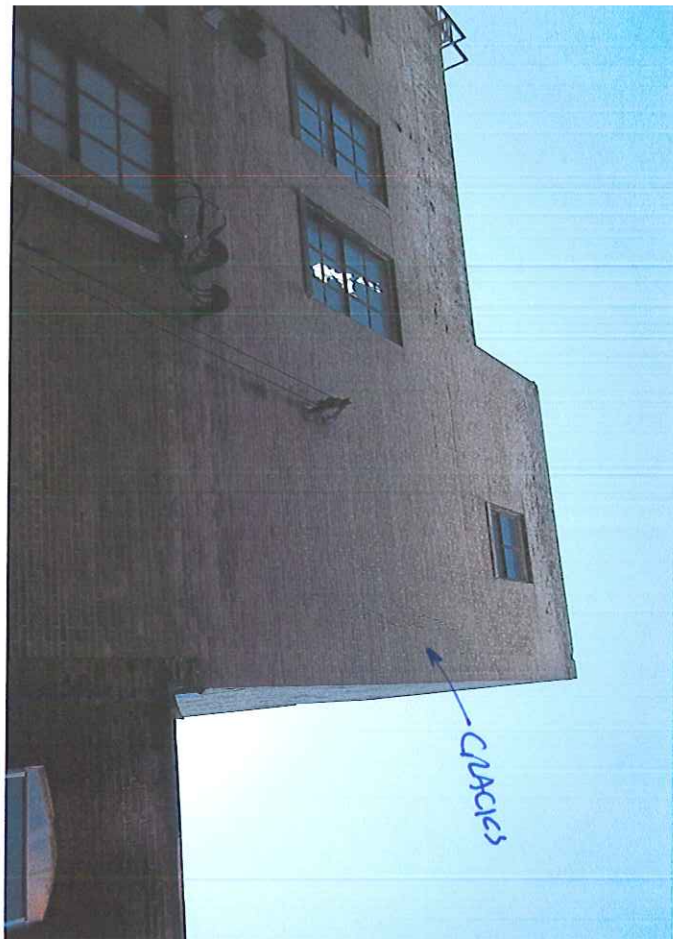
If you have any questions or need additional information, please call.

Sincerely,



Jeff Raley
Professional Engineer





KRESS BUILDING



COPY

Filed For Record In:
Bowie County, Texas
Denise Thornburg
County Clerk
On: Jan 10, 2012 at 03:31P

DEED WITHOUT WARRANTY

STATE OF TEXAS
COUNTY OF BOWIE

§
§ KNOW ALL MEN BY THESE PRESENTS
§

That the CITY OF TEXARKANA, TEXAS, a Texas home-rule municipality ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor, the receipt of which is hereby acknowledged, paid in hand by the HOUSING FINANCE CORPORATION, ("Grantee"), has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto the Grantee, all that certain real property ("Property") located in Texarkana, Bowie County, Texas, being more particularly described as follows:

Lots Numbered TWELVE (12) and THIRTEEN (13) in Block Numbered TWENTY-ONE (21) in Trigs Addition to the Original City of Texarkana, Bowie County, Texas being that property more particularly described in Volume 5640, Page 43, Deed Records, Bowie County, Texas,

together with all improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor, except validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the above-described Property together with any and all the rights and appurtenances thereto in anywise belonging to Grantor, is conveyed unto the said Grantee. Excluded and excepted from this deed are any and all warranties, express or implied, regarding the property, including, without limitation, any warranties arising at common law or implied as a result of V.T.C.A. Property Code Section 5.023 or its successor.

EXECUTED and EFFECTIVE as of the 10th day of Jan., 2012.

CITY OF TEXARKANA, TEXAS

BY: [Signature]
F. LARRY SULLIVAN
CITY MANAGER

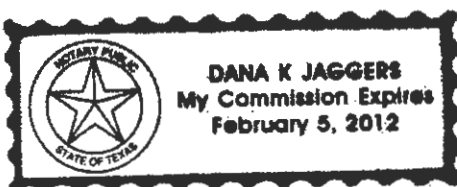
ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF BOWIE §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared F. LARRY SULLIVAN, City Manager for the City of Texarkana, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of The City of Texarkana, Texas, and that he executed the same as the act of said City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of January, 2012.

[Signature]
Dana K. Jaggers
Notary Public, State of Texas



330

Vol 6164

Page 279

City of Texarkana, Texas
West 3rd Street & Texas Blvd
P.O. Box 1467

City of Texarkana, Texas

Version: C

Update Date: 3/18/2015 9:40 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2015-030 amending PD-15-1(O) for site plan approval on a 3.75
acre tract of land (Tract 51) in the J.A. Talbot HRS, A-564, located at 5808
Richmond Road. Randy Johns, applicant. David Williams, MTG Engineering,
Subject: agent.

Briefing: 4/13/2015 **Public Hearing:** 4/13/2015 **Second Briefing:** April 27, 2015 **Council Vote:** 5/11/2015

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:****Executive Summary and Background Information:**

Amendment to PD-15-1(O): This is a request by Dr. Randy Johns, owner, and David Williams, MTG Engineering, agent, for site plan approval on a 3.75 acre tract of land (Tract 51) of the J.A. Talbot HRS, A-564, located at 5808 Richmond Road to allow the construction of an assisted living facility. This property was recently rezoned to Planned Development-Office which requires site plan approval before building permits can be obtained. A single family residence is currently located on the front portion of the property.

The adjacent zoning is Single Family-1 to the north, south, east and west. The adjacent land use is residences to the north and west, a church, cemetery and vacant land to the east and a residence and church to the south.

This site plan and elevations show the following (see attached):

1. A 50,394 square foot two-story building.
2. Exterior finish will be Mediterranean style with cultured stucco and cultured stone façade.
3. 48 parking spaces are shown.
4. Two drives off of Richmond Road.
5. A monument sign is shown at front of property along Richmond Road. No size shown.
6. Exterior lighting to be shielded away from adjacent residences.
7. Screening device is shown along north, east and west property lines where it abuts residential zoning. (Material to be used for fencing not known)

The applicant should be aware that driveway locations must be approved by TXDOT and that post development runoff must not exceed pre-development runoff and that a fire lane will be required.

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

City of Texarkana, Texas

also be noted that all building code requirements must be met according to city codes.

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval of the site plan as submitted with the following stipulations:

1. Monument signage not to exceed 48 square feet in size. Signage material must match building exterior, have no electronic messaging, and can have internal or exterior lighting.
2. Screening device to be 7 feet in height and be wood or vinyl material.
3. Exterior lighting to be shielded away from any adjacent residences.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval with the following stipulations:

1. Monument signage not to exceed 48 square feet in size. Signage material must match building exterior, have no electronic messaging, and can have internal or exterior lighting.
2. Screening device to be 7 feet in height and be wood or vinyl material.
3. Exterior lighting to be shielded away from any adjacent residences.

Advisory Board/Committee Meeting Date:

March 2, 2015

Attachments

- a. Goals & Perspectives (DOCX)
- b. Ord. No. 2015-030 (DOCX)
- c. Exhibit A - site plan (PDF)
- d. Exhibit B - legal description (PDF)
- e. Elevations and floor plan (PDF)

City of Texarkana, Texas

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	03/11/2015 4:43 PM	
Assistant City Manager	Shirley Jaster	Assistant City manager
Review	Completed	03/12/2015 2:56 PM
Public Information Officer	Lisa Thompson	PIO Review
	03/12/2015 3:00 PM	Completed
City Manager	John Whitson	City Manager Review
5:40 PM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		03/23/2015

Meeting History

03/23/15 City Council MOVED FORWARD Next: 04/13/15
 David Orr briefed this item.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None

Resource Impact:

NA

Select One By Clicking Here

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:

Attachment: Goals & Perspectives (1282 : Ord. No. 2015-030 - site plan approval at 5808 Richmond Road)

ORDINANCE NO. 2015-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-15-1(O) FOR SITE PLAN APPROVAL ON A 3.75 ACRE TRACT OF LAND (TRACT 51) IN THE J.A. TALBOT HRS, A-564, LOCATED AT 5808 RICHMOND ROAD; IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting the approval of a site plan (Exhibit “A”) on a 3.75 acre tract of land (Tract 51) in the J.A. Talbot HRS, A-564, located at 5808 Richmond Road (Exhibit “B”), 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 unanimously by a vote of six (6) to zero (0) to recommend approval of the petition of the request for site plan approval; 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 approval of the revised site plan is in the best interest of the public health, safety, morals and general welfare of the City;

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

SECTION 1: That the site plan (Exhibit “A”) on a 3.75 acre tract of land (Tract 51) in the J.A. Talbot HRS, A-546, located at 5808 Richmond Road (Exhibit “B”), in the City of Texarkana, Bowie County, Texas, be and is hereby approved and hereby amends PD-15-1(O).

SECTION 2: That the following special terms and conditions are hereby imposed and made a part of this Ordinance:

1. A monument style sign not to exceed 48 square feet in size is allowed along Richmond Road. Signage material must match building exterior, have no electronic messaging, and can have internal or exterior lighting.
2. Screening device is required along the north, east and west property lines. Screening device must be 7 feet in height and be wood or vinyl material.
3. Exterior lighting is to be shielded away from any adjacent residences.

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

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

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2015.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT "A"



EXHIBIT "B"

Property: All that certain real property located in Bowie County, Texas, more specifically described as:

All that certain tract or parcel of land being a part of the JOHN A. TALBOT HEADRIGHT SURVEY, Abstract No. 564, Bowie County, Texas, and the herein described tract being a part of a certain 10 acre tract conveyed from A. J. Hetchell and wife, to R. L. McGraw by Deed dated October 13, 1915, and recorded in Volume 164, Page 457 of the Deed Records of Bowie County, Texas; and the herein described tract being a part of that certain called 4.94 acre tract conveyed from R. L. McGraw and wife, Myrtle McGraw to Jim Lusk and wife, Lora Lusk by Deed dated February 13, 1950, and recorded in Volume 263, Page 312 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe found for corner in an existing fence corner at the Northwest corner of said Lusk tract;

THENCE N 84°16'00" E, 253.96 feet primarily with an existing fence line, being the North line of said Lusk tract and the South line of a certain tract conveyed to Dennis R. Bernham by Deed dated November 15, 1976, and recorded in Volume 607, Page 833 of the Deed Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod found for corner;

THENCE S 06°20'02" W, 356.37 feet primarily with an existing fence line, being the West line of a certain tract conveyed to Northwood Presbyterian Church by Deed dated July 14, 1976, and recorded in Volume 602, Page 415 of the Deed Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod found for corner in the North right-of-way line of F. M. Road No. 559 (Richmond Road);

THENCE N 84°08'16" W, 314.54 feet along the North right-of-way line of F. M. Road No. 559 and being the South line of said Lusk tract, to a 1/2 inch reinforcing steel rod found for corner in an existing fence corner at the Southwest corner of said Lusk tract;

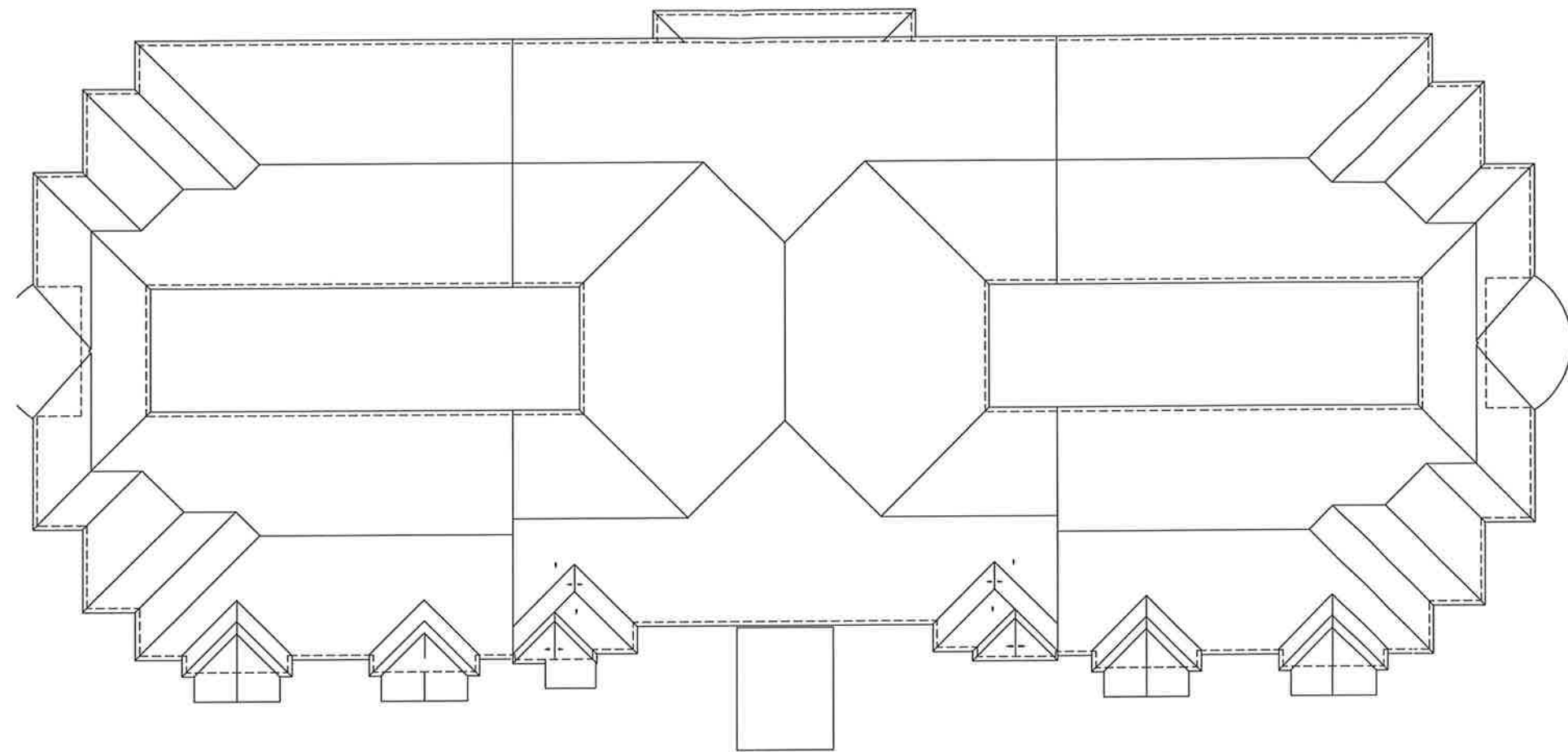
THENCE N 11°43'56" E, 523.85 feet along an existing fence line, being the West line of said Lusk tract and the East line of a certain tract conveyed to S. E. and Ida Dyer by Deed dated November 17, 1967, and recorded in Volume 403, Page 579 of the Deed Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 3.757 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of all zoning laws regulations and ordinances of municipal and/or other governmental authorities, if any; and taxes for 2004, which Grantee assumes and agrees to pay. A fence that lies both inside and outside of the property line as shown on a survey dated November 15, 2004, by Wallace D. Roy, registered professional land surveyor, Texas, no. 2107.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

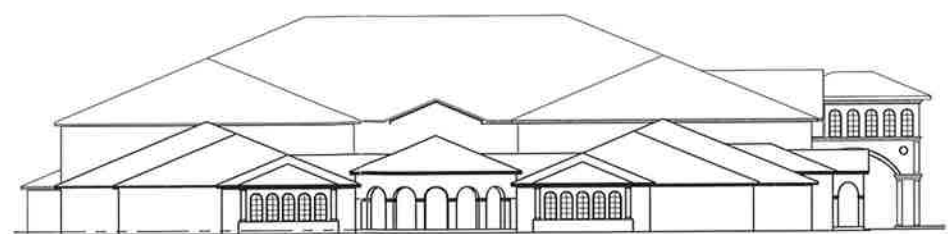
*Save + except any ROW for
Richmond Road.*



03 Roof Plan
Scale: 1/16" = 1'-0"



02 Front Elevation
Scale: 1/16" = 1'-0"



01 End Elevation
Scale: 1/16" = 1'-0"

Exterior Finishes - Mediterranean style exterior with stucco and cultured stone exterior.

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Assisted Living Center For John Rich
5808 Richmond Road
Texarkana, Texas 75503

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Architect Seal
PRELIMINARY:
NOT FOR
REGULATORY
REVIEW
APPROVAL FOR
CONSTRUCTION
23 DECEMBER 2014

Project No. 2014-16

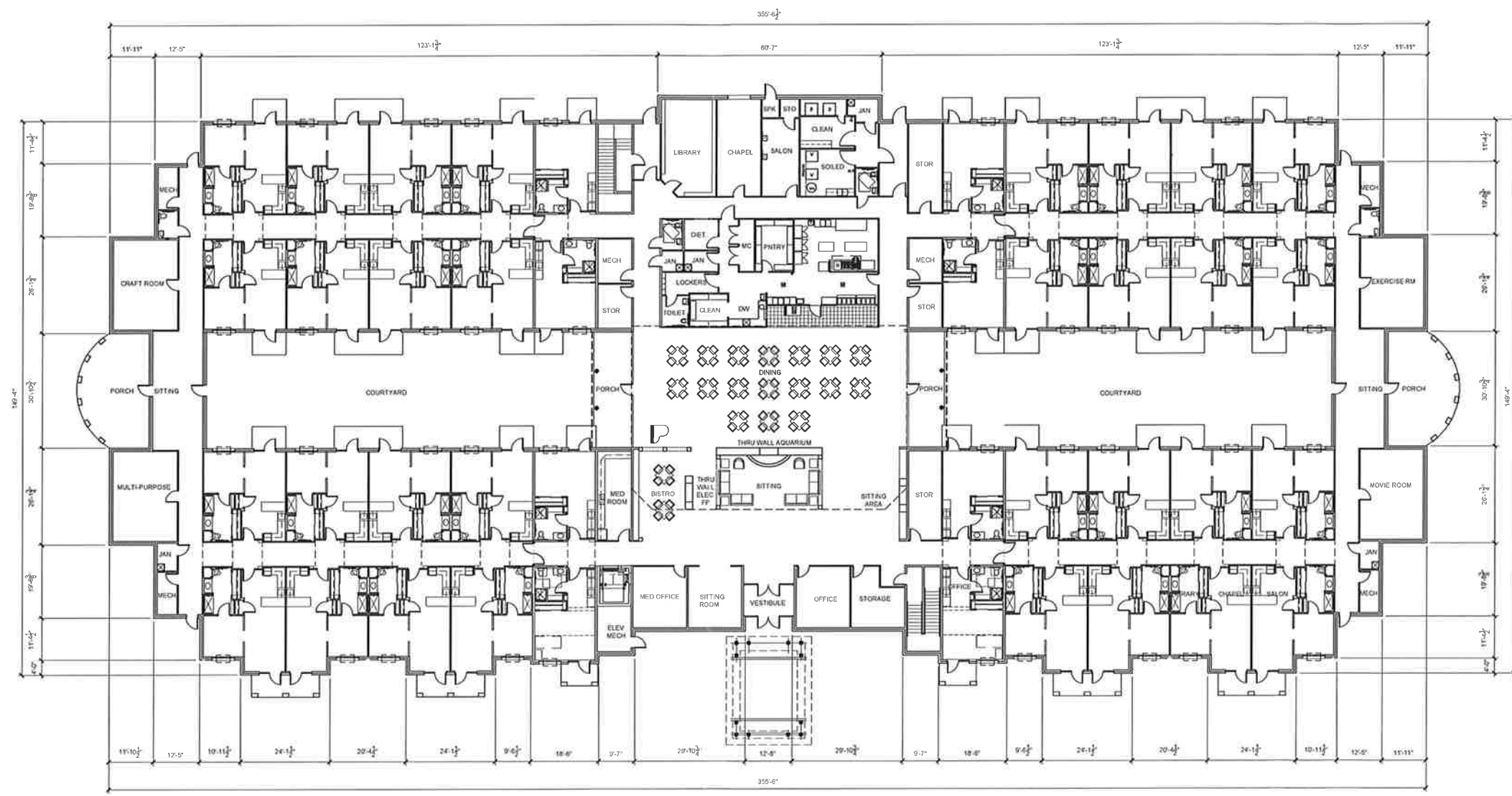
Drawn By:

Date: 23 December 14

Sheet Title
Med. Style
Elevations

Drawing No.

A6.03



01 **First Floor Plan**
Scale: 1/16" = 1'-0"

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http://joe crews.com



23 DECEMBER 2014

Project No. 2014-16

Drawn By:

Date: 23 December 14

Sheet Title
First Floor Plan

Drawing No.

A2.01

City of Texarkana, Texas

Version: C

Update Date: 3/18/2015 9:50 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2015-031 rezoning a 2.98 acre tract of land in the J.W. Lane
Subject: HRS, A-345, (known as Tract 24), located at 6600 Summerhill Road. Multiple
Family-2 to Single Family-1. Robert White, applicant. Doel Harvin, agent.
Briefing: 4/13/2015 **Public Hearing:** 4/13/2015 **Second Briefing:** April 27, 2015 **Council Vote:** 5/11/2015

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:****Executive Summary and Background Information:**

Z-15-2: This is a request by Robert White, owner, and Doel Harvin, agent, to rezone a 2.98 acre tract of land in the J.W. Lane HRS, A-345, located at 6600 Summerhill Road from Multiple Family-2 to Single Family-1. The property is currently vacant. The proposed use is a single family residence.

The adjacent zoning is Single Family-1 to the north and west, PD-MF-2 to the south and MF-2 to the east. The adjacent land usage is residences to the north and west and townhomes to the south and east.

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

This property was rezoned to Multiple Family-2 many years ago but was never developed. The property was recently sold and the new owner is asking that the property be rezoned back to Single Family-1.

The owner should be aware that if this property is developed and access to the property is from Summerhill Road, any driveway location(s) must be approved by TXDOT. Also, if more than one residence locates on the property, this property will have to be subdivided into single family lots and the subdivision would require Planning and Zoning Commission approval.

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

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval of this request back to the Single Family-1 zoning district.

Advisory Board/Committee Review:

City of Texarkana, Texas

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

March 2, 2015

Attachments

- a. Goals & Perspectives (DOCX)
- b. Ord. No. 2015-031 (DOCX)
- c. Exhibit A - legal description (PDF)
- d. Maps for Ord. 2015-031 (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	03/11/2015 4:44 PM	
Assistant City Manager	Shirley Jaster	Assistant City manager
Review Completed	03/12/2015 11:21 AM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	03/12/2015 11:57 AM	
City Manager	John Whitson	City Manager Review Completed 03/16/2015
5:41 PM		
City Council	Jennifer Evans	Meeting Completed 03/23/2015
6:00 PM		

Meeting History

03/23/15 City Council MOVED FORWARD Next: 04/13/15
David Orr briefed this item.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None

Resource Impact:

NA

Select One By Clicking Here

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:

ORDINANCE NO. 2015-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING A 2.98 ACRE TRACT OF LAND (TRACT 24) IN THE J.W. LANE HRS, A-345, LOCATED AT 6600 SUMMERHILL ROAD IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM MULTIPLE FAMILY-2 TO SINGLE FAMILY-1; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone a 2.98 acre tract of land (Tract 24) in the J.W. Lane HRS, A-345, located at 6600 Summerhill Road (Exhibit “A”) in the City of Texarkana, Bowie County, Texas, from **Multiple Family-2 to Single Family-1**; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas **voted six (6) to zero (0) to recommend the application for rezoning from Multiple Family-2 to Single Family-1** to the City Council of Texarkana, Texas; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone a 2.98 acre tract of land (Tract 24) in the J.W. Lane HRS, A-345, located at 6600 Summerhill Road, (Exhibit “A”) in the City of Texarkana, Bowie County, Texas, from **Multiple Family-2 to Single Family-1**.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2015.**

ATTEST

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT A

LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the JOHN W. LANE HEADRIGHT SURVEY, A-345, Bowie County, Texas, being a portion of the same land described as Lots 1 and 2, Block Number 1, of Dogwood Lake Estates-First, a subdivision of a part of the John W. Lane Headright Survey, Bowie County, Texas, as shown by plat of said subdivision, recorded in Volume 532, Page 615, Plat Records, Bowie County, Texas (said subdivision plat was vacated September 15, 1980, recorded in Volume 736, Page 175, Plat Records, Bowie County, Texas), said subdivision was a part of a certain 120.019 acre tract of land conveyed to Gerald Haire and wife, Helen Haire by Deed dated January 16, 1973, recorded in Volume 554, Page 537, Deed Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron pipe found for corner at the most Northerly Northwest corner of said 120.019 acre tract, same being the most Northerly Northwest corner of said Block Number 1 of said Dogwood Lake Estates-First;
 THENCE: S 01° 25' 15" E, with the upper West line of said 120.019 acre tract, same being the upper West line of said Block Number 1 of Dogwood Lake Estates-First, 400.00 feet to an iron pipe found for corner at the Northeast corner of said Lot Number 2, of Dogwood Lake Estates-First and the POINT OF BEGINNING for the herein described tract of land;

THENCE: S 88° 34' 45" W, with the North line of said Lots 1 and 2, same being the most Westerly North line of said 120.019 acre tract, 527.86 feet to a 1/2" iron pin set for corner at the Northwest corner of said Lot Number 1, said point being on the East side of F. M. Road No. 1397 (Summerhill Road), said point being in a curve to the left;

THENCE: Southerly, 60.00 feet at right to and parallel to the center of said Summerhill Road, same being along the arc of a curve having a radius of 2804.79 feet (Radius point bears N 87° 35' 16" E) through a central angle of 5° 44' 23" for a distance of 280.97 feet to an iron pipe found for a corner at the Southwest corner of said Lot Number 1;

THENCE: S 46° 25' 15" E, with a South line of said Lot Number 1, 99.07 feet to an iron pipe found for corner on the North right-of-way of Dogwood Lake Drive;

THENCE: S 88° 35' 45" E, with said right-of-way line, 101.79 feet to an iron pipe found for corner;

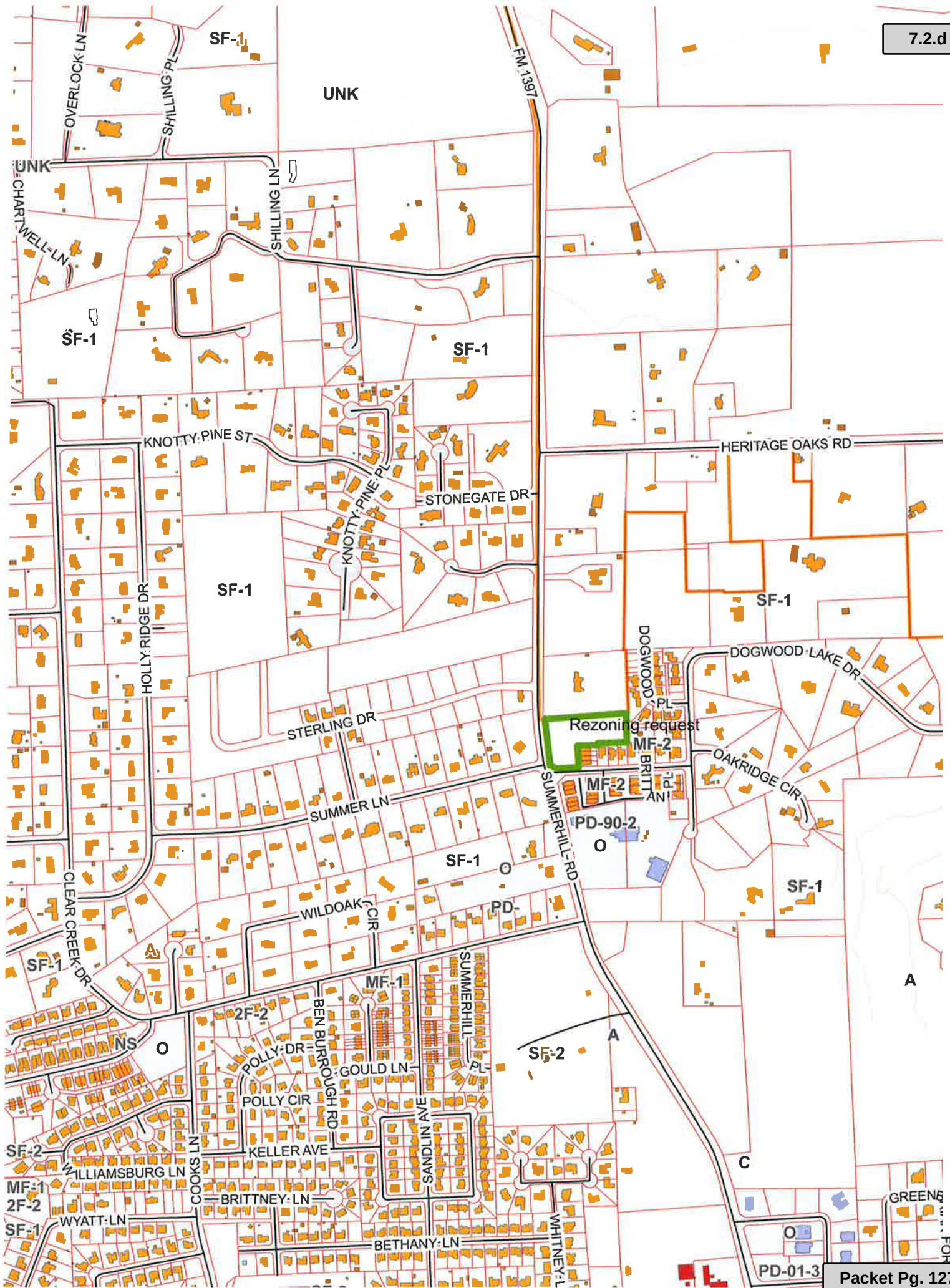
THENCE: N 01° 25' 15" W, 140.00 feet to an iron pipe found for corner;

THENCE: N 88° 34' 45" E, 134.92 feet to an iron pipe found for corner;

THENCE: N 01° 25' 15" W, 10.27 feet to a 1/2" iron pipe set for corner;

THENCE: N 88° 34' 45" E, 202.18 feet to an iron pipe found for corner on the East line of said Lot Number 2;

THENCE: N 01° 25' 15" W, with the East line of said Lot Number 2, 200.00 feet to the PLACE OF BEGINNING and containing 2.981 acres of land, more or less.





Attachment: Maps for Ord. 2015-031 (1283 : Ord. No. 2015-031 - Z-15-2: 6600 Summerhill Rd. MF-2 to SF-1)



Attachment: Maps for Ord. 2015-031 (1283 : Ord. No. 2015-031 - Z-15-2: 6600 Summerhill Rd. MF-2 to SF-1)

City of Texarkana, Texas

Version: B

Update Date: 3/18/2015 9:57 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Ordinance No. 2015-032 amending PD-00-6(GR) for revised site plan approval to allow modification of existing signage on Lot 2, No. 1 ED (Minor Plat), located at 3502 and 3504 Richmond Road. Greg Bennett, applicant. Eddy Hackleman, agent. (Due to Planning and Zoning Commission denial, a 3/4 vote is required by the City Council to approve this request).

Subject: Public **Second** **Council**
Briefing: 4/13/2015 **Hearing:** 4/13/2015 **Briefing:** April 27, 2015 **Vote:** 5/11/2015

Item Schedule

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

Updates/History of Briefing:

Executive Summary and Background Information:

Amendment to PD-00-6(GR): This is a request by Greg Bennett, owner, and Eddy Hackleman, agent, for a revision to the existing site plan to allow sign modifications on Lot 2, No. 1 Ed (Minor Plat), located at 3502 and 3504 Richmond Road. The Sanctuary Spa and a vacant tenant space that was formerly occupied by Farmers Bank and Trust Mortgage Division is currently located on this property.

For background information, a sign modification was approved on November 12, 2012 to enlarge the existing sign which at that time was 60.83 sq. ft. to 90.83 square feet in size to accommodate a new tenant. That modification included a stipulation that "if the additional tenant leaves the building, the signage size is to revert back to maximum 80 sq. ft. in size." The current originally approved site plan allows for an 80 sq. ft. sign.

The applicant is now asking for another sign modification to increase the size to 10' 3" x 11' (113.3 sq. ft.) with the center cabinet being a Changeable Electronic Variable Message Sign (CEVMS). See attachments.

The Planning and Zoning Commission has not previously approved electronic messaging signage in a Planned Development district with the exception of Health Care Express located across the street which provides emergency care services. There are, however, other CEVMS type signage along this area of Richmond Road but the businesses with this type signage are not located in a Planned Development District.

Potential Options:

City of Texarkana, Texas

None

Fiscal Implications:

None

Staff Recommendation:

The signage at this location has already been increased more than the 80' sq. ft. signage that was approved with the original site plan and in order to not set a precedent for electronic signage in Planned Development Districts, staff recommends for denial of this request for sign modification.

If the Planning and Zoning Commission recommends for approval of this request, this sign as submitted replaces and rescinds all previous site plan sign regulations/modifications.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for denial of the request but with the following stipulation:

1. The existing sign that is 90.83 square feet in size can remain in place even if only one tenant occupies the building.

Due to denial by the Planning and Zoning Commission, a $\frac{3}{4}$ vote is required by the City Council to approve this request.

Advisory Board/Committee Meeting Date and Minutes:

March 2, 2015

Attachments

- a. Goals & Perspectives (DOCX)
- b. Ordinance No. 2015-032 (DOCX)
- c. Exhibit "A" - sign specifications (PDF)
- d. Maps for Ord. No. 2015-032 (PDF)
- e. Rendering of existing and proposed signage (PDF)
- f. Map showing location of signage (PDF)

Staff Coordination

City of Texarkana, Texas

Planning and Community Development	David Orr	Department Head Review
Completed	03/11/2015 4:45 PM	
Assistant City Manager	Shirley Jaster	Assistant City manager
Review	Completed	03/12/2015 4:59 PM
Public Information Officer	Lisa Thompson	PIO Review
	03/12/2015 5:02 PM	Completed
City Manager	John Whitson	City Manager Review
5:44 PM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		03/16/2015
		03/23/2015

Meeting History

03/23/15 City Council MOVED FORWARD Next: 04/13/15
David Orr briefed this item.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None

Resource Impact:

NA

Select One By Clicking Here

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:

ORDINANCE NO. 2015-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-00-6(GR) FOR REVISED SITE PLAN APPROVAL ON LOT 2, NO. 1 ED (MINOR PLAT), LOCATED AT 3502 AND 3504 RICHMOND ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ALLOWING SIGN MODIFICATIONS TO ENLARGE EXISTING SIGN AND ADD CHANGEABLE ELECTRONIC VARIABLE MESSAGING (CEVMS); CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting the approval of a revised site plan allowing sign modifications (Exhibit "A") on Lot 2, No. 1 ED (Minor Plat), located at 3502 and 3504 Richmond Road, in the City of Texarkana, Bowie County, Texas to allow sign modifications to enlarge existing sign and add changeable electronic variable messaging (CEVMS); 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 unanimously by a vote of six (6) to zero (0) to recommend denial of the petition of the request for revised site plan approval but allow the existing sign that is 90.83 square feet in size to remain in place even if only one tenant occupies the building; 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 approval of the revised site plan 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 revised site plan allowing sign modifications (Exhibit "A") on Lot 2, No. 1 ED (Minor Plat), located at 3502 and 3504 Richmond Road, in the City of Texarkana, Bowie County, Texas, be and is hereby approved and hereby amends PD-00-6(GR).

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.

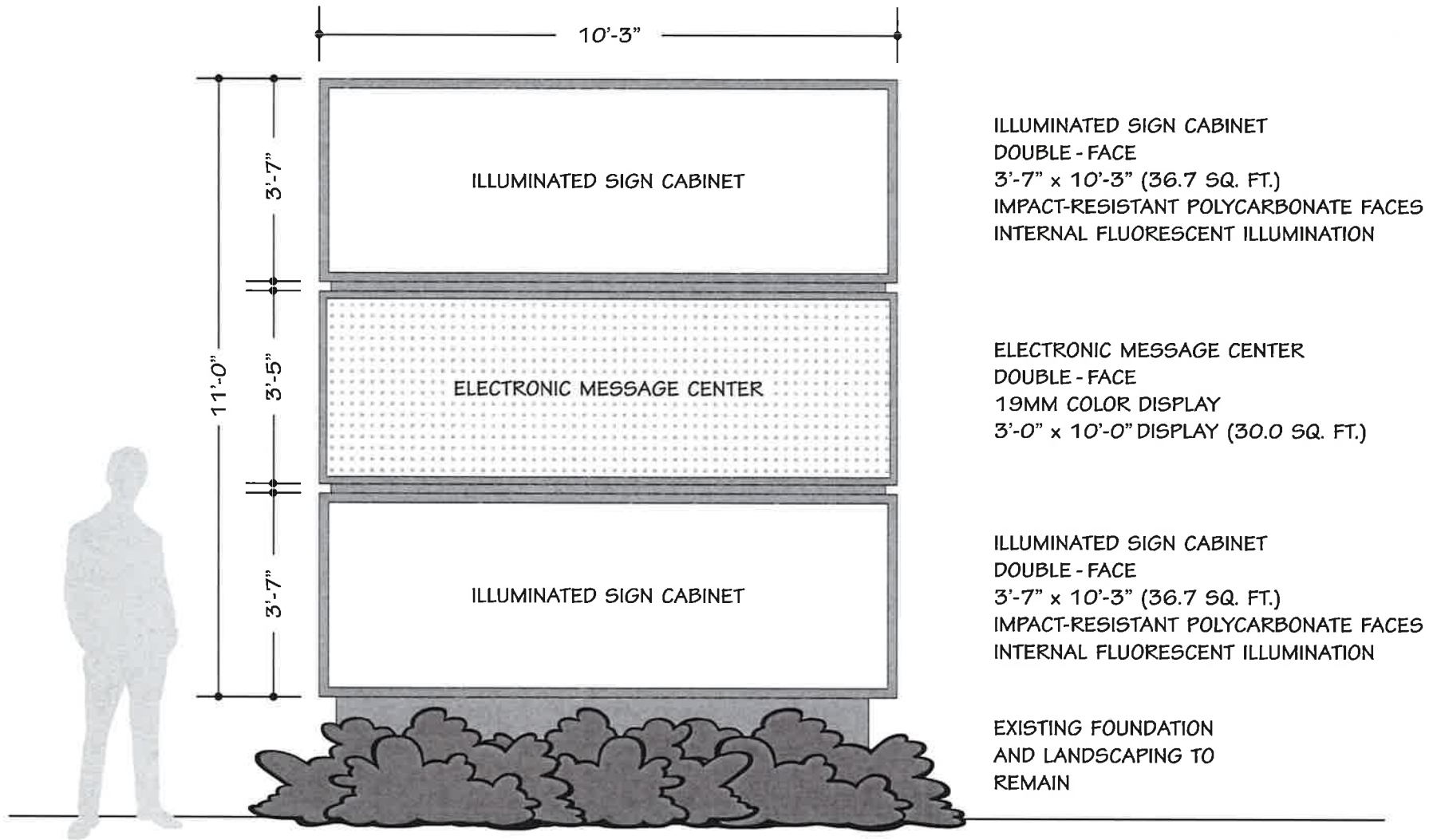
SECTION 3: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2015.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



3502 New Boston Road
 Texarkana, Texas 75501
 903-838-8999
 Fax 903-831-5042

www.hightechsign.com

The Sanctuary / HealthCARE Express, 4104 Richmond Meadows, Texarkana, TX

Designed for:

Monument Sign Specifications

Project Description:

Customer is responsible for accuracy of all content. Carefully review all specifications, dimensions and text. Your signature indicates final approval and authorizes Hightech Signs to proceed with production.

 Signature of Authorized Representative

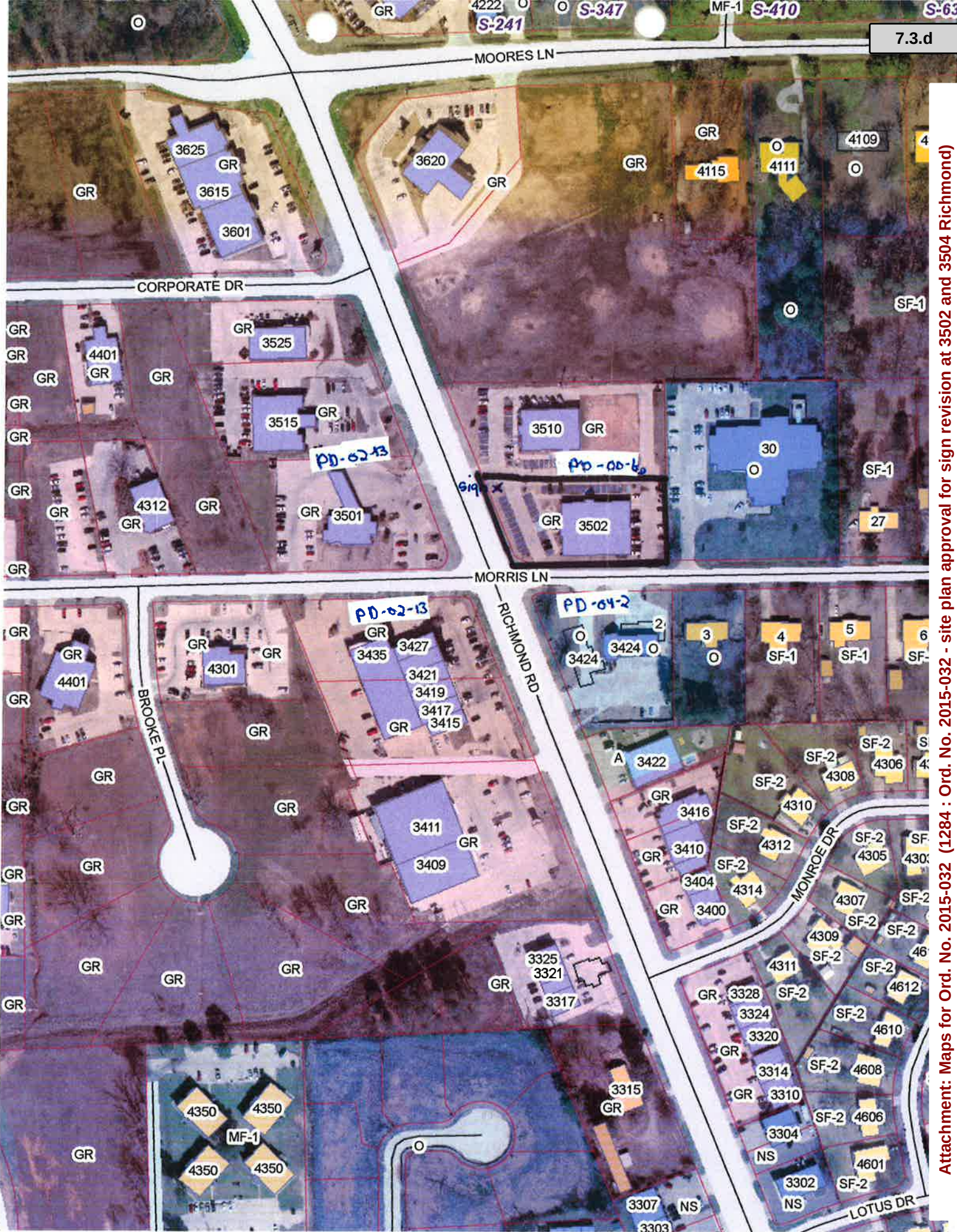
 Date

- ☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES AS NOTED
☐ REVISE AND SUBMIT NEW PROOF WITH CHANGES

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 Texarkana, Texas

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Attachment: Maps for Ord. No. 2015-032 (1284 : Ord. No. 2015-032 - site plan approval for sign revision at 3502 and 3504 Richmond)

Existing



EXISTING MONUMENT SIGN
9'-1" X 10' (90.83 SQ. FT.)

Proposed



PROPOSED MONUMENT SIGN
WITH ELECTRONIC DISPLAY
11'-0" X 10'-3" (112.86 SQ. FT.)



3502 New Boston Road
Texarkana, Texas 75501
903-838-8999
Fax 903-831-5042

www.hightechsign.com

The Sanctuary / HealthCARE Express, 4104 Richmond Meadows, Texarkana, TX

Designed for:

Proposed Monument Sign & Electronic Message Center

Project Description:

Customer is responsible for accuracy of all content. Carefully review all specifications, dimensions and text. Your signature indicates final approval and authorizes Hightech Signs to proceed with production.

Signature of Authorized Representative

Date

- ☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES AS NOTED
☐ REVISE AND SUBMIT NEW PROOF WITH CHANGES

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3502 Richmond Rd.

The Sanctuary by Healthcare Express

Attachment: Map showing location of signage (1284 : Ord. No. 2015-032 - site plan approval for sign revision at 3502 and 3504 Richmond)

Legend

Existing sign to be replaced with proposed sign at same location.

3502 Richmond Rd

Google earth

© 2015 Google

100 ft

City of Texarkana, Texas

Version: C

Update Date: 3/18/2015 10:09 AM

Briefing Sheet

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2015-033 amending PD-94-3(MF-1) for site plan approval to
allow the location of a maintenance building on Lot 1, Amended Cornerstone
Addition, located at 4100 Moores Lane. Todd K. Partin, Executive Director of
Cornerstone Retirement Community, applicant. Mike Hickman, TMG General
Subject: Construction, agent.

Briefing: 4/13/2015 **Public Hearing:** 4/13/2015 **Second Briefing:** April 27, 2015 **Council Vote:** 5/11/2015

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:****Executive Summary and Background Information:**

Amendment to PD-94-3(MF-1): This is a request by Todd K. Partin, Executive Director of Cornerstone, applicant, and Mike Hickman, TMG General Construction, agent, for site plan approval on Lot 1, Amended Cornerstone Addition, located at 4100 Moores Lane. This request for site plan approval is to allow the construction of a maintenance building at this location. The current use is the campus of the Cornerstone Independent Living Community.

The adjacent zoning is SF-1 to the north and east, General Retail to the west and Office and General Retail across Moores Lane to the south.

The proposed maintenance building will be constructed behind the existing assisted living facility. This building, therefore, cannot be seen from Moores Lane. See attached drawing showing the location of the proposed building.

The site plan, floor plan and elevations show the following (see attached):

1. A 1,038 square foot pre-engineered steel building with metal roof and metal walls.
2. A large maintenance shop area with a 10' x 10' overhead door.
3. An office area, three smaller storage rooms and a restroom.

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

Potential Options:

None

City of Texarkana, Texas

Fiscal Implications:

None

Staff Recommendation:

Staff recommends for approval of this request with site plan as submitted.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

March 2, 2015

Attachments

- a. Goals & Perspectives (DOCX)
- b. Ordinance No. 2015-033 (DOCX)
- c. Exhibit A - site plan (PDF)
- d. Maps for Ord. No. 2015-033 (PDF)
- e. Overall site plan (PDF)
- f. Maps showing location of prop. bldg. (PDF)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	03/11/2015 4:45 PM	
Assistant City Manager	Shirley Jaster	Assistant City manager
Review	Completed	03/12/2015 3:20 PM
Public Information Officer	Lisa Thompson	PIO Review
	03/12/2015 3:30 PM	Completed
City Manager	John Whitson	City Manager Review
5:47 PM		Completed
City Council	Jennifer Evans	Meeting
6:00 PM		Completed
		03/23/2015

Meeting History

City of Texarkana, Texas

03/23/15 City Council MOVED FORWARD Next: 04/13/15
David Orr briefed this item.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

None

Resource Impact:

NA

Select One By Clicking Here

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:

Attachment: Goals & Perspectives (1285 : Ord. No. 2015-033 - site plan approval at 4100 Moores Lane)

ORDINANCE NO. 2015-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-94-3(MF-1) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF A MAINTENANCE BUILDING ON LOT 1, AMENDED CORNERSTONE ADDITION, LOCATED AT 4100 MOORES LANE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the **approval of a site plan to allow the location of a maintenance building** (Exhibit “A”) on Lot 1, Amended Cornerstone Addition, located at 4100 Moores Lane in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and 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 **unanimously by a vote of six (6) to zero (0) to recommend approval of the petition for the request for the site plan approval for a maintenance building** (Exhibit “A”) 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 the approval of the site plan for the above described property is in the best interest of the public health, safety, morals and general welfare of the City;

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

SECTION 1: That the site plan (Exhibit “A”) submitted to allow a maintenance building on Lot 1, Amended Cornerstone Addition, located at 4100 Moores Lane in the City of Texarkana, Texas, Bowie County, Texas, be and is hereby approved and hereby amends PD-94-3(MF-1).

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2015.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Figure 1. Schematic diagram of the experimental setup.



RENOVATION LEGEND

- NEW CONSTRUCTION
- EXISTING
- DEMOLISHED



2012/10/10 10:00 PM

Attachment: Maps for Ord. No. 2015-033 (1285 : Ord. No. 2015-033 - site plan approval at 4100 Moores Lane)

Packet Pg. 148





7.4.d

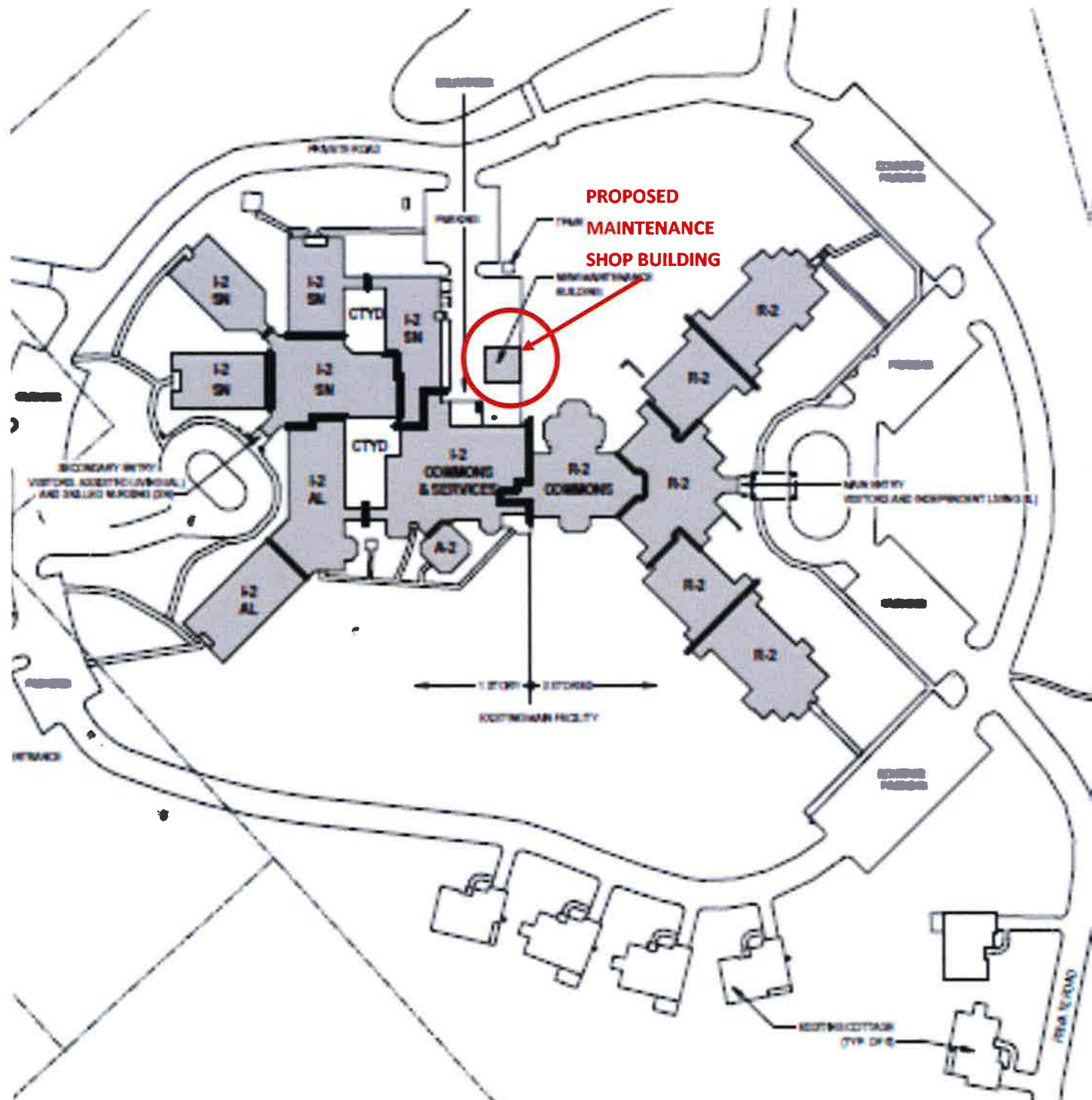
Attachment: Maps for Ord. No. 2015-033 (1285 : Ord. No. 2015-033 - site plan approval at 4100 Moores Lane)



Phase 1 consists of interior repairs and renovations - No changes in any occupancy types.
No increases in any dwelling unit counts or staffing counts.
No additional parking required.

① Overall Site Plan
1" = 80'-0"

A0-2





Attachment: Maps showing location of prop. bldg. (1285 : Ord. No. 2015-033 - site plan approval at 4100 Moores Lane)



Attachment: Maps showing location of prop. bldg. (1285 : Ord. No. 2015-033 - site plan approval at 4100 Moores Lane)



Attachment: Maps showing location of prop. bldg. (1285 : Ord. No. 2015-033 - site plan approval at 4100 Moores Lane)

View from where the Maintenance Shop will sit.



City of Texarkana, Texas

Version: F

Update Date: 3/19/2015 1:32 PM

Briefing Sheet

Lead Department: Assistant City Manager **Action Officer:** Pam Burns, Municipal Clerk
Subject: Ordinance No. 2015-035 adopting and enacting a revised Code of Ordinances for the City of Texarkana, Texas.
Briefing: 4/13/2015 **Public Hearing:** 4/13/2015 **Second Briefing:** April 27, 2015 **Council Vote:** 5/11/2015

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

NOT APPLICABLE

Executive Summary and Background Information:

The City Council of Texarkana, Texas by Ordinance 36-61, passed and approved on June 19, 1961, adopted and enacted a new Code of Ordinances which, with exceptions, functioned as a new and original comprehensive ordinance that superseded all other general and permanent ordinances passed by the City Council on or before May 9, 1961.

City staff, collaborating with Municipal Code Corporation, have completed a topic-by-topic review and revision of the City's current Code of Ordinances, which includes over a half-century of amendments to the Code, for the purpose of improving accessibility by rearranging certain provisions, using a format and numbering system to facilitate citation and future expansion, and eliminating duplicate, obsolete, expired, and superseded provisions. <http://www.ci.texarkana.tx.us/513/Proposed-Code-of-Ordinances-Recodificati>

The revised Code of Ordinances makes primarily no substantive changes and other changes in compliance with Texas law or Council action, such as adoption of a master fee schedule (see Res. No. 2014-083) which allows for replacing dollar-specific fee information within Code provisions by reference to the Council-adopted fee schedule.

This will require 2 readings of the ordinance. The first reading will be at the first briefing and the second reading when the City Council votes on this item.

Potential Options:

- Approve or deny the adoption of the revised and reorganized Code of Ordinance.

Fiscal Implications:

Substantial savings should be realized once this new Code has been adopted by reducing the number of supplement pages required to continually bring sections of the old Code in line with State Statute and current City needs.

Staff Recommendation:

City of Texarkana, Texas

The following City Staff in collaboration with Jeff Lewis, Retained Legal Counsel and Municode representative, Jim Jenkins, spent numerous hours reviewing and organizing the new Code in the best interest of the citizens of Texarkana, Texas: John Whitson, Shirley Jaster, Deborah Jones, Jennifer Evans, Pam Burns, Dan Shiner, Charles Kriedler, Mike Harris, Eric Schlotter, Chris Black, Daphnea Ryan, Robby Robertson, Kyle Dooley, Charlie Bassett, Bill King, Jim Powell, and David Orr.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2015-035 ORD Municode Recod Ord (jcl rev 3-11-2015) (DOC)
- b. 2015-035 Goals & Perspectives (DOCX)

Staff Coordination

Assistant City Manager	Shirley Jaster	Department Head Review	
Completed	03/12/2015 4:20 PM		
Finance Department	Charlie Bassett	Finance Review	Completed 03/19/2015
10:16 AM			
Assistant City Manager	Shirley Jaster	Assistant City Manager	
Review	Completed	03/19/2015 1:29 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	03/19/2015 1:30 PM		
City Manager	John Whitson	City Manager Review	Completed 03/19/2015
1:32 PM			
City Council	Jennifer Evans	Meeting	Completed 03/23/2015
6:00 PM			

Meeting History

03/23/15 City Council MOVED FORWARD Next: 04/13/15
 Shirley Jaster briefed this item. Mayor Bruggeman asked the City Secretary for a required first reading of the caption. City Secretary Evans read the caption.

PUBLISH

ORDINANCE NO. 2015-035

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS; ADOPTING AND ENACTING A REVISED CODE OF ORDINANCES FOR THE CITY OF TEXARKANA, TEXAS; PROVIDING AN EFFECTIVE DATE OF SUCH CODE; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED IN THE CODE EXCEPT AS PROVIDED IN THE CODE; PROVIDING FOR THE MANNER OF AMENDING THE CODE; PROVIDING FOR PUBLICATION OF PUBLIC NOTICE; AND ESTABLISHING AN EFFECTIVE DATE FOR THIS ORDINANCE.

WHEREAS, pursuant to Ordinance No. 36-61, passed and approved on June 19, 1961, the City Council of the City of Texarkana, Texas, adopted and enacted a new Code of Ordinances which, with exceptions, functioned as a new and original comprehensive ordinance that superseded all other general and permanent ordinances passed by the City Council on or before May 9, 1961; and

WHEREAS, City staff, collaborating with Municipal Code Corporation, have completed a topic-by-topic review and revision of the City's current Code of Ordinances, which includes over a half-century of amendments to the Code, for the purpose of improving accessibility by rearranging certain provisions, using a format and numbering system to facilitate citation and future expansion, and eliminating duplicate, obsolete, expired, and superseded provisions; and

WHEREAS, the revised Code of Ordinances makes primarily nonsubstantive changes and other changes in compliance with Texas law or Council action, such as adoption of a master fee schedule (see Res. No. 2014-083) which allows for replacing dollar-specific fee information within Code provisions by reference to the Council-adopted fee schedule.

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

SECTION 1: "The Code of General Ordinances, City of Texarkana, Texas," submitted in published form by Municipal Code Corporation, consisting of chapters 1 through 45, each inclusive, contained within electronic media attached to this Ordinance and incorporated herein by reference for all purposes, hereinafter referred to as "the Code", is hereby adopted and enacted. The City Council finds and determines that any applicable hearing and notice requirements have been met for passage and approval of this Ordinance. All provisions of the Code shall be in full force and effect from and after May 22, 2015.

PUBLISH

SECTION 2. All ordinances of a general and permanent nature enacted on or before January 26, 2015, and not otherwise included, recognized, or continued in force by general or specific reference or exception in the Code, are repealed, except as hereinafter provided. This Section 2 shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance which is repealed by this Ordinance.

SECTION 3. Section 2 of this Ordinance shall not be construed to repeal or otherwise affect any of the following:

- (1) Any offense or act committed or done, any penalty or forfeiture incurred, or any contract or right established or accruing before the effective date of this Code;
- (2) Any ordinance or resolution promising or guaranteeing the payment of money for the city or authorizing the issuance of any bonds of the city or any evidence of the city's indebtedness;
- (3) Any contract or obligation assumed by the city;
- (4) Any ordinance or resolution establishing or fixing the salary of any city officer or employee, unless superseded;
- (5) Any ordinance or resolution establishing or fixing retirement and pension plans, benefits, personnel policy, civil service rules and regulations, and/or administrative procedures for city officers or employees not otherwise enumerated in this Code;
- (6) Any right of franchise granted by the city to any person, firm, or corporation;
- (7) Any ordinance or resolution dedicating, naming, establishing, locating, relocating, closing, opening, widening, paving, vacating or encumbering, etc., any street, sidewalk, public right-of-way, or public property in the city or owned by the city, including any City Council-approved special exceptions to public rights-of-way and agreements incident thereto;
- (8) Any ordinance or resolution establishing and prescribing the street grades of any street in the city;
- (9) Any appropriation ordinance;
- (10) Any ordinance or resolution which, by its own terms, is effective for a stated or limited term;
- (11) Any ordinance or resolution providing for local improvements and assessing taxes therefor;
- (12) Any ordinance rezoning specific property or amending the zoning map;
- (13) Any ordinance or resolution dedicating or accepting any subdivision plat or providing for subdivision regulations;
- (14) Any ordinance or resolution describing or altering the boundaries of the City or annexing property to the City;

PUBLISH

- (15) The ordinances or resolutions of the City not in conflict or inconsistent with the provisions of this Code;
- (16) Any ordinance levying or imposing taxes not included in this Code;
- (17) Any ordinance or regulation prescribing traffic regulations for specific locations concerning through streets, parking limitations, parking prohibitions, one-way traffic, limitations on loads of vehicles or loading zones, not in conflict or inconsistent with this Code;
- (18) Any ordinance or resolution of agreement with another political subdivision, special district, or authority;
- (19) Pertaining to any specific election, or the calling of regular or special elections, or promulgating the results of such elections;
- (20) Any ordinance or resolution establishing or imposing any municipal rates, charges or fees for the city, that are not otherwise enumerated in this Code;
- (21) Any ordinance or resolution, or part thereof, which is listed on or transferred to the traffic register as continuing in effect;
- (22) Any ordinance or resolution establishing water and sewer rates, customer fees and deposits, penalties, tapping charges, service charges, sewer and industrial pretreatment services, and any other rates, fees or charges pertaining to water and sewer service;
- (23) Any ordinance or regulation establishing, prescribing, and/or modifying records management or records retention policies or rules;
- (24) Any other ordinance or resolution, or part thereof, which is not of a general and permanent nature; or which is referred to elsewhere in this Code as continuing in effect.
- (25) Any ordinance relating to the creation or establishment of any authority, commission, or board, including any ordinance adopting, approving, amending or repealing rules and regulations of any such authority, commission, or board; and
- (26) Any ordinance enacted after January 26, 2015.

SECTION 4. Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine not exceeding five hundred dollars (\$500.00); except violations of municipal ordinances that govern fire, safety, zoning, public health and sanitation, including dumping of refuse, vegetation and litter violations in which the maximum fine shall be two thousand dollars (\$2,000.00) for each offense. Each act of violation and each day upon which any such violation shall continue or occur shall constitute a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the City may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

PUBLISH

SECTION 5. Additions or amendments to the Code when passed in such form as to indicate the intention of the City to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code of Ordinances of the City of Texarkana shall be understood and intended to include such additions and amendments.

SECTION 6. Ordinances adopted after January 26, 2015, which amend or refer to ordinances that have been codified in the Code, shall be construed as if they amend or refer to like provisions of the Code.

SECTION 7: The parenthetical notes within the Code referencing source ordinances or amendments are editorially prepared only to preserve the historical background and shall not be construed as a substantive addition to the pertinent Code provision.

SECTION 8: A copy of the Code shall be kept on file in the office of the City Secretary in such form as the City Secretary may deem expedient. The City Secretary or a designee of the City Secretary shall update the Code to include all amendments or ordinances which the City Council intends to make a part of the Code and to extract all provisions which may be repealed by the City Council.

SECTION 9: The City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 10: 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 11: This Ordinance, upon publication as provided herein, shall be in full force and effect ten (10) days after its passage and approval. The City Council orders publication of the Code following the date this Ordinance shall be in full force and effect.

FIRST READING APPROVED in Regular Council Session on this the **23rd day of March, 2015.**

BOB BRUGGEMAN, MAYOR

PUBLISH

ATTEST:

JENNIFER EVANS, CITY SECRETARY

SECOND READING PASSED AND APPROVED in Regular Council Session on this the
11th day of May, 2015.

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the
City Council, held on the 11th day of May, 2015.

JENNIFER EVANS, CITY SECRETARY

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: 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: H

Update Date: 3/19/2015 1:27 PM

Briefing Sheet

Lead Department: Assistant City Manager **Action Officer:** Pam Burns, Municipal Clerk
Subject: Ordinance No. 2015-036 adopting and enacting a Land Development Code for the City of Texarkana, Texas.
Briefing: 4/13/2015 **Public Hearing:** 4/13/2015 **Second Briefing:** April 27, 2015 **Council Vote:** 5/11/2015

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

During the process of reviewing and revising the City's Code of Ordinances (see Ord. 2015-035), City staff, collaborating with Municipal Code Corporation, compiled a non-substantive revision and update of the provisions of the City's zoning ordinances to be published in a separate section of the Code of Ordinances, titled "Land Development Code of the City of Texarkana, Texas." Please use this link to view the document <http://www.ci.texarkana.tx.us/513/Proposed-Code-of-Ordinances-Recodificati>

Publishing zoning ordinances with the Code of Ordinances will improve accessibility, using a similar format and numbering system as other municipal code provisions.

The Planning and Zoning Commission held a public hearing on the codification of the zoning ordinances and recommends the City Council's approval of the "Land Development Code of the City of Texarkana, Texas."

Notice for the City Council's public hearing on this proposed ordinance, which contained the date, time, and place of the hearing and the nature of the subject to be considered, has been given by publication in a newspaper of general circulation in the City of Texarkana, Texas, not less than fifteen days before the hearing.

This ordinance requires 2 readings. The first reading will be at the first briefing and the second reading when the City Council votes on the item.

Potential Options:

- Approve or deny this request

Fiscal Implications:

Substantial savings should be realized to bring the full zoning ordinance into the Land Development Code of Ordinances. Allowing the public to see the entire governing ordinances of the City in one web portal for better transparency.

City of Texarkana, Texas

Staff Recommendation: of the City of Texarkana, Texas.”

Staff recommends for the approval of the “Land Development Code of the City of Texarkana, Texas.”

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission held a public hearing on the codification of the zoning ordinances and recommends the City Council's approval of the "Land Development Code of the City of Texarkana, Texas.”

Advisory Board/Committee Meeting Date and Minutes:

April 6, 2015

Attachments

- a. 2015-036 ORD Municode Recod Land Devlp Ord (jcl rev 3-11-2015) (DOC)
- b. 2015-036 Goals & Perspectives (DOCX)

Staff Coordination

Assistant City Manager	Shirley Jaster	Department Head Review
Completed	03/12/2015 4:19 PM	
Finance Department	Charlie Bassett	Finance Review
4:43 PM	Completed	03/12/2015
Assistant City Manager	Shirley Jaster	Assistant City Manager
Review	Completed	03/19/2015 9:35 AM
Public Information Officer	Lisa Thompson	PIO Review
03/19/2015 9:36 AM	Completed	
City Manager	John Whitson	City Manager Review
1:27 PM	Completed	03/19/2015
City Council	Jennifer Evans	Meeting
6:00 PM	Completed	03/23/2015

Meeting History

03/23/15 City Council MOVED FORWARD Next: 04/13/15
 Shirley Jaster briefed this item. Mayor Bruggeman asked the City Secretary for a required first reading of the caption. City Secretary Evans read the caption.

PUBLISH

ORDINANCE NO. 2015-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS; ADOPTING AND ENACTING A LAND DEVELOPMENT CODE FOR THE CITY OF TEXARKANA, TEXAS; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED IN THE LAND DEVELOPMENT CODE EXCEPT AS PROVIDED THEREIN; PROVIDING FOR THE MANNER OF AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FOR PUBLICATION OF PUBLIC NOTICE; AND ESTABLISHING AN EFFECTIVE DATE FOR THIS ORDINANCE.

WHEREAS, in the process of reviewing and revising the City's Code of Ordinances (see Ord. No. 2015-035), City staff, collaborating with Municipal Code Corporation, compiled a nonsubstantive revision and update of the provisions of the City's zoning ordinances to be published in a separate section of the Code of Ordinances, titled "Land Development Code of the City of Texarkana, Texas"; and

WHEREAS, the purpose of publishing zoning ordinances with the Code of Ordinances is to improve accessibility, using a similar format and numbering system as other municipal code provisions; and

WHEREAS, the Planning and Zoning Commission held a public hearing on the codification of the zoning ordinances and recommends the City Council's approval of the "Land Development Code of the City of Texarkana, Texas"; and

WHEREAS, notice for the City Council's public hearing on this proposed ordinance, which contained the date, time, and place of the hearing and the nature of the subject to be considered, has been given by publication in a newspaper of general circulation in the City of Texarkana, Texas, not less than fifteen days before the hearing.

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

SECTION 1: The "Land Development Code of the City of Texarkana, Texas," submitted in published form by Municipal Code Corporation, consisting of chapters 100 through 140, each inclusive, contained within electronic media attached to this Ordinance and incorporated herein by reference for all purposes, hereinafter referred to as "the Land Development Code", is hereby adopted and enacted. The City Council finds and determines that any applicable hearing and notice requirements have been met for passage and approval of this Ordinance. All provisions of the Land Development Code shall be in full force and effect from and after May 22, 2015.

PUBLISH

SECTION 2. All ordinances of a general and permanent nature enacted on or before January 26, 2015, and not otherwise included, recognized, or referenced in the Land Development Code, are repealed. This Section 2 shall not repeal non-codified ordinances continued in force by reference or exception in the Land Development Code, nor shall it be construed to revive any ordinance or part thereof that has been repealed by an ordinance subject to this repealer clause.

SECTION 3: Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Land Development Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine not exceeding five hundred dollars (\$500.00); except violations of municipal ordinances that govern fire, safety, zoning, public health and sanitation, including dumping of refuse, vegetation and litter violations in which the maximum fine shall be two thousand dollars (\$2,000.00) for each offense. Each act of violation and each day upon which any such violation shall continue or occur shall constitute a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Land Development Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the City may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

SECTION 4. Additions or amendments to the Land Development Code, when passed in such form as to indicate the intention of the City to make the same a part of the Land Development Code, shall be deemed to be incorporated in the Land Development Code, so that reference to the Land Development Code includes the additions and amendments.

SECTION 5. Ordinances adopted after January 26, 2015, which amend or refer to ordinances that have been codified in the Land Development Code, shall be construed as if they amend or refer to like provisions of the Land Development Code.

SECTION 6: The parenthetical notes within the Land Development Code referencing source ordinances or amendments are editorially prepared only to preserve the historical background and shall not be construed as a substantive addition to the pertinent Land Development Code provision.

SECTION 7: A copy of the Land Development Code shall be kept on file in the office of the City Secretary in such form as the City Secretary may deem expedient. The City Secretary or a designee of the City Secretary shall update the Land Development Code to include all amendments or ordinances which the City Council intends to make a part of the Land Development Code and to extract all provisions which may be repealed by the City Council.

SECTION 8: The City Secretary be and is hereby directed to publish the caption of this Ordinance for three (3) successive days in the Texarkana Gazette within ten (10) days of the passage of this Ordinance, as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

PUBLISH

SECTION 9: 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 10: This Ordinance, upon publication as provided herein, shall be in full force and effect ten (10) days after its passage and approval. The City Council orders publication of the Land Development Code following the date this Ordinance shall be in full force and effect.

FIRST READING APPROVED in Regular Council Session on this the **23rd day of March, 2015.**

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

SECOND READING PASSED AND APPROVED in Regular Council Session on this the **11th day of May, 2015.**

BOB BRUGGEMAN, MAYOR

ATTEST:

JENNIFER EVANS, CITY SECRETARY

PUBLISH

Certificate of Adoption

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council, held on the 11th day of May, 2015.

JENNIFER EVANS, CITY SECRETARY

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: 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: C

Update Date: 4/2/2015 8:25 AM

Briefing Sheet

Lead Department: Public Works Department **Action Officer:** Dusty Henslee,
Resolution No. 2015-024 accepting a bid and authorizing the City Manager to
Subject: enter into a contract for the asbestos abatement for ten (10) structures on the
City Council's Top Forty (40) Demolition List.

Public **Second** **Council**
Briefing: 4/13/2015 **Hearing:** 3/23/2015 **Briefing:** April 13, 2015 **Vote:** 4/27/2015

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

Public Hearing was held on 3/23/15 at the City Council Meeting. No one spoke at the hearing. No one has contacted our office to discuss this item.

Executive Summary and Background Information:

The City has a contract with ERI Consulting, Inc. to provide asbestos abatement services. This agreement requires ERI to solicit bids to hire an asbestos abatement contractor and to monitor this process throughout the project. The City requested ERI to solicit bids for 10 structures on the Council's Top 40 Demolition List that were determined to have asbestos present. These are the last structures on the Council's Top 40 that will need asbestos abatement. Once this is completed, these structures will be ready to demolish. ERI received 3 bids for this: Air Quality Associates, Inc. for \$58,333.00, Cactus Abatement and Demolition, LLC for \$63,900.00, and Mooring for \$65,000.00. ERI has submitted a letter recommending Air Quality Associates, Inc. be awarded this project. They have worked with this company in the past and are confident in their ability to complete the work. Below is a list of the houses:

1. 1615 Nolthenius St.
2. 1818 W. 15th St.
3. 2209 W. 17th St.
4. 600 Richmond Rd.
5. 602 Richmond Rd.
6. 612 Melton St.
7. 616 Wilson St.
8. 703 Blanton St.
9. 606 Connella St.
10. 403 Robbins St.

These are the last structures on the Council's Top 40 Demolition List that need asbestos abatement.

City of Texarkana, Texas

Potential Options:

- Accept bid by Air Quality Associates, Inc.
- Reject bid by Air Quality Associates, Inc.

Fiscal Implications:

Funding for this will come from the \$200,000 Council has set aside in the General Fund for Fiscal Year 2015.

Staff Recommendation:

Staff recommends accepting bid from Air Quality Associates, Inc.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Goals & Perspectives (2) (DOCX)
- b. ERI Consulting Recommendation Letter & Bid Comparison (PDF)
- c. Exhibit A-Air Quality Associates, Inc Bid (PDF)
- d. Resolution No. 2015-024 (DOC)

Staff Coordination

Public Works Department	Kyle Dooley	Department Head Review	
Completed	02/26/2015 11:10 AM		
Purchasing and Contracting	Sharon Moore	Review	Completed
	02/26/2015 11:15 AM		
Finance Department	Charlie Bassett	Finance Review	Completed 02/26/2015
1:39 PM			
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/26/2015 1:48 PM		
Assistant City Manager	Shirley Jaster	Review	Completed
	02/26/2015 1:54 PM		
City Manager	John Whitson	City Manager Review	Completed 02/27/2015
7:53 AM			
City Council	Jennifer Evans	Meeting	Completed 03/09/2015
6:00 PM			

City of Texarkana, Texas**Meeting History**

03/09/15	City Council	MOVED FORWARD	Next: 03/23/15
03/23/15	City Council	MOVED FORWARD	Next: 04/13/15

No comments were made at this public hearing.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:

Select One By Clicking Here

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:



ERI CONSULTING, INC.

P. O. Box 2024, Tyler, Texas 75710
 2026 Republic Drive, Suite A, Tyler, Texas 75701
 Ph: (903) 534-5001 Fax: (903) 534-8701
 TBPE Firm # F-1787
www.ericonsulting.com

February 16, 2015

Ms. Laura Puckett, Administrative Coordinator
 Stormwater Management
 Dept. Engineering & Infrastructure
 City of Texarkana, Texas
 220 Texas Blvd.
 Texarkana, Texas 75501
 Office: (903) 798-3948
 Fax: (903) 792-6419
 Email: laura.puckett@txkusa.org

RE: ES#15-098 - #15-107, Pre-demolition Asbestos Abatement - Multiple Residential Structures (10 Houses)

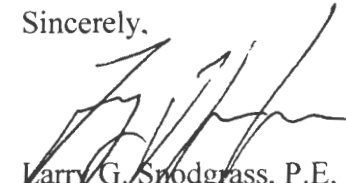
Dear Ms. Puckett:

Air Quality Associates, Inc. (AQA) was the low bidder on the above referenced project. We recommend they be awarded the project, in the contract amount of \$58,333.00.

We have worked with AQA on projects in the past, including a similar project for the City of Texarkana, and we are confident in their ability to complete the work as scheduled. As soon as you notify us of the City's decision on the contractor, we will prepare contracts and schedule the work.

We look forward to working with you on this project. If you should have any questions, please call me at 903-534-5001.

Sincerely,



Larry G. Snodgrass, P.E.
 President

lgs/ma
 cc: AQA

Attachment: ERI Consulting Recommendation Letter & Bid Comparison [Revision 1] (1269 : Res No. 2015-024 Accept bid for asbestos

Submitted to:
Laura Puckett
City of Texarkana, Texas
P.O. Box 1967, Texarkana, Texas

ERI Consulting, Inc.
Asbestos Abatement Bid Tabulation
CITY OF TEXARKANA, TEXAS
(10 houses) ES#15-098 - 15-107

9.1.b

Contractor	Total Quote
Air Quality Associates	\$58,333.00
Cactus Abatement & Demolition	\$63,900.00
Mooring	\$65,000.00
ERI Estimate	\$59,950.00



Air Quality Associates, Inc.
 3933 FM 344 E, Tyler, Texas 75703
 Phone/Fax: 903-592-7316

February 13, 2015

Proposal #2014-3191A

City of Texarkana
 Attn: Laura Puckett
 Administrative Coordinator
 Demolition Department
 Engineering & Infrastructure
 220 Texas Blvd
 Texarkana, Texas 75501
Laura.puckett@txkusa.org
 cc: mary@ericonsulting.com

RE: Proposal –Asbestos Abatement –Multiple Residential Structures, 10 Houses, Texarkana, Texas

We propose to furnish all labor, tools, materials, and equipment necessary for asbestos removal as noted in the scope of work below. All work performed by AQA, Inc. will be done in strict compliance with OSHA, EPA and state guidelines governing asbestos projects.

Scope of Work:

- ✚ Removal and disposal of 750 sf of ACM flooring from 1615 Nolthenius St.
- ✚ Removal and disposal of 3,000 sf of ACM Sheetrock wall/ceiling and 75 sf ACM flooring from 1818 W. 15th St.
- ✚ Removal and disposal of 1,650 sf of ACM sheetrock wall/ceiling from 2209 W. 17th St.
- ✚ Removal and disposal of 1,400 sf of ACM exterior cement panel siding from 600 Richmond St.
- ✚ Removal and disposal of 650 sf of ACM exterior cement panel siding from 602 Richmond St.
- ✚ Removal and disposal of 4,000 sf of ACM sheetrock wall/ceiling from 612 Melton St.
- ✚ Removal and disposal of 175 sf of ACM ceiling surfacing from 616 Wilson St.
- ✚ Removal and disposal of 5,100 sf of ACM sheetrock wall/ceiling from 703 Blanton St.
- ✚ Removal and disposal of 1,300 sf of ACM flooring materials from 606 Connella St.
- ✚ Removal and disposal of 3,500 sf of ACM sheetrock wall/ceiling and 180 sf ACM flooring from 403 Robbins St.

The lump sum offered for this project is \$58,333.00 (Fifty-eight thousand three hundred thirty-three dollars and 00/100)

NOTE: Lump sum does not include TDH notification fees or consulting fees. Terms: Net 10 days/No retainage accepted/Price good for 30 days from the above date. Work to be performed Monday-Friday between 8am-5pm. No holiday or weekend work is included in this quote. All ACM waste to be disposed according to state regulations. Power and water utilities to be provided as per specifications. Any revision to schedule or quantities of removal could result in an additional work order.

We appreciate the opportunity to quote you on this project. If you have any questions, please feel free to contact me at (903) 592-7316. Upon acceptance, please sign and fax back to (903) 592-7219.

Sincerely,

Paula Anderson
 Operations Manager
paula@aqatexas.com

Acceptance Date: _____ Approval Signature: _____

Printed Name: _____

RESOLUTION NO. 2015 - 024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ACCEPTING A BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AIR QUALITY ASSOCIATES, INC. FOR ASBESTOS ABATEMENT OF TEN STRUCTURES ON THE COUNCIL'S TOP FORTY (40) DEMOLITION LIST IN AN AMOUNT NOT TO EXCEED FIFTY-EIGHT THOUSAND THREE HUNDRED THIRTY-THREE DOLLARS AND NO/100 (\$58,333.00); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City requested ERI Consulting, Inc. to solicit bids for asbestos abatement of ten (10) structures on the Council's Top Forty (40) Demolition List that were determined to have asbestos present; and

WHEREAS, the bidder with the lowest and best bid was Air Quality Associates, Inc. of Tyler, Texas in an amount not to exceed FIFTY EIGHT THOUSAND THREE HUNDRED THIRTY-THREE DOLLARS AND NO/100 (\$58,333.00) and

WHEREAS, funds are available for this service through the 2015 General Fund.

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

SECTION 1: That the bid submitted by Air Quality Associates, Inc. for asbestos abatement of ten (10) structures listed in exhibit "A" be and is hereby accepted.

SECTION 2: That the City Manager be and is hereby authorized to enter into a contract with Air Quality Associates, Inc. in an amount not to exceed FIFTY EIGHT THOUSAND THREE HUNDRED THIRTY-THREE DOLLARS AND NO/100 (\$58,333.00).

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 **27th** day of **April, 2015**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: Resolution No. 2015-024 [Revision 3] (1269 : Res No. 2015-024 Accept bid for asbestos abatement for 10 Structures)