CITY OF TEXARKANA

CITY COUNCIL

AGENDA ● JUNE 11, 2018

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

Mayor

Bob Bruggeman

Ward 1	Ward 3	Ward 5
Jean H. Matlock	Betty Williams	Bill Harp
Ward 2	**Ward 4**	**Ward 6**
Mary Hart	Christie Alcorn	Josh Davis

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

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

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

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

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JEAN MATLOCK

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, July 9, 2018 at 6:00 p.m.
Monday, August 13, 2018 at 6:00 p.m.
Monday, August 27, 2018 at 6:00 p.m.

Parks & Recreation Events:

June 14th	Movies in the Park: "Paddington 2"**	Spring Lake Park
June 16th - 17th	Softball Showcase Tournament	Karrh/Wallace Parks
June 18th	Summer Camp Begins	Southwest Center
June 22nd - 24th	Softball Showcase Tournament	Karrh/Wallace Parks
July 7th	Softball Tournament	Karrh Park
July 7th - 10th	Dixie State AAA North (9-10)	Spring Lake Park
July 7th - 10th	Dixie State Ozone North (11-12)	Spring Lake Park

**Movies in the Park will start at dusk.

All Parks & Recreation information can be found on the city website www.ci.texarkana.tx.us or by calling (903) 798-3978.

Farmer's Market Hours: 7:00 a.m. - Until sold out

Farmer's Market Events: 9:00 - 11:00 a.m.

June 16th - Kid's Day & Sidewalk Chalk Contest
June 23rd - Summer Celebration & 6th Green Tomato Day sponsored by BWI
June 30th - Cycle Day sponsored by Berridge Bikes

July 7th - Yoga at the Market

Proclamation Presentation

Men's Health Month - June 2018

Appointments to Boards & Commissions

IV. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on May 29, 2018 at 6:00 PM.

2. Ordinance No. 2018-065 amending the Code of Ordinances by adding Section 28-13, "Prohibited Conduct on Public Transportation", and repealing and deleting Article VI, "Public Transit Offenses", and Section 28-181, "Prohibitions; Public Transit Offenses".

   Public Hearing:
   Council Vote: June 11, 2018

3. Resolution No. 2018-074 authorizing the City Manager to enter into a contract with Total Highway Maintenance, LLC for the major road maintenance striping project in an amount not to exceed $81,200.58.

   Public Hearing:
   Council Vote: June 11, 2018

Action Item

4. Resolution No. 2018-075 approving a settlement agreement benefitting the City in the Liquid Aluminum Sulfate Antitrust Litigation and delegating authority to the City Manager or designee to approve the agreement on behalf of the City.

   Public Hearing:
   Council Vote: June 11, 2018

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".

Closed Session

The City Council will convene into closed session pursuant to Texas Government Code Section 551.074 (Personnel Matters) to discuss or deliberate reappointment of Sherry L. Jackson, J.D., as City Judge of the City's Municipal Court of Record and amending Judge Jackson's Compensation Agreement.

Reconvene Into Open Session

Action Item

1. Resolution No. 2018-073 for the reappointment of the Municipal Judge and the approval of a two-year employment agreement.

   Public Hearing:
   Council Vote: June 11, 2018

V. FIRST BRIEFINGS

1. Ordinance No. 2018-069 granting a Specific Use Permit to allow the application of permanent cosmetics/microblading on Lot 1, Richmond Park Subdivision, located at 3321 Richmond Road. Jason Cree, applicant. Tiffany Pham, agent.

   Public Hearing: July 9, 2018
   Council Vote: July 9, 2018

2. Ordinance No. 2018-070 granting a Specific Use Permit to allow an in-home day care on Lot 5, Block 1, Hancock's Addition, located at 2405 Garber Street. Ruby Scott, applicant. Robin Tucker, agent.

   Public Hearing: July 9, 2018
   Council Vote: July 9, 2018

3. Ordinance No. 2018-071 amending P-05-5(O) for site plan approval on Lot 1, Texas Bank & Trust Subdivision, located at 4646 Cowhorn Creek Road. Matt and Cindy Young, applicants. Kayla Wood, MTG Engineering and Surveying, agent.

   Public Hearing: July 9, 2018
   Council Vote: July 9, 2018

4. Resolution No. 2018-072 adopting the Community Development Block Grant (CDBG) Consolidated Plan, Citizen Participation Plan and Annual Action Plan.

   Public Hearing: July 9, 2018
   Council Vote: July 9, 2018

VI. PUBLIC HEARINGS

1. Resolution No. 2018-064 authorizing the City Manager to negotiate and sign an economic development agreement with Gregg Orr for a term not to exceed ten (10) years to include a business incentive of a rebate of a portion of taxes paid by Gregg Orr and collected by the City derived from new business facilities to be constructed on an extension of Kenwood Road not to exceed Six Hundred Twelve Thousand Dollars ($612,000).

   Public Hearing: June 11, 2018
   Council Vote: June 11, 2018

VII. ITEMS FOR DISCUSSION

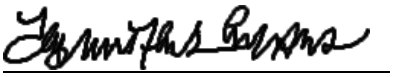
Staff Updates - Annexation Service Plans

Annexation Supporting Documents

VIII. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

IX. ADJOURNMENT



Jennifer Evans
City Secretary

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

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

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

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

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

Version:

Briefing Sheet

Update Date: 5/31/2018 8:51 AM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary

Subject: Men's Health Month - June 2018

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Men's Health Month began in 1994 with the Congressional passage of Men's Health Week, sponsored by Senator Bob Dole and congressman Bill Richardson at the request of Men's Health Network.

Potential Options:

- None
-

Fiscal Implications:

None

Staff Recommendation:

For Mayor to proclaim June 2018 as "Men's Health Month".

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. Mens Health Month Proclamation June 2018(PDF)

PROCLAMATION

Men's Health Month

Whereas, despite advances in medical technology and research, men continue to live an average of five years less than women, with Native American and African-American men having the lowest life expectancy; and

Whereas, educating the public and healthcare providers about the importance of a healthy lifestyle and early detection of male health problems will result in reducing rates of mortality from disease; and

Whereas, men who are educated about the value that preventative health can play in prolonging their lifespan and their role as productive family members will be more likely to participate in health screenings; and

Whereas, fathers who maintain a healthy lifestyle are role models for their children and have happier, healthier children; and

Whereas, the Men's Health Network worked with Congress to develop a national men's health awareness period as a special campaign to help educate men, boys, and their families about the importance of positive health attitudes and preventative health practices; and

Whereas, the Men's Health Month website has been established at www.MensHealthMonth.org and features resources, proclamations, and information about awareness events and activities, including Wear Blue for Men's Health; and

Whereas, Texarkana's Men's Health Month will focus on a broad range of men's health issues, including heart disease, diabetes, mental health and, prostate, testicular and colon cancers; and

Whereas, citizens of this city are encouraged to increase awareness of the importance of a healthy lifestyle, regular exercise, and routine medical check-ups.

NOW, THEREFORE, I, Bob Bruggeman, Mayor of the City of Texarkana, Texas, do hereby proclaim June 2018, as:

"Men's Health Month"

in Texarkana and encourage all our citizens to pursue preventative health practices and early detection efforts.

Bob Bruggeman, Mayor

Attest:

Jennifer Evans, City Secretary

Attachment: Mens Health Month Proclamation June 2018 (1782 : Men's Health Month Proclamation)

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • MAY 29, 2018

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

ee Name	Title	Status	Arrived
ggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Late	6:16 PM
illiams	Ward 3	Present	
Alcorn	Ward 4	Present	
p	Ward 5	Present	
vis	Ward 6	Present	

Staff Present: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, Kristin Peeples, Eric Schlotter, Sherry Jackson Hawkins, Karey Parker, David Orr, Mashell Daniel, and Jerry Sparks.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER BETTY WILLIAMS

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, June 11, 2018 at 6:00 p.m.
Monday, July 9, 2018 at 6:00 p.m.
Monday, August 13, 2018 at 6:00 p.m.
Monday, August 27, 2018 at 6:00 p.m.

Parks & Recreation Events:

May 31st	Movies in the Park: "Jumanji"**	Spring Lake Park
June 7th	Movies in the Park: "Wonder"**	Spring Lake Park
June 7th - 9th	Dixie Baseball Tournament	Spring Lake Park
June 9th - 10th	USSSA Men's Softball Tournament	Wallace Park

Minutes Acceptance: Minutes of May 29, 2018 6:00 PM (Consent Items)

**Movies in the Park will start at dusk.

All Parks & Recreation information can be found on the city website <http://tx-texarkana.civicplus.com> or by calling (903) 798-3978.

Farmer's Market Hours: 7:00 a.m - Until Sold Out

Farmer's Market Events: 9:00 a.m - 11:00 a.m.

June 2nd - Yoga at the Market and Grilling Too! Sponsored by Dot's Ace Hardware

June 9th - Healthy Living Series with live music by Zach Yeldell

Farmer's Market Night Market:

June 9th - 5:00 p.m. - 8:00 p.m.

A big "Thank You" was given to the local Offenhauser and Co. Insurance Agency for being honored as a 90-year member of the Texas Chamber of Commerce by the state chamber association.

Vallerie Klingbeil, a Texas A&M - Texarkana student, was welcomed to the council meeting. Ms. Klingbeil is Vice-President of Student Services and has a great interest in city government.

Appointments to Boards & Commissions

There were no appointments made to any board or commission.

IV. ITEMS FOR CONSIDERATION

Consent Items

(6:08 p.m.)

Minutes Acceptance: Minutes of May 29, 2018 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Williams, Alcorn, Harp, Davis
ABSENT:	Hart
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Joint City Committee Special Meeting of the City Council held on May 8, 2018 at 3:00 PM.

2. Consider approval of the minutes of the Regular Meeting of the City Council held on May 14, 2018 at 6:00 PM.

3. Resolution No. 2018-062 authorizing the City Manager to enter into a contract(s) with Texarkana Concrete for completion of the New Boston Road sidewalk improvements.

   Public Hearing:
   Council Vote: May 29, 2018

Open Forum: Comments from the public (Limit 5 minutes each)

Kelly Mitchell addressed council providing an update on Sulphur River Basin Authority (SRBA) activities. SRBA is proposing a joint meeting with the City Council and Riverbend Water Resources District for July 7th.

Dr. R.L. Johnson addressed council concerning the reported injustices suffered by inmates at the Bi-State Justice Center jail.

Mike Malone addressed council extending an invitation to an "Economic Summit" to be held by the Northeast Texas Alliance to discuss workforce issues. The conference will be held at the Mt. Pleasant Convention Center on June 6th from 8:00 a.m. to 1:30 p.m. Mr. Malone also personally thanked Council Members Davis and Williams for taking the initiative and time to clean up litter in various parts of the city.

Action Items

4. Resolution No. 2018-061 authorizing the City Manager to enter into a contract with Total Highway Maintenance for completion of downtown parking and two-way street conversion and authorizing sole source expenditures for completion of the project scope .

   Public Hearing:
   Council Vote: May 29, 2018

David Orr briefed this agenda item.
(6:21 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Josh Davis, Ward 6
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

5. Ordinance No. 2018-065 amending the Code of Ordinances by adding Section 28-13, "Prohibited Conduct on Public Transportation", and repealing and deleting Article VI, "Public Transit Offenses", and Section 28-181, "Prohibitions; Public Transit Offenses".

   Public Hearing:
   Council Vote: May 29, 2018

   Jeff Lewis briefed this agenda item. Mr. Lewis recommended moving the agenda item forward to the next council meeting in order to correct a typographical error found in the ordinance.

RESULT:	**MOVED FORWARD**	**Next: 6/11/2018 6:00 PM**

6. Resolution No. 2018-066 establishing criteria for honorary street designations.

   Public Hearing:
   Council Vote: May 29, 2018

   Jeff Lewis briefed this agenda item.
   (6:27 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Christie Alcorn, Ward 4
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

7. Resolution No. 2018-067 designating with an honorary street sign "topper" a portion of M. L. King, Jr. Boulevard, Plum and Apple Streets as "A.E. Alton Way".

   Public Hearing:
   Council Vote: May 29, 2018

   Council Member Matlock briefed this agenda item. Jimmy Young, a 1963 graduate of Dunbar High School, made a few comments and thanked council for its consideration in honoring Mr. A.E. Alton with this resolution.

Minutes Acceptance: Minutes of May 29, 2018 6:00 PM (Consent Items)

(6:32 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Christie Alcorn, Ward 4
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

8. Resolution No. 2018-068 supporting the organization and mission of AR-TX REDI (Regional Economic Development Incorporated) for connecting prospective national and international business and industry contacts with regional partners to build a stronger economy.

   Public Hearing:
   Council Vote: May 29, 2018

   City Manager Jaster briefed this agenda item. James Henry Russell, President of Texarkana College, thanked council for its consideration and support of this agenda item.
   (6:37 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

V. FIRST BRIEFINGS

1. Resolution No. 2018-064 authorizing the City Manager to negotiate and sign an economic development agreement with Gregg Orr for a term not to exceed ten (10) years to include a business incentive of a rebate of a portion of taxes paid by Gregg Orr and collected by the City derived from new business facilities to be constructed on an extension of Kenwood Road not to exceed Six Hundred Twelve Thousand Dollars ($612,000).

   Public Hearing: June 11, 2018
   Council Vote: June 11, 2018

   Jerry Sparks briefed this agenda item.

RESULT:	**MOVED FORWARD**	**Next: 6/11/2018 6:00 PM**

VI. PUBLIC HEARINGS

Minutes Acceptance: Minutes of May 29, 2018 6:00 PM (Consent Items)

1. Ordinance No. 2018-056 amending PD-18-2(C) for site plan approval on a 8.104 acre tract of land in the George Brinlee HRS, A-18, located in the 4000 block of Mall Drive. Gregg Orr, applicant. Kayla Wood, MTG Engineering and Surveying, agent.

   Public Hearing: May 29, 2018
   Council Vote: May 29, 2018

   David Williams, of MTG Engineering and Surveying, presented himself for questions and asked for council's approval of this ordinance.
   (6:44 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Josh Davis, Ward 6
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

2. Ordinance No. 2018-057 amending PD-2(GR) for site plan approval on a 1.353 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 4, Block 1), located in the 2000 block Mall Drive. Toney Livingston, under contract to purchase. David Williams, MTG Engineering and Surveying, agent.

   Public Hearing: May 29, 2018
   Council Vote: May 29, 2018

   David Williams, of MTG Engineering and Surveying, presented himself for questions and asked for council's approval of this ordinance.
   (6:47 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Christie Alcorn, Ward 4
SECONDER:	Betty Williams, Ward 3
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

3. Ordinance No. 2018-058 amending PD-2(GR) for site plan approval on a 1.330 acre tract of land being part of Lot 2, South Cowhorn Creek Loop Subdivision (proposed Lot 5, Block 1), located in the 2000 block of Mall Drive. CTM Hospitality, LLC, under contract to purchase. David Williams, MTG Engineering and Surveying, agent.

   Public Hearing: May 29, 2018
   Council Vote: May 29, 2018

   David Williams, of MTG Engineering and Surveying, presented himself for questions and asked for council's approval of this ordinance.
   (6:49 p.m.)

Minutes Acceptance: Minutes of May 29, 2018 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bill Harp, Ward 5
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

4. Ordinance No. 2018-059 granting a Specific Use Permit to allow a residential treatment center (women only) on Lots 8-10, Block 118, City Trigg Addition, located at 1114 Olive Street. Nelda Shavers, under contract to purchase.

   Public Hearing: May 29, 2018
   Council Vote: May 29, 2018

   Nelda Shavers and Shameka Shavers asked for council's approval of this ordinance.
   (6:52 p.m.)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mary Hart, Ward 2
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

VII. ITEMS FOR DISCUSSION

Staff Updates - None

VIII. ADMINISTRATIVE COMMENTS

1. City Council

   Mayor Bruggeman asked council if thought had been given to placing banners on certain street lights in various corridors of the city. Council consensus was for staff to come back with some stipulations and guidelines governing the placement of banners on street lights.

   Council Member Hart apologized for being late to the council meeting.

2. City Staff

   Staff had no administrative comments for council.

IX. ADJOURNMENT

A motion was made to adjourn the meeting.
(6:57 p.m.)

Minutes Acceptance: Minutes of May 29, 2018 6:00 PM (Consent Items)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Christie Alcorn, Ward 4
SECONDER:	Mary Hart, Ward 2
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

Minutes Acceptance: Minutes of May 29, 2018 6:00 PM (Consent Items)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/4/2018 9:45 AM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary

Subject: Ordinance No. 2018-065 amending the Code of Ordinances by adding Section 28-13, "Prohibited Conduct on Public Transportation", and repealing and deleting Article VI, "Public Transit Offenses", and Section 28-181, "Prohibitions; Public Transit Offenses".

Briefing: 6/11/2018 **Public Hearing:** **Council Vote:** 6/11/2018

Item Schedule

Updates/History of Briefing: NOT APPLICABLE

Executive Summary and Background Information:
An evaluation of Section 28-181 of the Code of Ordinances reveals a lack of prosecutorial history, delineation of various acts or conduct proscribed by other Code provisions, and certain provisions superseded in part by changes in Texas law. Texarkana Urban Transit District (TUTD), operating as T-Line Bus System, has rules for safety precautions and customer conduct. Therefore, city staff recommends amending sections of Chapter 28 of the Code of Ordinances as outlined in this ordinance.

Potential Options:
* None
* Fiscal Implications:
None

Staff Recommendation:
Staff recommends approval of this ordinance.

Advisory Board/Committee Review:
NONE

Board/Committee Recommendation:
NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:
NOT APPLICABLE

Attachments

a. 2018-065 ORD amend Code Ch. 28 Prohibition on Public Transp (DOC)
b. 2018-065 Goals & Perspectives (DOCX)

City of Texarkana, Texas

Staff Coordination

City Manager	Jennifer Evans	Department Head Review	Completed	05/24/2018 9:34 AM
Municipal Prosecutor	Jennifer Evans	Asst. City Attorney Review	Skipped	05/24/2018 10:14 AM
City Manager	Jennifer Evans	Deputy City Manager Review	Skipped	05/24/2018 10:15 AM
City Attorney	Jeffery C. Lewis	City Attorney Review	Completed	05/24/2018 10:21 AM
Deputy City Manager - Review	Kyle Dooley Completed	Kyle Dooley	Deputy City Manager	05/24/2018 10:52 AM
Public Information Officer		Lisa Thompson	PIO Review	Completed 05/24/2018 10:59 AM
City Manager	Shirley Jaster	City Manager Review	Completed	05/24/2018 3:28 PM
City Council	Jennifer Evans	Meeting	Completed	05/29/2018 6:00 PM

Meeting History

05/29/18 City Council MOVED FORWARD Next: 06/11/18

Jeff Lewis briefed this agenda item. Mr. Lewis recommended moving the agenda item forward to the next council meeting in order to correct a typographical error found in the ordinance.

PUBLISH

Attachment: 2018-065 ORD amend Code Ch. 28 Prohibition on Public Transp (1855 : 2018-065 ORD Amend Ch. 28 of Code Prohibition on Public

ORDINANCE NO. 2018 – 065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 28, "OFFENSES AND MISCELLANEOUS PROVISIONS", BY ADDING SECTION 28-13, "PROHIBITED CONDUCT ON PUBLIC TRANSPORTATION", AND REPEALING AND DELETING ARTICLE VI, "PUBLIC TRANSIT OFFENSES", AND SECTION 28-181, "PROHIBITIONS; PUBLIC TRANSIT OFFENSES"; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an evaluation of Section 28-181 of the Code of Ordinances reveals a lack of prosecutorial history, delineation of various acts or conduct proscribed by other Code provisions, and certain provisions superseded in part by changes in Texas law; and

WHEREAS, Texarkana Urban Transit District (TUTD), operating as T-Line Bus System, has rules for safety precautions and customer conduct; and

WHEREAS, City staff recommends amending the Code by repealing Section 28-181 and adding a general provision in Chapter 28 making conduct prohibited by the Code on public property applicable to such conduct on public transit system vehicles, facilities, and locations.

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

SECTION 1: The Code of Ordinances of the City of Texarkana, Texas, is hereby amended to add the following Section 28-13 to Chapter 28, "Offenses and Miscellaneous Provisions":

Sec. 28-13. - Prohibited Conduct on Public Transportation

Any prohibited conduct on public property as set out in this Code shall also apply to prohibit such conduct on public transit system vehicles, facilities, and locations. Public transit agencies may promulgate rules for safety precautions and customer conduct consistent with this Code and state and federal law.

SECTION 2: The Code of Ordinances of the City of Texarkana, Texas, Chapter 28, "Offenses and Miscellaneous Provisions", Article VI, "Public Transit Offenses", and Section 28-181, "Prohibitions; public transit offenses", are hereby repealed and deleted in their entirety; and the Code shall hereafter read, "ARTICLE VI. - RESERVED", deleting all section numbers under said Article VI.

SECTION 3: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

PUBLISH

SECTION 4: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **11th day of June, 2018**.

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2018-065 ORD amend Code Ch. 28 Prohibition on Public Transp (1855 : 2018-065 ORD Amend Ch. 28 of Code Prohibition on Public

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2018-065 Goals & Perspectives (1855 : 2018-065 ORD Amend Ch. 28 of Code Prohibition on Public Transp.)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/7/2018 2:42 PM

Lead Department: Public Works Department **Action Officer:** Jennifer Evans, City Secretary

Subject: Resolution No. 2018-074 authorizing the City Manager to enter into a contract with Total Highway Maintenance, LLC for the major road maintenance striping project in an amount not to exceed $81,200.58.

Briefing: 6/11/2018 **Public Hearing:** **Council Vote:** 6/11/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The City advertised an invitation for bids for the major road maintenance striping project on May 20, 2018 and again on May 27, 2018. A pre-bid meeting was held at the Public Works Department, 919 Elm St., on May 29, 2018 at 10:00 A.M. Bids were required to be submitted to the City's Purchasing Department by June 5, 2018 at 2:00 P.M. The City received one bid from Total Highway Maintenance, LLC for a total cost of $81,200.58.

Potential Options:

- Approve
- Deny

Fiscal Implications:

Funds are available in the Major Maintenance Fund.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2018-074 RES Striping Contract (DOC)
b. 2018-074 Exhibit 'A' Striping - Bid Tab (PDF)
c. 2018-074 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department	Completed	Dusty Henslee 06/07/2018 3:06 PM	Department Head Review	
Finance Department	Kristin Peeples	Finance Review	Completed	06/07/2018 4:27 PM
Deputy City Manager - Kyle Dooley Review	Completed	Kyle Dooley 06/08/2018 8:13 AM	Deputy City Manager	
Public Information Officer	06/08/2018 8:41 AM	Lisa Thompson	PIO Review	Completed
City Manager	Shirley Jaster	City Manager Review	Completed	06/08/2018 9:00 AM
City Council	Vicky Coopwood	Meeting	Pending	06/11/2018 6:00 PM

Meeting History

RESOLUTION NO. 2018 - 074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TOTAL HIGHWAY MAINTENANCE, LLC FOR THE MAJOR ROAD MAINTENANCE STRIPING PROJECT IN AN AMOUNT NOT TO EXCEED EIGHTY-ONE THOUSAND TWO HUNDRED DOLLARS AND FIFTY-EIGHT CENTS ($81,200.58); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, issued invitations for bid on the major road maintenance striping project; and

WHEREAS, in response, one (1) bid was received and is summarized in the Bid Tab Sheet on the attached **Exhibit "A"**; and

WHEREAS, the one (1) bid was submitted by Total Highway Maintenance, LLC for EIGHTY-ONE THOUSAND TWO HUNDRED DOLLARS AND FIFTY-EIGHT CENTS ($81,200.58); and

WHEREAS, funds are available in the Major Maintenance Fund budget for fiscal year 2018.

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

SECTION 1: That the bid to supply major road maintenance striping services for the City of Texarkana, Texas, by Total Highway Maintenance, LLC is accepted for an amount not to exceed EIGHTY-ONE THOUSAND TWO-HUNDRED DOLLARS AND FIFTY-EIGHT CENTS ($81,200.58).

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 **11th day of June, 2018**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2018-074 RES Striping Contract (1868 : 2018-074 RES authorizing striping contract)

Bid Tabulation
for
MAJOR ROAD MAINTENANCE STRIPING PROJECT

2018-074 Exhibit "A"

				Total Highway Maintenance Cedar Hill, TX		
	18-1901-08					
	June 5, 2018 2:00PM			**Pre-Bid**	**Unit $**	**Total**
Item #	**Description**	**EST. QTY**	**UNIT**	**Y**		
1	Removal of Existing Pavement Marking	1	LS		$4,500.00	$4,500.00
2	4" White Solid Pavement Marking	7400	LF		$0.42	$3,108.00
3	8" White Solid Pavement Marking	1,205	LF		$0.75	$903.75
4	4" Yellow Solid Pavement Marking	6,944	LF		$0.42	$2,916.48
5	4" Yellow Broken Pavement Marking	6,833	LF		$0.45	$3,074.85
6	8" Yellow Solid Pavement Marking	90	LF		$0.75	$67.25
7	4" Double Yellow Pavement Marking	9,945	LF		$0.75	$7,458.75
8	24" White Prefab Solid Pavement Marking	550	LF		$15.45	$8,497.50
9	8' Prefab Arrow Pavement Marking	18	EA		$325.00	$5,850.00
10	8' Prefab Word Pavement Marking	16	EA		$475.00	$7,600.00
11	Railroad Pavement Marking	4	EA		$750.00	$3,000.00
12	Rumble Strip	84	LF		$36.00	$3,024.00
13	Mobilization	1	LS		$22,500.00	$22,500.00
14	Signing And Barricading	1	LS		$7,500.00	$7,500.00
15	Performance & Payment Bond	1	LS		$1,200.00	$1,200.00
	TOTALS					**$81,200.58**

Attachment: 2018-074 Exhibit 'A' Striping - Bid Tab [Revision 1] (1868 : 2018-074 RES authorizing striping

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:	Medium

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2018-074 Goals & Perspectives (1868 : 2018-074 RES authorizing striping contract)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/8/2018 12:43 PM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary

Subject: Resolution No. 2018-075 approving a settlement agreement benefitting the City in the Liquid Aluminum Sulfate Antitrust Litigation and delegating authority to the City Manager or designee to approve the agreement on behalf of the City.

Briefing: 6/11/2018 **Public Hearing:** **Council Vote:** 6/11/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

On November 25, 2015, the City of Texarkana, Texas, together with the City of Texarkana, Arkansas, filed suit in the United States District Court for the District of New Jersey on behalf of the cities and as representatives of the putative class of similarly-situated persons (a suit which has been consolidated with other suits filed by other public and private entities) asserting claims alleging a conspiracy against named defendants and unnamed co-conspirators to allocate territories and/or not to compete for each other's historical business by rigging bids, allocating customers, and fixing, stabilizing, and maintaining the price of Alum sold in the United States during a certain period. Alum is a chemical directly purchased by Texarkana Water Utilities for its operations.

Pending approval by the City and others, a settlement agreement has been reached with a small group of defendants, with the agreement benefitting both the City of Texarkana, Texas, and the City of Texarkana, Arkansas, by making available some funds for the damages arising from the alleged conspiracy and also securing cooperation from the settling defendants on the pending claims against the non-settling defendant.

The 48-page settlement agreement is included as an exhibit to the resolution.

The City Council's approval of this resolution will authorize the City Manager or who she may designate to approve this settlement agreement on behalf of the City of Texarkana, Texas.

Potential Options:

- Approve
- Deny

Fiscal Implications:

No adverse fiscal implications.

Staff Recommendation:

Staff recommends approval of this resolution.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2018-075 RES Auth CM sign LAS settlement v4 (DOC)
b. 2018-075 EXH 'A' - settlement agreement (PDF)
c. 2018-075 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Jennifer Evans	Department Head Review	Completed	06/08/2018 12:43 PM
City Attorney	Jeffery C. Lewis	City Attorney Review	Completed	06/08/2018 1:07 PM
Deputy City Manager - Kyle Dooley Review	Kyle Dooley Completed	Deputy City Manager 06/08/2018 1:34 PM		
Public Information Officer	Lisa Thompson	PIO Review	Completed	06/08/2018 1:42 PM
City Manager	Shirley Jaster	City Manager Review	Completed	06/08/2018 2:49 PM
City Council	Vicky Coopwood	Meeting	Pending	06/11/2018 6:00 PM

Meeting History

RESOLUTION NO. 2018 - 075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING A SETTLEMENT AGREEMENT BENEFITTING THE CITY IN THE LIQUID ALUMINUM SULFATE ANTITRUST LITIGATION AND DELEGATING AUTHORITY TO THE CITY MANAGER OR DESIGNEE TO APPROVE THE SETTLEMENT AGREEMENT ON BEHALF OF THE CITY OF TEXARKANA, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on November 25, 2015, the City of Texarkana, Texas, together with the City of Texarkana, Arkansas, filed suit in the United States District Court for the District of New Jersey on behalf of the cities and as representatives of the putative class of similarly-situated persons (a suit which has been consolidated with other suits filed by other public and private entities) asserting claims alleging a conspiracy against named defendants and unnamed co-conspirators to allocate territories and/or not to compete for each other's historical business by rigging bids, allocating customers, and fixing, stabilizing, and maintaining the price of Alum sold in the United States during a certain period, and Alum is a chemical directly purchased by Texarkana Water Utilities for its operations; and

WHEREAS, pending approval by the City and others, a settlement agreement has been reached with a small group of defendants, with the agreement attached as **Exhibit "A"** to this Resolution, which benefits both the City of Texarkana, Texas, and the City of Texarkana, Arkansas, by making available some funds for the damages arising from the alleged conspiracy and also securing cooperation from the settling defendants on the pending claims against the non-settling defendant; and

WHEREAS, the City Council intends for this resolution to approve the settlement agreement and delegate authority to the City Manager or who she may designate to approve this agreement on behalf of the City of Texarkana, Texas.

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

SECTION 1: The City Council approves the settlement agreement attached as **Exhibit "A"** to this Resolution and delegates authority to the City Manager or who she may designate to approve this agreement on behalf of the City of Texarkana, Texas.

SECTION 2: 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 **11th day of June, 2018**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-075 RES Auth CM sign LAS settlement v4 (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

UNITED STATES DISTRICT COURT
DISTRICT OF NEW JERSEY

In Re: LIQUID ALUMINUM SULFATE ANTITRUST LITIGATION	Civil Action No. 16-md-2687 (JLL) (JAD)

SETTLEMENT AGREEMENT BETWEEN DIRECT PURCHASER CLASS PLAINTIFFS AND DEFENDANTS GEO SPECIALTY CHEMICALS, INC., KENNETH A. GHAZEY AND BRIAN C. STEPPIG

THIS SETTLEMENT AGREEMENT is made and entered into as of the 1st day of June 2018 by and between on the one hand: Plaintiffs Central Arkansas Water; City of Charlotte, North Carolina; City and County of Denver, Colorado, acting by and through its board of Water Commissioners; Flambeau River Papers, LLC; City of Greensboro, North Carolina; Mobile Area Water and Sewer System; City of Rochester, Minnesota; City of Sacramento, California; SUEZ Water Environmental Services Inc.; SUEZ Water New Jersey Inc.; SUEZ Water Princeton Meadows Inc.; SUEZ Water New York Inc.; SUEZ Water Pennsylvania Inc.; and City of Texarkana, Arkansas and City of Texarkana, Texas, d/b/a Texarkana Water Utilities (collectively, "Direct Purchaser Class Plaintiffs"), individually and on behalf of the putative Direct Purchaser Settlement Class, as defined below; and on the other hand Defendant GEO Specialty Chemicals Inc. ("GEO"), Kenneth A. Ghazey ("Ghazey") and Brian C. Steppig ("Steppig") (collectively the "GEO Settling Parties"). The Direct Purchaser Class Plaintiffs, Direct Purchaser Settlement Class, and the GEO Settling Parties are referred to collectively as the "Parties" and individually as a "Party."[1] This Agreement does not release any claims of the Direct Purchaser Class Plaintiffs and the other members of the Direct Purchaser Settlement Class against any Non-Settling Defendant.

[1] All terms with initial capitalization shall have the meanings set forth in Paragraph 1 below or as otherwise defined herein.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

WHEREAS, Direct Purchaser Class Plaintiffs (on behalf of themselves and as representatives of the putative class of similarly-situated persons) allege in the Consolidated Proceedings, as defined below, among other things, that the GEO Settling Parties participated in a conspiracy – with other Defendants in this litigation and unnamed co-conspirators – to allocate territories and/or not to compete for each other's historical business by rigging bids, allocating customers, and fixing, stabilizing, and maintaining the price of liquid aluminum sulfate ("Alum") sold in the United States from January 1, 1997 through at least February 28, 2011;

WHEREAS, Interim DPP Lead Counsel and Plaintiffs' Steering Committee have been appointed by the Court to represent, on an interim basis, the putative class of Direct Purchasers;

WHEREAS, certain additional plaintiffs have filed their own suit in the Consolidated Proceedings (identified in Exhibit A), and those certain additional plaintiffs that purchased Alum in the United States directly from a Defendant or co-conspirator from January 1, 1997 to at least February 28, 2011 have agreed to be treated as members of the Direct Purchaser Settlement Class for purposes of this Agreement and consent to Interim DPP Lead Counsel and Plaintiffs' Steering Committee, as defined below, acting on their behalf for the purposes of this Agreement ("Direct Action Direct Purchaser Settlement Class Members")[2];

WHEREAS, the GEO Settling Parties acknowledge that it is appropriate, solely as part of this Settlement, and subject to Final Approval, to stipulate to the certification of the Direct Purchaser Settlement Class, as defined below, and that the prerequisites of Federal Rule of Civil Procedure 23 have been satisfied here;

[2] All references to the Direct Purchaser Settlement Class throughout this Agreement include the Direct Action Direct Purchaser Class Members and their claims.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

WHEREAS, the Parties wish to resolve all claims asserted and all claims that could have been asserted in the Consolidated Proceedings by Direct Purchaser Class Plaintiffs against the GEO Settling Parties for participating in a conspiracy – with other Defendants in this litigation and unnamed co-conspirators – to allocate territories and/or not to compete for each other's historical business by rigging bids, allocating customers, and fixing, stabilizing, and maintaining the price of Alum sold in the United States from January 1, 1997 through at least February 28, 2011;

WHEREAS, counsel for the Parties have engaged in arm's-length negotiations on the terms of this Agreement, as defined below, and this Agreement embodies all of the terms and conditions of the Settlement;

WHEREAS, Direct Purchaser Class Plaintiffs have concluded, after preliminary discovery and investigation of the facts and after considering the circumstances of the Class Action and the applicable law, as well as the value of the GEO Settling Parties' cooperation to the Direct Purchaser Class Plaintiffs in seeking relief in the Class Action, that it is in the best interests of Direct Purchaser Class Plaintiffs to enter into this Agreement with the GEO Settling Parties to avoid the uncertainties of further complex litigation, and to obtain the benefits described herein for the Direct Purchaser Settlement Class, and, further, that this Settlement (as defined below) is fair, reasonable, adequate, and in the best interests of Direct Purchaser Class Plaintiffs and the Direct Purchaser Settlement Class;

WHEREAS, Direct Action Direct Purchaser Settlement Class Members have concluded, after preliminary discovery and investigation of the facts and after considering the circumstances of the Consolidated Proceedings and the applicable law, as well as the value of the GEO Settling Parties' cooperation to the Direct Action Direct Purchaser Settlement Class Members in seeking relief in the Consolidated Proceedings, that it is in the best interests of the Direct Action Direct

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

Purchaser Settlement Class Members to enter into this Agreement with the GEO Settling Parties to avoid the uncertainties of further complex litigation, and to obtain the benefits described herein for the Direct Action Direct Purchaser Settlement Class Members, and, further, that this Settlement is fair, reasonable, adequate, and in the best interests of the Direct Action Direct Purchaser Settlement Class Members;

WHEREAS, the GEO Settling Parties wish to avoid the costs, expenses, and uncertainties of this complex litigation;

NOW THEREFORE, in consideration of the foregoing, the terms and conditions set forth below, and other good and valuable consideration, it is agreed by and among the Parties that the Direct Purchaser Class Action and Direct Action Direct Purchaser Settlement Class Member claims be settled and compromised, and dismissed on the merits with prejudice as to the GEO Settling Parties, subject to Court approval:

1. Definitions: The following terms shall have the following meanings for purposes of this Agreement.

   a. "Agreement" means this Settlement Agreement Between Direct Purchaser Class Plaintiffs and Defendants GEO Specialty Chemicals, Inc., Kenneth A. Ghazey and Brian C. Steppig.

   b. "Bankruptcy Appeal" means that certain appeal taken by GEO of the Opinion entered by the Bankruptcy Court on December 4, 2017.

   c. "Bankruptcy Court" means the United States Bankruptcy Court for the District of New Jersey with jurisdiction over the GEO Bankruptcy Case.

   d. "Case Contribution Award" means compensation for Direct Purchaser Class Plaintiffs for their time and effort undertaken in the Class Action.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

e. "Class Action" or "Direct Purchaser Class Action" means the putative class action filed by Direct Purchaser Class Plaintiffs in the Consolidated Proceedings.

f. "Consolidated Proceedings" means the consolidated proceedings entitled, *In re: Liquid Aluminum Sulfate Antitrust Litigation*, No. 16-md-2687 (JLL) (JAD), pending in the United States District Court for the District of New Jersey and any Direct Purchaser claim or complaint filed in or transferred to these proceedings, including each and every complaint filed by Direct Action Direct Purchaser Settlement Class Members.

g. "Court" means the United States District Court for the District of New Jersey.

h. "Defendants" mean the defendants in the Consolidated Proceedings.

i. "Direct Purchaser" or "Direct Purchasers" means all persons or entities that purchased Alum in the United States directly from a Defendant or co-conspirator from January 1, 1997 to at least February 28, 2011.

j. "Direct Purchaser Settlement Class Member" means any person or entity that is a member of the Direct Purchaser Settlement Class.

k. "Direct Purchaser Escrow Account" means the escrow account established to receive and maintain funds contributed on behalf of the GEO Settling Parties for the benefit of the Direct Purchaser Settlement Class, including Direct Purchaser Class Plaintiffs and Direct Action Direct Purchaser Settlement Class Members.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

l. "Direct Purchaser Escrow Agreement" means that certain agreement by and among GEO, a bank designated to hold the Direct Purchaser Escrow Account, and Direct Purchaser Class Plaintiffs (by and through Interim DPP Lead Counsel) pursuant to which the Direct Purchaser Escrow Account is established and funded for the benefit of the Direct Purchaser Settlement Class, including Direct Purchaser Class Plaintiffs.

m. "Direct Purchaser Settlement Class" means all Direct Purchasers, including the Direct Purchaser Class Plaintiffs and Direct Action Direct Purchaser Settlement Class Members. Excluded from the Direct Purchaser Settlement Class are 1) Defendants and co-conspirators and their respective parents, subsidiaries, and affiliates, and 2) any Direct Purchasers who timely and validly elect to be excluded from the Direct Purchaser Settlement Class.

n. "Execution Date" means the date all Parties to this Agreement sign the Agreement.

o. "Final Approval" means an order and judgment by the Court which finally approves this Agreement and the Settlement pursuant to Federal Rule of Civil Procedure 23 and dismisses with prejudice the GEO Settling Parties from the Direct Purchaser Class Action.

p. "Final Judgment" means the first date upon which both of the following conditions shall have been satisfied:

i. Final Approval; and

ii. Either (1) thirty days have passed from the date of Final Approval with no notice of appeal having been filed with the Court; or (2)

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

Final Approval has been affirmed by a mandate issued by any reviewing court to which any appeal has been taken, and any further petition for review (including certiorari) has been denied, and the time for any further appeal or review of Final Approval has expired.

q. "GEO Bankruptcy Case" means that certain chapter 11 case, Case No. 04-19148-RG, commenced in the Bankruptcy Court.

r. "GEO Released Parties" means the GEO Settling Parties, the GEO Settling Parties' heirs or executors, and GEO's current and former, direct and indirect parents, subsidiaries, affiliates, insurers, directors, officers, shareholders, and employees, other than Alex Avraamides, who shall not be deemed a Party to or a third-party beneficiary of this Agreement, and who is in no way released from any claims asserted by Direct Purchasers in the Consolidated Proceedings. As used in this Paragraph, "affiliates" means entities controlling, controlled by or under common ownership or control with, in whole or in part, any of the GEO Released Parties.

s. "Interim DPP Lead Counsel" means James E. Cecchi of Carella, Byrne, Cecchi, Olstein, Brody & Agnello, P.C., as appointed by the Court to represent the putative class of Direct Purchasers on an interim basis.

t. "Non-Settling Defendant" means any Defendant in the Direct Purchaser Class Action, including any Defendants that may be added at a later date, other than the GEO Settling Parties.

u. "Notice and Administrative Costs" means the reasonable and authorized costs and expenses of disseminating and publishing the Mailed Direct

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

Purchaser Class Notice and Published Direct Purchaser Class Notice, as defined below, and all reasonable and authorized costs and expenses incurred by the Settlement Administrator in administering the Settlement, including but not limited to costs and expenses associated with assisting members of the Direct Purchaser Settlement Class, processing claims, escrowing funds, and issuing and mailing payments.

v. "Plaintiffs' Steering Committee" means the group of counsel appointed by the Court, along with Interim DPP Lead Counsel, to represent, on an interim basis, the putative class of Direct Purchasers.

w. "Preliminary Approval" means a finding by the Court to preliminarily approve this Agreement and the Settlement pursuant to Federal Rule of Civil Procedure 23.

x. "Released Claims" shall have the meaning set forth in Paragraph 15 of this Agreement.

y. "Releasing Party" or "Releasing Parties" shall refer individually and collectively, to the Direct Purchaser Settlement Class and all Direct Purchaser Settlement Class Members, including the Direct Purchaser Class Plaintiffs and the Direct Action Direct Purchaser Settlement Class Members, each on behalf of themselves and their respective predecessors and successors; their current and former, direct and indirect parents, subsidiaries and affiliates; their present and former shareholders, partners, directors, officers, owners of any kind, principals, members, agents, employees, contractors, attorneys, insurers, heirs, executors, administrators,

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

devisees, representatives; their assigns of all such persons or entities, as well as any person or entity acting on behalf of or through any of them in any capacity whatsoever, jointly and severally; and any of their past, present and future agents, officials acting in their official capacities, legal representatives, agencies, departments, commissions and divisions; and also means, to the full extent of the power of the signatories hereto to release past, present and future claims, the following: (1) any Releasing Party's subdivisions (political or otherwise, including, but not limited to, municipalities, counties, parishes, villages, unincorporated districts and hospital districts), public entities, public instrumentalities and public education institutions; and (2) persons or entities acting in a parens patriae, sovereign, quasi-sovereign, private attorney general, qui tam, taxpayer or any other capacity, whether or not any of them participate in this settlement. As used in this Paragraph, "affiliates" means entities controlling, controlled by or under common ownership or control with, in whole or in part, any of the Releasing Parties.

z. "Settlement" means the settlement of the Direct Purchaser Class Action and any claims filed by Direct Action Direct Purchaser Settlement Class Members with respect to the GEO Released Parties, as set forth in this Agreement.

aa. "Settlement Administrator" means Angeion Group, the firm retained to disseminate the Mailed Direct Purchaser Class Notice and administer the Settlement, subject to approval of the Court.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

bb. "Settlement Class Period" means January 1, 1997 to at least February 28, 2011. However, to the extent the Class Period, as that term is defined in the Direct Purchaser Class Action, is expanded, the definition of Settlement Class Period will also expand to the same time period, if such expansion is approved by the Court prior to Final Approval.

cc. "Settlement Funds" means the payments made by GEO pursuant to this Agreement, including any interest accrued on such payments.

2. The Parties' Efforts to Effectuate this Settlement. The Parties agree to support entry of Final Approval, including through the conclusion of any appeal, motion for re-argument, motion for rehearing, petition for a writ of certiorari or other writ.

3. Settlement Announcement and Litigation Standstill. Upon execution of this Agreement, the Parties shall inform the Court and Non-Settling Defendants that the Parties have executed this Agreement. Upon execution of this Agreement, the Direct Purchaser Class Plaintiffs and the Direct Purchaser Settlement Class, through Interim DPP Lead Counsel, and the Direct Action Direct Purchaser Settlement Class Members shall use their best efforts to cease all litigation activities related to the pursuit of claims against the GEO Released Parties in the Consolidated Proceedings (except as permitted in Paragraph 9 of this Agreement) (the "Litigation Standstill"). Direct Purchaser Class Plaintiffs and GEO shall also inform the Bankruptcy Court that the parties have executed a settlement agreement. GEO shall request a stay of the Bankruptcy Appeal pending Final Judgment.

4. Motions for Preliminary Approval. As soon as practicable, and in no event later than fourteen (14) days after the execution of this Agreement, unless otherwise

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

extended by written agreement of the Parties, Direct Purchaser Class Plaintiffs, through Interim DPP Lead Counsel, shall submit to the Court a motion for Preliminary Approval of this Agreement, seeking certification of the Direct Purchaser Settlement Class for settlement purposes. The Preliminary Approval motion shall include: (a) the proposed definition of the class for settlement purposes; (b) a proposed form of, method for, and date of dissemination of notice; (c) a proposed schedule for the filing of any motion for fees and expenses, the filing of a motion to approve finally this Agreement, and a final fairness hearing; and (d) a proposed form of order preliminarily approving this Agreement and certifying the Direct Purchaser Settlement Class for settlement purposes. The text of the items referred to in clauses (a) through (d) above shall be proposed by Direct Purchaser Class Plaintiffs, through Interim DPP Lead Counsel, subject to the agreement of the GEO Settling Parties, which agreement shall not be unreasonably withheld. The Parties shall take all reasonable actions as may be necessary to obtain Preliminary Approval of this Agreement and certification of the Direct Purchaser Settlement Class.

5. Direct Purchaser Class Notices. After Preliminary Approval, and subject to approval by the Court of the means for dissemination:

a. Individual notice of this Settlement ("Mailed Direct Purchaser Class Notice") shall be mailed by the Settlement Administrator, at the direction of Interim DPP Lead Counsel, to Direct Purchasers that: are readily and reasonably identified by or were previously identified by GEO; are identified by or were previously identified by Non-Settling Defendants; and

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

are identified by Interim DPP Lead Counsel. As set forth in Paragraph 9 below, GEO shall use its best efforts to provide the names and addresses of all known Direct Purchasers during the Settlement Class Period. Because the information about the Direct Purchaser Settlement Class that will be provided to the Settlement Administrator will consist of confidential information, non-public personal information, and other information protected by privacy laws, the Settlement Administrator will execute a non-disclosure agreement and will take all reasonable steps to ensure that any information provided to it by Interim DPP Lead Counsel will be solely for the purpose of effectuating the Settlement. The Settlement Administrator shall administer the Settlement in accordance with the terms of this Agreement and, without limiting the foregoing, shall treat any and all documents, communications and other information and materials received in connection with the administration of the Settlement as confidential and shall not disclose any or all such documents, communications, or other information to any person or entity except as provided in this Agreement or court order.

b. Notice of this Settlement to the Direct Purchasers may be combined with notice of certification of the Direct Purchaser Settlement Class. Claim forms may also be included with the Mailed Direct Purchaser Class Notice sent to Direct Purchasers.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

c. A summary of the Mailed Direct Purchaser Class Notice ("Published Direct Purchaser Class Notice") shall be submitted to the Court for approval in connection with the motion for Preliminary Approval.

d. After Final Approval has been obtained, and GEO's right of rescission under Paragraph 18 cannot be exercised or has been waived, and with Court approval, all Notice and Administrative Costs, including without limitation, costs and expenses associated with the Direct Purchaser Escrow Account, and the costs and expenses for filing of tax returns and payment of taxes, will be paid out of the Settlement Funds as specified in the Direct Purchaser Escrow Agreement. All expenses and costs incurred by the Direct Purchaser Class Plaintiffs and Interim DPP Lead Counsel shall be reimbursed and indemnified solely out of the Settlement Funds, as provided by an order of the Court. The GEO Released Parties and GEO Settling Parties shall not be liable for any costs, fees, or expenses of any of Direct Purchaser Class Plaintiffs' and Interim DPP Lead Counsel's attorneys, experts, advisors, agents, or representatives. All such costs, fees, and expenses shall be paid out of the Settlement Funds.

6. Motion for Final Approval and Entry of Final Judgment. If the Court grants Preliminary Approval of this Agreement and certifies the Direct Purchaser Settlement Class, Direct Purchaser Class Plaintiffs, through Interim DPP Lead Counsel, shall – in accordance with the schedule set forth in the Court's Preliminary Approval – submit to the Court a separate motion for Final Approval of this Agreement by the Court, the text of which shall be proposed by Interim DPP Lead

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Counsel, subject to the agreement of the GEO Settling Parties, which agreement shall not be unreasonably withheld. The motion for Final Approval shall seek entry of an order and Final Judgment:

a. finally approving the Settlement as being a fair, reasonable, and adequate settlement for the Direct Purchaser Settlement Class within the meaning of Federal Rules of Civil Procedure 23, and directing the execution of the Settlement pursuant to the terms and conditions set forth in this Agreement;

b. dismissing the Direct Purchaser Class Action, with prejudice as to the GEO Released Parties;

c. discharging and releasing the GEO Released Parties from all Released Claims;

d. reserving continuing and exclusive jurisdiction over the Settlement for all purposes — including its administration and execution and disputes that may arise concerning the GEO Settling Parties' cooperation (as set forth in Paragraph 9 of this Agreement); and

e. determining under Fed. R. Civ. P. 54(b) that there is no just reason for delay and directing that the judgment of dismissal as to the GEO Released Parties shall be final and appealable and entered forthwith.

The Parties shall take all reasonable steps to obtain Final Approval of the Settlement. Within ten (10) days of Final Judgment, the Direct Action Direct Purchaser Settlement Class Members and the GEO Settling Parties will file a stipulation of dismissal of the Direct Action Direct Purchaser Settlement Class Members' claims against the GEO Released Parties, with prejudice.

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7. Escrow Account. The Direct Purchaser Escrow Account will be established and shall be administered by Interim DPP Lead Counsel for the Direct Purchaser Class Plaintiffs and Direct Purchaser Settlement Class under the Court's continuing supervision and control pursuant to the Direct Purchaser Escrow Agreement. No disbursements of funds from the Direct Purchaser Escrow Account will occur without order of the Court.

8. Settlement Consideration. Subject to the provisions hereof, and in consideration of the release of Released Claims, GEO agrees to pay, on behalf of itself and the GEO Settling Parties, the total amounts set forth in this Paragraph 8. No additional payments will be made to the Direct Purchaser Class Plaintiffs, the Direct Purchaser Settlement Class, or the Direct Action Direct Purchaser Settlement Class Members. The Settlement Funds represent all sums owed and payable by GEO and/or the GEO Released Parties pursuant to this Agreement, including payment of damages, attorneys' fees, incentive fees, notice costs, costs of administration and costs of any kind. The Parties agree and acknowledge that none of the Settlement Funds paid by or on behalf of GEO under this Agreement shall be deemed to be, in any way, a penalty or a fine of any kind. As provided herein, GEO will (a) cause the payments in Paragraph 8(a) and 8(b) to be made into the Direct Purchaser Escrow Account, (b) provide additional consideration as set forth in Paragraphs 8(c), and (c) provide cooperation (as set forth in Paragraph 9 of this Agreement).

   a. **Initial Payment**. GEO shall use its best efforts to cause its insurers to pay $6,198,926 million directly into the Direct Purchaser Escrow Account within thirty (30) days of Final Judgment (the "First Installment").

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b. **Additional Payments**. GEO shall make two additional payments that shall be paid into the Direct Purchaser Escrow Account, the first in the amount of $1,361,437 and the second in the amount of $3,236,437. The first additional payment shall be made on or before the first anniversary of the First Installment. The second additional payment shall be made on or before the second anniversary of the First Installment and in accordance with subsections (c)-(e) below. The Direct Purchaser Class Plaintiffs and the Direct Purchaser Settlement Class agree not to oppose receiving these payments before the first and second anniversary of the First Installment, if GEO chooses to make payments before those dates.

c. **GEO Marketing Effort and Sale Proceeds**. GEO will undertake a marketing process for a sale of all or substantially all of its equity interests, a merger of GEO and another entity, or a sale of all or substantially all of its assets (collectively, a "Sale") that will commence no later than thirty (30) days after entry of Final Judgment. The marketing process will be conducted by a nationally-recognized investment banking firm selected by GEO and reasonably acceptable to the Direct Purchaser Class Plaintiffs. Interim DPP Lead Counsel will be afforded reasonable information rights regarding the status of the marketing effort, subject to Interim DPP Lead Counsel agreeing to a confidentiality agreement. If this marketing process is successful, upon the closing of the Sale, the Direct Purchaser Settlement Class shall be entitled to receive from GEO additional compensation

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pursuant to an equity value formula set forth in Exhibit B, up to $13,527,400.

d. **EBITDA-Based Payments.** In the event that, prior to the closing of a Sale, GEO's EBITDA in any of fiscal years 2018, 2019 or 2020 is at least 250% above the Mid-Point Estimate (as hereafter defined), the Direct Purchaser Settlement Class shall be entitled to payment of 25% of such excess up to $13,527,400 in the aggregate. Any such distributions shall be credited against the $13,527,400 set forth in Paragraph 8(c) herein. The term "Mid-Point Estimate" means the mid-point of projections of EBITDA for each of the years 2018, 2019 and 2020 prepared by GEO and by the financial advisor(s) retained by the Direct Purchaser Class Plaintiffs. GEO and the Direct Purchaser Class Plaintiffs shall work in good faith to share information in order to permit the retained financial advisor(s) to finalize their projections.

e. **Shareholder Dividends**. In the event that GEO makes any distributions to its shareholders, in their capacities as such (collectively, "Shareholder Distributions"), prior to the closing of the Sale, the Direct Purchaser Settlement Class shall be entitled collectively to a pro rata share of such distributions as if such distributions were proceeds of a Sale. Any such distributions shall be credited against the $13,527,400 set forth in Paragraph 8(c) herein. For the avoidance of doubt, payments of interest, fees and expenses required to be paid under credit facilities to which GEO is a party are not Shareholder Distributions.

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f. **Allocation of Sale Proceeds, EBITDA-Based Payments, and Shareholder Dividends to the Direct Purchaser Settlement Class**. To the extent any payments are made by GEO pursuant to subparagraph 8(c), (d), or (e), any such payments made for the benefit of the Direct Purchaser Settlement Class shall be held in the Direct Purchaser Escrow Account for payment of relevant expenses such as Mailed Direct Purchaser Class Notice and Published Direct Purchaser Class Notice and for distribution to the Direct Purchaser Settlement Class.

9. Cooperation. The GEO Settling Parties shall provide cooperation to the Direct Purchaser Class Plaintiffs and the Direct Action Direct Purchaser Settlement Class Members through Interim DPP Lead Counsel and the Plaintiffs' Steering Committee pursuant to the terms of this Paragraph. GEO will use its best efforts to obtain Ghazey's and Steppig's cooperation. Ghazey's failure to provide any of the cooperation enumerated in this Paragraph 9 does not amount to a material breach of this Agreement. Steppig's failure to provide any of the cooperation enumerated in this Paragraph 9 will not amount to a material breach of this Agreement by GEO or Ghazey, but will be deemed a material breach of this Agreement by Steppig. But for the cooperation enumerated in this Paragraph 9, all litigation activities related to the pursuit of claims by Direct Purchaser Class Plaintiffs and the Direct Action Direct Purchaser Settlement Class Members against the GEO Settling Parties in the Consolidated Proceedings are subject to the Litigation Standstill set forth in Paragraph 3. All cooperation shall be coordinated with the Indirect Purchaser Class Plaintiffs and Indirect Purchaser Settlement Class through Interim IPP Lead

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Counsel, as those terms are defined the Settlement Agreement Between Indirect Purchaser Class Plaintiffs and Defendants GEO Specialty Chemicals, Inc., Kenneth A. Ghazey and Brian C. Steppig, in such a manner so that all unnecessary duplication and expense is avoided. Specifically, interviews and depositions will be conducted jointly by Interim DPP Lead Counsel and Interim IPP Lead Counsel. Notwithstanding any other provision in this Agreement, the Parties to this Agreement may assert, where applicable, the work-product doctrine, the attorney-client privilege, the common interest, the joint defense privilege and/or any other applicable privilege or protection with respect to any documents, interviews, declarations and/or affidavits, depositions, testimony, material, and/or information requested under this Agreement. Any documents, declarations, affidavits, deposition testimony and information provided by the GEO Settling Parties pursuant to this provision shall be covered by the Stipulated Protective Order in place in the Consolidated Proceedings. None of the cooperation provisions are intended to, nor do they, waive any such privilege or protection.

a. **Preliminary Approval**. The Parties agree to cooperate to the extent reasonably necessary in connection with Interim DPP Lead Counsel's preparation of the motion for Preliminary Approval and any related documents necessary to effectuate and implement the terms and conditions of this Agreement.

b. **Data for Mailed Direct Purchaser Class Notice.** Within thirty (30) days after the Execution Date, GEO shall supply to Interim DPP Lead Counsel at GEO's expense and in such form as kept in the regular course of business

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(electronic format if available) the names and addresses of Direct Purchasers that purchased Alum during the Settlement Class Period, or confirm that it has provided such information previously.

c. **Production of Documents**. The GEO Settling Parties agree to complete production of documents, as agreed by the Parties through meet and confers as of the Execution Date, related to the Direct Purchaser Class Plaintiffs' First Requests for Production (dated March 31, 2017), and the Direct Purchaser Class Plaintiffs' Second Requests for Production (dated August 3, 2017). The GEO Settling Parties are not obligated to produce a privilege log for any documents withheld on the basis of the attorney-client or attorney work product privilege. Any documents produced pursuant to this Agreement shall be subject to the terms set forth in the Stipulated Protective Order in the Consolidated Proceedings. In the event of a disagreement between the Parties to this Agreement regarding the scope, burden, relevance or permissibility of any such requests, the Parties will seek resolution of such disputes from the Court.

d. **Proffers on Data**. The GEO Settling Parties shall provide informational proffers or written responses to questions raised by Interim DPP Lead Counsel and Plaintiffs' Steering Committee concerning the transactional data GEO has produced as of the Execution Date, including how to use and understand any data produced by GEO.

e. **Responding to Requests from Direct Purchasers.** Counsel for GEO shall use reasonable best efforts to respond to reasonable requests for information

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from Interim DPP Lead Counsel and the Plaintiffs' Steering Committee and/or their experts for the purpose of assisting with the pursuit of claims against any Non-Settling Defendant in the Coordinated Proceedings.

f. **Other Reasonable Cooperation Efforts**. The GEO Settling Parties further agree as follows:

Interviews with Interim DPP Lead Counsel:

i. In the case of Steppig, he shall submit to an interview with Interim DPP Lead Counsel, not to exceed eight (8) hours, during which he shall provide answers to the best of his ability to all questions from Interim DPP Lead Counsel regarding his respective knowledge of the sale, distribution, pricing, bidding or marketing of Alum including, but not limited to, any and all anti-competitive activity on behalf of GEO or any of GEO's competitors (including, but not limited to, the other entities and persons named as Defendants in the Consolidated Proceedings) in connection with the sale, distribution, pricing, bidding or marketing of Alum. The interview shall take place within sixty (60) days of Preliminary Approval, at a time and place mutually agreed upon by the Parties.

ii. In the case of GEO, it shall use its best efforts to make available up to two (2) additional current or former officers or employees of GEO ("GEO Cooperating Employees") as may be requested in good faith by Interim DPP Lead Counsel for an interview with Interim DPP Lead Counsel, not to exceed eight (8) hours, during which the GEO Cooperating Employees shall provide answers to the best of their ability to all questions from Interim DPP Lead Counsel regarding their respective knowledge of the sale, distribution, pricing, bidding or marketing of Alum

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including, but not limited to, any and all anti-competitive activity on behalf of GEO or any of GEO's competitors (including, but not limited to, the other entities and persons named as Defendants in the Consolidated Proceedings) in connection with the sale, distribution, pricing, bidding or marketing of Alum. The interviews shall take place within ninety (90) days of Preliminary Approval, at a time and place mutually agreed upon by the Parties.

Providing of Declarations

iii. Steppig and the GEO Cooperating Employees shall, as reasonably requested by Interim DPP Lead Counsel, provide to Interim DPP Lead Counsel declarations and/or affidavits in connection with class certification motions, summary judgment motions, Daubert motions, the authentication of GEO documents, or in connection with other motions or proceedings in the Class Action.

Providing of Deposition Testimony

iv. Steppig and the GEO Cooperating Employees shall, during the period the Court permits depositions in the Consolidated Proceedings, make themselves available for a deposition and provide deposition testimony in the Class Action without the need for a subpoena. The Parties agree to cooperate in the scheduling of any such depositions. GEO shall also use commercially reasonable efforts to assist Interim DPP Lead Counsel in arranging the deposition of any other former officers and employees of GEO, during the period the Court permits depositions in the Consolidated Proceedings, without the need for a subpoena.

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Appearance at Trial

v. Steppig and the GEO Cooperating Employees shall, as reasonably requested by Interim DPP Lead Counsel, make themselves available for testimony at trial without the need for a subpoena. GEO shall also use commercially reasonable efforts to assist Interim DPP Lead Counsel in arranging for the appearance of former officers and employees of GEO at trial. Interim DPP Lead Counsel shall reimburse the testifying witness for his or her reasonable out of pocket travel, lodging and meal expenses incurred in connection with such testimony at trial.

Other than as specifically set forth above, each Party shall be responsible for its own expenses, including legal fees, in connection with the cooperation obligations outlined above.

10. Material Breach and Reservation of Rights. The GEO Settling Parties agree that a material breach of this Agreement will have occurred if any of the GEO Settling Parties default under the terms of this Agreement, including as to GEO's obligations to provide the Settlement Funds (as set forth in Paragraph 8 of this Agreement) and the GEO Settling Parties' obligations to cooperate (as set forth in Paragraph 9 of this Agreement), except as provided for in Paragraph 9. In the event that any of the GEO Settling Parties violates any material provision of this Agreement, the Release (set forth in Paragraph 15) shall be voided as to the breaching party only, and the Direct Purchaser Class Plaintiffs (on behalf of the Direct Purchaser Settlement Class) and the Direct Action Direct Purchaser Settlement Class Members shall be entitled to assert the full amount of their respective claims, reduced only by the value of any consideration actually received.

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If GEO defaults under the Agreement and commences a proceeding under Title 11 of the United States Code (a "GEO Bankruptcy"), GEO reserves its right to dispute its liability to the Direct Purchaser Class Plaintiffs and the Direct Action Direct Purchaser Settlement Class Members. Nothing in this Agreement shall limit any argument or claim the Direct Purchaser Class Plaintiffs or the Direct Action Direct Purchaser Settlement Class Members could assert in a GEO Bankruptcy. Additionally, the Direct Purchaser Class Plaintiffs (on behalf of the Direct Purchaser Settlement Class) and the Direct Action Direct Purchaser Settlement Class Members agree that a material breach of this Agreement will have occurred if the Direct Purchaser Class Plaintiffs or the Direct Action Direct Purchaser Settlement Class Members default under the terms of this Agreement. In the event that Direct Purchaser Class Plaintiffs or the Direct Action Direct Purchaser Settlement Class Members violate any material provision of this Agreement, GEO shall have the unilateral right in its sole discretion to terminate the Agreement. All rights, claims and defenses of the GEO Settling Parties and the Direct Purchaser Class Plaintiffs and the Direct Action Direct Purchaser Settlement Class Members are otherwise reserved.

11. GEO Bankruptcy Sale. In the event that a GEO Bankruptcy case is commenced in order to effect a Sale, the Parties will use their best efforts to effectuate the performance of this Agreement in connection with the GEO Bankruptcy.

12. Qualified Settlement Fund. The Parties agree to treat the Settlement Funds as being at all times a Qualified Settlement Fund within the meaning of Treas. Reg. § 1.468B-1, and to that end, the Parties shall cooperate with each other and shall

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not take a position in any filing or before any tax authority that is inconsistent with such treatment. In addition, Interim DPP Lead Counsel shall timely make such elections as necessary or advisable to carry out the provisions of this Paragraph 12, including the relation-back election (as defined in Treas. Reg. § 1.468B-l(j)) back to the earliest permitted date. Such elections shall be made in compliance with the procedures and requirements contained in such regulations. It shall be the responsibility of Interim DPP Lead Counsel to timely and properly prepare and deliver the necessary documentation for signature by all necessary parties, and thereafter to cause the appropriate filing to occur. All provisions of this Agreement shall be interpreted in a manner that is consistent with the Settlement Funds being a "Qualified Settlement Fund" within the meaning of Treasury Regulation § 1.468B-1. Interim DPP Lead Counsel shall timely and properly file all information and other tax returns necessary or advisable with respect to the Settlement Funds (including without limitation the returns described in Treas. Reg. § 1.468B-2(k), (1)). Such returns shall reflect that all taxes (including any estimated taxes, interest or penalties) on the income earned by the Settlement Funds shall be paid out of the Settlement Funds. GEO shall not be responsible for the filing or payment of any taxes or expenses connected to the Qualified Settlement Fund.

13. Distribution of Settlement Funds to Settlement Class.

a. Members of the Direct Purchaser Settlement Class, including Direct Action Direct Purchaser Settlement Class Members, who have not timely and validly excluded themselves from the Class Action, shall be entitled solely

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to the Settlement Funds for settlement and satisfaction against the GEO Released Parties for the Released Claims, and shall not be entitled to any other payment or relief from the GEO Released Parties. Except as provided by order of the Court, no Direct Purchaser Settlement Class Member or Direct Action Direct Purchaser Settlement Class Member shall have any interest in the Settlement Funds or any portion thereof. Direct Purchaser Class Plaintiffs, Direct Purchaser Settlement Class Members, Direct Action Direct Purchaser Settlement Class Members, and their counsel will be reimbursed and indemnified solely out of the Settlement Funds for all expenses including, but not limited to, the costs of notice of the Settlement to Direct Purchaser Settlement Class Members. The GEO Released Parties and GEO Settling Parties shall not be liable for any costs, fees, or expenses of any of Direct Purchaser Class Plaintiffs' or Direct Action Direct Purchaser Settlement Class Members' respective attorneys, experts, advisors, or representatives, but all such costs and expenses as approved by the Court shall be paid out of the Settlement Funds. If the Court grants Final Approval of this Agreement pursuant to the provisions of Paragraph 6, and GEO's right of rescission under Paragraph 18 cannot be exercised or has been waived, Direct Purchaser Class Plaintiffs, with Court approval, may use the Settlement Funds to pay such costs and expenses for the litigation of the Class Action as set forth in this Paragraph.

14. No Objection to Fee Request or Case Contribution Awards. The GEO Settling Parties shall not take any position with respect to Direct Purchaser Class Plaintiffs'

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application for attorneys' fees, up to a maximum of 33.3% of the total consideration made available to the Direct Purchaser Settlement Class, and for reimbursement of costs and expenses. In addition, the GEO Settling Parties shall not oppose any request for Case Contribution Awards to Direct Purchaser Class Plaintiffs in an amount up to $40,000 each. The procedure for and the grant or denial or allowance by the Court of attorneys' fees, reimbursement of costs and expenses and Case Contribution Awards are considered by the Court separately from the Court's consideration of the fairness, reasonableness, and adequacy of the Settlement, and any order or proceeding relating to the applications for attorneys' fees, reimbursement of costs and expenses and Case Contribution Awards, or any appeal from any order relating thereto or the reverse or modification thereof, will not operate to terminate or cancel this Agreement, or affect or delay the finality of the Final Judgment approving the Agreement and the Settlement.

15. Release. Upon Final Judgment and in consideration of payment of the Settlement Funds into the Direct Purchaser Escrow Account, and for other valuable consideration, the GEO Released Parties shall be completely released, acquitted, and forever discharged from any and all claims, demands, actions, suits, causes of action, whether class, individual, or otherwise in nature (whether or not any Direct Purchaser Settlement Class Member has objected to the Settlement or makes a claim upon or participates in the Settlement Funds, whether directly, representatively, derivatively or in any other capacity) that the Releasing Parties ever had, now has, or hereafter can, shall, or may ever have, that exist as of the date of Final Judgment, on account of, or in any way arising out of, any and all known

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and unknown, foreseen and unforeseen, suspected or unsuspected, actual or contingent, liquidated or unliquidated claims, injuries, damages, and the consequences thereof in any way arising out of or relating in any way to the facts and circumstances alleged in the Consolidated Proceedings ("Released Claims"), provided however, that nothing herein shall release claims involving any negligence, personal injury, breach of contract, bailment, failure to deliver lost goods, damaged or delayed goods, product defect, securities or similar claim relating to Alum. During the period after the expiration of the deadline for submitting an opt-out notice, as determined by the Court, and prior to Final Judgment, all Releasing Parties shall be preliminarily enjoined and barred from asserting any Released Claims against the GEO Released Parties. The GEO Settling Parties further agree that they will not file any suit against the Releasing Parties and their current and former, direct and indirect, parents, subsidiaries, affiliates, directors, officers, shareholders, and employees arising out of or relating to the Released Claims. The release of the Released Claims will become effective as to all Releasing Parties upon Final Judgment. Upon Final Judgment, the Releasing Parties further agree that they will not file any other suit against the GEO Released Parties arising out of or relating to the Released Claims.

16. Further Release. In addition to the provisions of Paragraph 15, the Releasing Parties hereby expressly waive and release, solely with respect to the Released Claims, upon Final Judgment, any and all provisions, rights, and benefits conferred by Section 1542 of the California Civil Code, which states:

CERTAIN CLAIMS NOT AFFECTED BY GENERAL RELEASE. A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES

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NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR;

or by any law of any state or territory of the United States, or principle of common law, which is similar, comparable, or equivalent to Section 1542 of the California Civil Code. Each Releasing Party may hereafter discover facts other than or different from those which he, she, or it knows or believes to be true with respect to the claims which are released pursuant to the provisions of Paragraph 15, but each Releasing Party hereby expressly waives and fully, finally, and forever settles and releases, upon Final Judgment, any known or unknown, suspected or unsuspected, contingent or non-contingent claim that the Releasing Parties have agreed to release pursuant to Paragraph 15, whether or not concealed or hidden, without regard to the subsequent discovery or existence of such different or additional facts.

17. Reservation of Claims. The Parties intend by this Agreement to release only the GEO Released Parties with respect to the Released Claims. The Parties specifically do not intend this Agreement, or any part hereof or any other aspect of the proposed Settlement, to compromise or otherwise affect in any way any rights the Releasing Parties have or may have against any other person, firm, association, or corporation whatsoever, including, but not limited to the Non-Settling Defendants. The release set forth in Paragraphs 15 and 16 above is not intended to and shall not release any claims other than the Released Claims. The sales of Alum by GEO in the United States from January 1, 1997 through at least February 28, 2011 shall remain in the cases against the Non-Settling Defendants in the Consolidated Proceedings as a

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basis for damage claims and shall be part of any joint and several liability claims against Non-Settling Defendants in the Consolidated Proceedings or other persons or entities other than the GEO Released Parties.

18. Opt-Out Protection. In the event that Direct Purchasers representing a specified portion of relevant transactions during the Settlement Class Period timely opt-out, then GEO shall have the unilateral right in its sole discretion to terminate the Agreement as set forth in Exhibit C, which shall, with the approval of the Court, be filed under seal or *in camera,* and publicly only if the Court so directs.

19. Dismissal of Bankruptcy Appeal. Within ten (10) business days of Final Judgment, GEO shall dismiss with prejudice the Bankruptcy Appeal.

20. Effect of Disapproval and Rescission. If the Court does not certify the Direct Purchaser Settlement Class as defined in this Agreement, or if the Court does not approve this Agreement in all material respects, or if the Court does not enter Final Approval as provided for in Paragraph 6, or if any judgment approving this Agreement is materially modified or set aside on appeal, or if all of the conditions for Final Judgment do not occur as set forth in Paragraph 1(p) of this Agreement, or if GEO rescinds the Agreement pursuant to Paragraph 10 or 18, then this Agreement may be cancelled and terminated:

a. solely by GEO with respect Paragraph 10 or 18, or

b. otherwise by GEO or Direct Purchaser Class Plaintiffs on behalf of the Direct Purchaser Settlement Class (which includes Direct Action Direct Purchaser Settlement Class Members) and Direct Action Direct Purchaser Settlement Class Members. If cancelled and terminated, this Agreement

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shall become null and void, and the Settlement Funds, net of expended or incurred escrow fees and taxes as well as amounts expended or incurred for Mailed Direct Purchaser Class Notice and Published Direct Purchaser Class Notice (and associated claims forms) pursuant to approval by the Court, shall be returned to GEO within ten (10) days of such termination. The Parties and Direct Action Direct Purchaser Settlement Class Members expressly reserve all of their rights if Final Judgment is not entered in accordance with the terms of this Agreement.

21. Consent to Jurisdiction. The Parties and any Releasing Parties hereby irrevocably submit to the exclusive jurisdiction of the Court for any suit, action, proceeding, or dispute arising out of or relating to this Agreement or the applicability of this Agreement. Without limiting the generality of the foregoing, it is hereby agreed that any dispute concerning the provisions of Paragraph 15 or 16, including but not limited to, any suit, action, or proceeding in which the provisions of Paragraph 15 or 16 are asserted as a defense in whole or in part to any claim or cause of action or otherwise raised as an objection, constitutes a suit, action, or proceeding arising out of or relating to this Agreement. In the event that the provisions of Paragraph 15 or 16 are asserted by any GEO Released Party as a defense in whole or in part to any claim or cause of action or otherwise raised as an objection in any suit, action or proceeding, it is hereby agreed that such GEO Released Party shall be entitled to a stay of that suit, action, or proceeding until the Court has entered a final judgment no longer subject to any appeal or review determining any issues relating to the defense or objection based on such provisions. Solely for purposes of such suit,

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action, or proceeding, to the fullest extent that they may effectively do so under applicable law, the Parties and any Releasing Parties irrevocably waive and agree not to assert, by way of motion, as a defense or otherwise, any claim or objection that they are not subject to the *in personam* jurisdiction of the Court. Nothing shall be construed as a submission to jurisdiction for any purpose other than enforcement of this Agreement.

22. Class Action Fairness Act. GEO, at its sole expense, shall submit all materials required to be sent to appropriate Federal and State officials pursuant to the Class Action Fairness Act of 2005, 28 U.S.C. § 1715.

23. Costs Relating to Administration. Subject to Paragraph 20 above, the GEO Settling Parties shall have no responsibility or liability relating to the administration, investment, or distribution of the Settlement Funds.

24. Binding Effect. This Agreement shall be binding upon, and inure to the benefit of, the successors, assigns, and heirs of the Parties, Direct Purchaser Settlement Class Members, the Direct Action Direct Purchaser Settlement Class Members, the Releasing Parties, and the GEO Released Parties. Without limiting the generality of the foregoing, upon certification of the Direct Purchaser Settlement Class and Final Approval of the Settlement, each and every covenant and agreement herein by the Direct Purchaser Class Plaintiffs shall be binding upon all Direct Purchaser Settlement Class Members and Releasing Parties who have not validly excluded themselves from the Direct Purchaser Settlement Class; and upon Final Approval, each and every covenant and agreement herein shall be binding upon all Direct

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Action Direct Purchaser Settlement Class Members (as confirmed by each Direct Action Direct Purchaser Settlement Class Member by signing Exhibit D).

25. Sole Remedy. This Agreement shall provide the sole and exclusive remedy for any and all Released Claims against any GEO Released Party, and upon entry of Final Judgment, the Releasing Parties shall be forever barred from initiating, asserting, maintaining, or prosecuting any and all Released Claims against any GEO Released Party.

26. Authorization to Enter this Agreement.

a. The undersigned representatives of the GEO Settling Parties covenant and represent that each such representative is fully authorized to enter into and to execute this Agreement on behalf of the GEO Settling Parties.

b. Interim DPP Lead Counsel represents that he is fully authorized to conduct settlement negotiations with defense counsel on behalf of the Direct Purchaser Class Plaintiffs and putative Direct Purchaser Settlement Class (which includes the Direct Action Direct Purchaser Settlement Class Members) and upon Final Approval will be fully authorized to enter into and execute the Agreement on behalf of the Direct Purchaser Settlement Class.

c. The Parties further acknowledge that this Agreement represents the entire agreement by and between them and that each makes no other representation or warranty upon which the other can rely other than as stated herein.

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27. Notices. All notices under this Agreement shall be in writing. Each such notice shall be given either by: (a) hand delivery; (b) registered or certified mail, return receipt requested, postage pre-paid; or (c) Federal Express or similar overnight courier, and, in the case of either (a), (b) or (c) shall be addressed, if directed to Direct Purchaser Class Plaintiffs, Direct Purchaser Settlement Class, or any Direct Purchaser Settlement Class Member, to:

James E. Cecchi
Carella, Byrne, Cecchi, Olstein, Brody & Agnello, P.C.
5 Becker Farm Road
Roseland, NJ 07068

if directed to GEO, to:

James H. Mutchnik
Kirkland & Ellis LLP
300 North LaSalle
Chicago, IL 60654

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

if directed to Ghazey, to:

Nicholas Theodorou
Foley Hoag LLP
155 Seaport Blvd.
Boston, MA 02210

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

if directed to Steppig, to:

J. Bruce Maffeo
Cozen O'Connor

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

45 Broadway Atrium, Suite 1600
New York, NY 10006

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

or such other address as the Parties may designate, from time to time, by giving notice to all parties hereto in the manner described in this Paragraph.

28. No Admission. Whether or not Final Judgment is entered or this Agreement is terminated, the Parties expressly agree that this Agreement and its contents, and any and all statements, negotiations, documents, and discussions associated with it, are not and shall not be deemed or construed to be an admission or evidence of any violation of any statute or law or of any liability or wrongdoing by the GEO Released Parties. Nothing in this Agreement shall affect the application of Federal Rule of Evidence 408 in any instance where it would otherwise apply.

29. No Third-Party Beneficiaries. No provision of this Agreement shall provide any rights to, or be enforceable by, any person or entity that is not a GEO Released Party, Direct Purchaser Class Plaintiff, Direct Purchaser Settlement Class Member, Direct Action Direct Purchaser Settlement Class Member, or Interim DPP Lead Counsel or Plaintiffs' Steering Committee (on behalf of the Direct Purchaser Settlement Class and with respect to fees and disbursements to be paid from the Settlement Funds pursuant to Court order).

30. No Party is the Drafter. None of the Parties hereto shall be considered to be the drafter of this Agreement or any provision hereof for the purpose of any statute,

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

case law, or rule of interpretation or construction that would or might cause any provision to be construed against the drafter hereof.

31. Choice of Law. All terms of this Agreement and the other documents contemplated herein shall be governed by and interpreted according to the substantive laws of the State of New Jersey, without regard to its choice of law or conflict of laws principles.

32. Amendment and Waiver. This Agreement shall not be modified in any respect except by a writing executed by the Parties, and the waiver of any rights conferred hereunder shall be effective only if made by written instrument of the waiving Party. The waiver by any Party of any particular breach of this Agreement shall not be deemed or construed as a waiver of any other breach, whether prior, subsequent or contemporaneous, of this Agreement. This Agreement does not waive or otherwise limit the Parties' rights and remedies for any breach of this Agreement. Any breach of this Agreement may result in irreparable damage to a Party for which such Party will not have an adequate remedy at law. Accordingly, in addition to any other remedies and damages available, the Parties acknowledge and agree that the Parties may immediately seek enforcement of this Agreement by means of specific performance or injunction, without the requirement of posting a bond or other security.

33. Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement. Facsimile or Electronic Mail signatures shall be considered as

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

valid signatures as of the date hereof, although the original signature pages shall thereafter be appended to this Agreement and filed with the Court.

34. Integrated Agreement. This Agreement comprises the entire agreement between the Parties and the terms of this Agreement are contractual and are not a mere recital. The Parties agree that this Agreement may be modified only by a written instrument signed by the Parties and that no Party will assert any claim against another based on any alleged agreement affecting or relating to the terms of this Agreement not in writing and signed by the Parties.

35. Voluntary Settlement. The Parties agree that this Agreement and the Settlement were negotiated in good faith by the Parties, and reflect a Settlement that was reached voluntarily after consultation with competent counsel and the participation of a neutral mediator.

IN WITNESS WHEREOF, the Parties, individually or through their duly authorized representatives, enter into this Agreement on the date first above written.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

Date: June 1, 2018

James H. Mutchnik
Kirkland & Ellis LLP
300 North LaSalle
Chicago, IL 60654

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for GEO

Date: June ____, 2018

Nicholas Theodorou
Foley Hoag LLP
155 Seaport Blvd.
Boston, MA 02210

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for Ken Ghazey

Date: June ____, 2018

J. Bruce Maffeo
Cozen O'Connor
45 Broadway Atrium, Suite 1600
New York, NY 10006

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for Brian Steppig

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

_____ Date: June ____, 2018

James H. Mutchnik
Kirkland & Ellis LLP
300 North LaSalle
Chicago, IL 60654

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for GEO

Nicholas C. Theodorou Date: June 1, 2018

Nicholas Theodorou
Foley Hoag LLP
155 Seaport Blvd.
Boston, MA 02210

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for Ken Ghazey

_____ Date: June ____, 2018

J. Bruce Maffeo
Cozen O'Connor
45 Broadway Atrium, Suite 1600
New York, NY 10006

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for Brian Steppig

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

_____ Date: June ____, 2018

James H. Mutchnik
Kirkland & Ellis LLP
300 North LaSalle
Chicago, IL 60654

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for GEO

_____ Date: June ____, 2018

Nicholas Theodorou
Foley Hoag LLP
155 Seaport Blvd.
Boston, MA 02210

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for Ken Ghazey

J. Bruce Maffeo / by NHS MAY 31

Date: June ~~____~~ 31, 2018

J. Bruce Maffeo
Cozen O'Connor
45 Broadway Atrium, Suite 1600
New York, NY 10006

Robert F. Ware
Thompson Hine
3900 Key Center
127 Public Square
Cleveland, Ohio 44114

Counsel for Brian Steppig

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

Date: June May 31, 2018

James E. Cecchi
Carella, Byrne, Cecchi, Olstein, Brody & Agnello, P.C.
5 Becker Farm Road
Roseland, New Jersey 07068

Counsel for Direct Purchaser Plaintiffs

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

UNITED STATES DISTRICT COURT
DISTRICT OF NEW JERSEY

In Re: LIQUID ALUMINUM SULFATE ANTITRUST LITIGATION	Civil Action No. 16-md-2687 (JLL) (JAD)

RIDER FOR DIRECT ACTION DIRECT PURCHASER SETTLEMENT CLASS MEMBERS

Pursuant to the Settlement Agreement Between Direct Purchaser Class Plaintiffs and Defendants GEO Specialty Chemicals, Inc., Kenneth A. Ghazey and Brian C. Steppig. (the "Agreement"), _____ is a Direct Action Direct Purchaser Settlement Class Member, as defined in the Agreement, and agrees to the terms of the Agreement. As specified in the Agreement, _____ has agreed to be treated as a member of the Direct Purchaser Settlement Class for purposes of the Agreement and consents to Interim DPP Lead Counsel and Plaintiffs' Steering Committee, as defined in the Agreement, acting on its behalf for the purposes of this Agreement. _____ also agrees to file a stipulation of dismissal of its claims against the GEO Released Parties, with prejudice, within ten (10) days of Final Judgment, as defined in the Agreement.

Signature: _____

Name: _____

Date: _____

Counsel for _____

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

EXHIBIT A

Plaintiffs	Court	Case Number	Date Filed
American Eagle Paper Mills	DNJ	2:15-cv-08142	11/18/2015
Amrex Chemical Company	DNJ	2:15-cv-08227	11/23/2015
Aqua Pennsylvania Inc., Aqua Ohio Inc.	DNJ	2:16-cv-01331	3/9/2016
Bay County, Florida	DNJ	2:16-cv-00648	2/5/2016
Board of Water Commissioners of the City of Saint Paul, Minnesota (a/k/a Saint Paul Regional Water Services)	DMN	0:15-cv-04582, 2:16-cv-00844 (DNJ)	12/29/2015
Borough of Phoenixville	DNJ	2:16-cv-00582	2/2/2016
City of Akron, Ohio	ND OH	5:18-cv-00991-JRA	4/30/2018
City of Bloomington, Indiana	DNJ	2:16-cv-01503	3/17/2016
City of Charlotte	DNJ	2:15-cv-08755	12/18/2015
City of Duluth	DMN	0:15-cv-04435, 2:16-cv-00834 (DNJ)	12/21/2015
City of East Moline	EDPA	2:15-cv-06638	12/15/2015
City of Fergus Falls, Minnesota, City of Arcadia, Wisconsin, Utility Commission	DMN	0:16-cv-00176, 2:16-cv-00849 (DNJ)	1/26/2016
City of Grand Marais	DMN	0-16-cv-00171, 2:16-cv-00848 (DNJ)	1/26/2016
City of Lorain	DNJ	2:16-cv-00453	1/26/2015
City of Mattoon	EDPA	2:16-cv-00319 2:16-cv-00870 (DNJ)	1/26/2016
City of Mesa	DAZ	2:16-cv-00673 2:16-cv-01712 (DNJ)	3/10/2016
City of Milwaukee	EDWI	2:16-cv-00212, 2:16-cv-01386 (DNJ)	2/23/2016
City of Minneapolis	DMN	0:15-cv-04434, 2:16-cv-00833 (DNJ)	12/21/2015
City of Moulton, Alabama, individually and as successor in interest of Moulton Water Works Board	NDAL	5:16-cv-00866 2:16-cv-03379-JLL-JAD (DNJ)	5/26/2016
City of Phenix City	DNJ	2:16-cv-01116	2/26/2016
City of Phoenix	DAZ	2:16-cv-01906 2:16-cv-04257-JLL-JAD (DNJ)	6/13/2016
City of Scottsdale	DAZ	2:16-cv-00577, 2:16-cv-01579 (DNJ)	3/2/2016
City of Shreveport	DLA	5:16-cv-01038 2:16-cv-04679 (DNJ)	7/14/2016
City of St. Cloud, Minnesota	DMN	0:16-cv-00091, 2:16-cv-00846 (DNJ)	1/15/2016
City of Stockton, CA	E.D. CA	2:17-cv-01775 2:17-cv-06956-JLL-JAD (DNJ)	8/24/2017
East Valley Water District	EDPA	2:15-cv-06799	12/24/2015
Environmental Research and Design Inc.	EDPA	2:15-cv-06421 2:16-cv-00735 (DNJ)	12/3/2015
Hackettstown Municipal Utilities Authority	DNJ	3:16-cv-01022	2/23/2016
Interstate Chemical Co., Inc.	DNJ	2:16-cv-00009	1/4/2016
Jefferson County, Alabama	NDAL	2:16-cv-00777 2:16-cv-03228 (DNJ)	5/11/2016
Lake Restoration Inc.	DMN	0:16-cv-00582 2:16-cv-01581 (DNJ)	3/7/2016
Metropolitan Council	DMN	0:15-cv-04303 2:16-cv-00734 (DNJ)	12/7/2015
Oakland County, Michigan	DNJ	2:15-cv-08198	11/20/2015

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

EXHIBIT B—Direct Purchaser Settlement Class

1. This "Exhibit B—Direct Purchaser Settlement Class" sets forth the equity compensation formula to be used to determine amounts payable from proceeds of a "Sale" (as that term is defined in Section 8(c) of the Settlement Agreement).

2. Upon any Sale of GEO, a portion of the "Net Proceeds," in varying percentages for each Tranche of Net Proceeds as determined from the following table, will be paid (in cash and/or in such form of non-cash consideration as may make up the Net Proceeds) to the Direct Purchaser Settlement Class (the "DPSC"), subject to the overall cap on the dollar value of Net Proceeds to be paid to the DPSC that is set forth in Section 3 below.

Tranche	Value of Net Proceeds in Tranche	Percentage of Tranche Payable to DPSC
One	From $0 and up to $200,000,000	4.165328%
Two	Above $200,000,000 million and up to $250,000,000	4.363677%
Three	Above $250,000,000 and up to $300,000,000	4.562026%
Four	Above $300,000,000 and up to $1,000,000,000	4.760375%

3. The maximum dollar value of the portion of Net Proceeds to be paid to the DPSC is $13,527,400 (the "DPSC Maximum Share"). The following table sets forth the maximum dollar value of Net Proceeds from each of Tranches One through Four that will be payable to the DPSC:

Tranche	Value of Net Proceeds In Tranche	Maximum Tranche Value	Maximum Value to DPSC
One	From $0 and up to $200,000,000	$200,000,000	$8,330,656
Two	Above $200,000,000 and up to $250,000,000	$50,000,000	$2,181,838
Three	Above $250,000,000 and up to $300,000,000	$50,000,000	$2,281,013
Four	Above $300,000,000 and up to $1,000,000,000	$700,000,000	$733,893
		DPSC Maximum Share (All Tranches):	$13,527,400

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4.4.b

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

If before the closing of a Sale, the DPSC receives payments based on GEO's EBITDA in any of fiscal years 2018, 2019 or 2020, as contemplated in Section 8(d) of the Settlement Agreement ("EBITDA-Based Payments"), the aggregate amount of any such EBITDA-Based Payments so received will be credited against the portion of Net Proceeds, if any, otherwise payable to the DPSC under this Exhibit B up to the amount of the EBITDA-Based Payments so received.

If before the closing of a Sale, the DPSC receives payments based on "Shareholder Distributions" by GEO, as contemplated by Section 8(e) of the Settlement Agreement ("Shareholder Distribution Payments"), the aggregate amount of any such Shareholder Distribution Payments so received will be credited against the portion of Net Proceeds, if any, otherwise payable to the DPSC under this Exhibit B up to the amount of the Shareholder Distribution Payments so received.

4. For purposes of this Exhibit B, the following terms have the meanings given to them below:

"Charter Oak Notes" means the two 5% subordinated promissory notes issued by GEO on December 31, 2004, to Charter Oak Partners and Charter Oak Capital Partners, L.P., respectively.

"GEO Second Lien Notes" means GEO's Floating Rate Senior Secured Second Lien Convertible Notes due 2025.

"GEO Shareholders" means all holders of GEO Shares.

"GEO Shares" means all of GEO's shares, including GEO's common shares, without par value (which constitute the only class of shares provided for in GEO's current Amended and Restated Articles of Incorporation), and any other class or classes of shares that may be issued by GEO from time to time.

"Net Proceeds" (a) means $0, if and only if Pre-Conversion Net Proceeds is less than $1, and (b) in all other instances, means a dollar amount equal to the dollar amount of Post-Deemed Conversion Net Proceeds.

"Post-Deemed Conversion Net Proceeds," as to any Sale, means (a) the aggregate amount of cash consideration, plus (b) the aggregate fair market value of any non-cash consideration that would be received by GEO Shareholders in respect of all GEO Shares (assuming, for purposes of this definition, the conversion of all GEO Second Lien Notes into GEO Shares) in connection with the Sale (whether as proceeds from the purchase, redemption or surrender of GEO Shares, liquidation distributions with respect to GEO Shares, or otherwise) but for the payment of (x) the portion of the cash and/or non-cash consideration payable to the DPSC in the amounts provided for in this Exhibit B, and (y) those portions of that cash and/or non-cash consideration payable to other parties, in the amounts provided for in similar exhibits to other settlement agreements, each of which is between the respective other party and GEO and is entered into on the same date as the Settlement Agreement to which this Exhibit B is attached.

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4.4.b

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

Post-Deemed Conversion Net Proceeds will be determined in good faith by GEO, after consultation with DPSC, to give effect to the Settlement Agreement after satisfaction by GEO of (i) all obligations owing on account of GEO's funded debt obligations (other than GEO Second Lien Notes), (ii) all amounts due under the Charter Oak Notes, (iii) severance compensation payable to GEO executives, (iv) payments to be made under GEO's incentive plans in connection with the closing of the Sale, (v) any amounts payable to the government as a fine or penalty in connection with GEO's June 2016 plea agreement, (vi) cash payments required to be made to any plaintiff under any settlement agreement entered into between GEO and any such plaintiffs (other than any such payments that are payable only upon the occurrence of a Sale and are to be made pursuant to this Exhibit B or constitute a payment referenced in clause (y) of the foregoing definition of "Post-Deemed Conversion Net Proceeds"), (vii) transaction fees and expenses incurred in connection with the Sale, (viii) entity level federal, state or local taxes related to the Sale, and (ix) any other obligation of GEO that is required to be satisfied before GEO Shareholders receive proceeds from the Sale.

"Pre-Conversion Net Proceeds," as to any Sale, means (a) the aggregate amount of cash consideration, plus (b) the aggregate fair market value of any non-cash consideration that would be received by GEO Shareholders in respect of all GEO Shares in connection with the Sale (whether as proceeds from the purchase, redemption or surrender of GEO Shares, liquidation distributions with respect to GEO Shares, or otherwise) but for the payment of (x) the portion of the cash and/or non-cash consideration payable to the DPSC in the amounts provided for in this Exhibit B, and (y) those portions of that cash and/or non-cash consideration payable to other parties, in the amounts provided for in similar exhibits to other settlement agreements, each of which is between the respective other party and GEO and is entered into on the same date as the Settlement Agreement to which this Exhibit B is attached.

Pre-Conversion Net Proceeds will be determined in good faith by GEO, after consultation with DPSC, to give effect to the Settlement Agreement after satisfaction by GEO of (i) all obligations owing on account of GEO's funded debt obligations (including, without limitation, GEO Second Lien Notes, but without the payment of any makewhole amount that may be due thereunder), (ii) all amounts due under the Charter Oak Notes, (iii) severance compensation payable to GEO executives, (iv) payments to be made under GEO's incentive plans in connection with the closing of the Sale, (v) any amounts payable to the government as a fine or penalty in connection with GEO's June 2016 plea agreement, (vi) cash payments required to be made to any plaintiff under any settlement agreement entered into between GEO and any such plaintiffs (other than any such payments that are payable only upon the occurrence of a Sale and are to be made pursuant to this Exhibit B or constitute a payment referenced in clause (y) of the foregoing definition of "Pre-Conversion Net Proceeds"), (vii) transaction fees and expenses incurred in connection with the Sale, (viii) entity level federal, state or local taxes related to the Sale, and (ix) any other obligation of GEO that is required to be satisfied before GEO Shareholders receive proceeds from the Sale.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

EXHIBIT C

UNITED STATES DISTRICT COURT
DISTRICT OF NEW JERSEY

In Re: LIQUID ALUMINUM SULFATE ANTITRUST LITIGATION	Civil Action No. 16-md-2687 (JLL) (JAD)

OPT OUT PROTECTION PROVISION

Pursuant to Paragraph 18 of the Settlement Agreement Between Direct Purchaser Class Plaintiffs and Defendants GEO Specialty Chemicals, Inc., Kenneth A. Ghazey and Brian C. Steppig, in the event that Direct Purchasers representing a specified portion of relevant transactions during the Settlement Class Period timely opt-out, then GEO shall have the unilateral right in its sole discretion to seek relief as set forth herein:

Interim DPP Class Counsel shall provide GEO with a list of those Direct Purchasers, if any, who have timely filed a request to opt out (*i.e.*, be excluded) from the Direct Purchaser Settlement Class within ten (10) days after the deadline for opting out from Direct Purchaser Settlement Class.

In the event that the opt-outs from the Direct Purchaser Settlement Class total more than 10% of GEO's relevant sales (in dollars) to the Direct Purchasers during the Settlement Class Period, then GEO shall have the unilateral right in its sole discretion, within ten (10) business days of learning that this opt-out threshold has been crossed, to withdraw from and terminate the Agreement. The relevant sales for calculating the 10% thresholds referenced above shall be determined without reference to the purchases of Alum made by Illinois-American Water Company, a water utility in the state of Illinois; Indiana-American Water Company, a water utility in the state of Indiana; Iowa-American Water Company, a water utility in the state of Iowa; Missouri-American Water Company, a water utility in the state of Missouri; New Jersey-

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

American Water Company, a water utility in the state of New Jersey; Pennsylvania-American Water Company, a water utility in the commonwealth of Pennsylvania; Virginia-American Water Company, a water utility in the commonwealth of Virginia; International Paper; Appomattox River Water Authority; Commissioners of Public Works of the City of Charleston (d/b/a Charleston Water System); City of Lynchburg, VA; City of Newport News, VA; City of Norfolk, VA; City of Richmond, VA; City of Springfield, MO; City of Winston-Salem, NC; Commission of Public Works of the City of Spartanburg, SC; County of Chesterfield, VA; County of Henrico, VA; Fairfax County Water Authority; Grand Strand Water & Sewer Authority; Mayor and City Council of Baltimore; Rivanna Water & Sewer Authority; South Carolina Public Service Authority (d.b.a., Santee Cooper); South Central Wastewater Authority; Washington Suburban Sanitary Commission; and the Florida Office of the Attorney General during the Settlement Class Period.

Attachment: 2018-075 EXH 'A' - settlement agreement (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2018-075 Goals & Perspectives (1869 : 2018-075 RES Liquid Aluminum Sulfate Litigation)

City of Texarkana, Texas

Version: A

Briefing Sheet

Update Date: 6/5/2018 11:21 AM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary

Subject: Resolution No. 2018-073 for the reappointment of the Municipal Judge and the approval of a two-year employment agreement.

Briefing: 6/11/2018 **Public Hearing:** **Council Vote:** 6/11/2018

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Section 29-005 of the Government Code states, "The judge of a municipal court serves for a term of office of two years unless the municipality provides for a longer term pursuant to Article XI, Section 11, of the Texas Constitution. A municipal court judge who is not reappointed by the 91st day following the expiration of a term of office shall, absent action by the appointing authority, continue to serve for another term of office beginning on the date the previous term of office expired."

Judge Sherry Jackson's current appointment expires on the last day of July 2018. Judge Jackson desires to be reappointed to another two-year term. Her annual salary is $79,532.48. The municipal judge position is included in the compensation plan and according to the city pay scale salary survey, an increase to $81,530.00 is warranted.

Potential Options:

- Adopt the resolution as presented.
- Take no action and the agreement renews automatically 91 days following it's approved term.

Fiscal Implications:

Increase of $1,997.52 in General Fund expense.

Staff Recommendation:

Staff recommends adoption of the resolution as presented.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2018-073 RES Reappoint Municipal Court Judge (DOC)
b. 2018-073 ATTH 01 Municipal Judge Compensation Agreement 2018-2020 (DOC)
c. 2018-073 ATTH 02 Municipal Judge Compensation Agreement 2016-2018 (DOC)
d. 2018-073 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Jennifer Evans	Department Head Review	Completed	06/05/2018 9:48 AM
Deputy City Manager - Kyle Dooley Review	Kyle Dooley	Deputy City Manager	Completed	06/05/2018 10:22 AM
Public Information Officer	Lisa Thompson	PIO Review	Completed	06/05/2018 10:25 AM
City Manager	Shirley Jaster	City Manager Review	Completed	06/05/2018 2:11 PM
City Council	Vicky Coopwood	Meeting	Pending	06/11/2018 6:00 PM

Meeting History

RESOLUTION NO. 2018 - 073

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, FOR THE APPOINTMENT OF JUDGE OF THE MUNICIPAL COURT FOR A TWO-YEAR TERM; FIXING THE SALARY FOR THE POSITION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Texarkana, Texas, requires that the Council elect a Municipal Judge each even year by a majority vote for a two-year term; and

WHEREAS, the City Charter requires that such individual shall have been a resident of the City of Texarkana, Texas, for at least one year preceding the appointment.

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

SECTION 1: That Sherry L. Jackson is deemed qualified and is hereby reappointed to serve as Judge of the Municipal Court of the City of Texarkana, Texas for a term of two years.

SECTION 2: That the salary for the Municipal Judge shall be $81,530 per annum.

SECTION 3: That the Compensation Agreement listing other expense reimbursements, training requirements, and performance reporting is approved and made a part of this resolution.

SECTION 4: That the City Manager, on behalf of the City Council, is authorized and directed to execute the approved Compensation Agreement.

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 **11th day of June, 2018**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2018-073 RES Reappoint Municipal Court Judge (1867 : 2018-073 RES Reappointment of Municipal Judge)

Attachment: 2018-073 ATTH 01 Municipal Judge Compensation Agreement 2018-2020 (1867 : 2018-073 RES Reappointment of Municipal Judge)

COMPENSATION AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Texarkana, Texas, a municipal corporation, (hereinafter referred to as the "CITY") and Sherry L. Jackson, (hereinafter referred to as "MUNICIPAL JUDGE").

WITNESSETH:

WHEREAS, CITY desires to employ the services of Sherry L. Jackson as the MUNICIPAL JUDGE of the City of Texarkana, Texas; and

WHEREAS, it is the desire of the City Council of the City of Texarkana, Texas, to provide certain compensation benefits, establish certain conditions of employment and to set working conditions of said MUNICIPAL JUDGE; and

WHEREAS, Sherry L. Jackson desires to accept employment as the MUNICIPAL JUDGE of the City of Texarkana, Texas;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the parties agree as follows:

Section 1. Duties.

CITY hereby agrees to employ said Sherry L. Jackson as the MUNICIPAL JUDGE of said CITY to perform the functions and duties authorized under State law, the City Charter and City Ordinances, and to perform other legally permissible and proper duties and functions as the Council or City Manager shall from time to time assign.

Section 2. Term.

A. Sherry L. Jackson shall commence serving as the MUNICIPAL JUDGE on the 1st day of August, 2018, and continue serving under the terms of this contract through the last day of July, 2020. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the City Council to terminate the services of the MUNICIPAL JUDGE at any time, with or without cause. Sufficiency of cause shall be solely within the discretion of CITY. Nothing contained within this Agreement shall be construed to confer an expectation of continued employment or a property interest therein.

B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the MUNICIPAL JUDGE to resign at any time from her position with the CITY.

C. MUNICIPAL JUDGE agrees to remain in the exclusive employ of CITY and to accept no other employment by another employer during the term of this Agreement. The term "employment" shall not be construed to include occasional teaching, writing, consulting, serving as legal counsel for issues unrelated to City business, or mediation performed on the MUNICIPAL JUDGE'S time off or compensatory time off.

Section 3. Compensation and Benefits.

A. CITY agrees to pay the MUNICIPAL JUDGE for her services rendered pursuant hereto an annual base salary of $81,530.00 payable in accordance with the same schedule that other employees of the CITY are paid and subject to the same applicable deductions for taxes, social security, benefit plans and other wage withholdings.

B. CITY agrees to provide the MUNICIPAL JUDGE with compensation benefits as follows:

(1) City to pay Health Insurance benefits for employee only;

(2) Texas Municipal Retirement System: employee contribution equal 7% Matching Ration 2:1;

(3) Longevity pay in accordance with City practices as it relates to other City employees;

Attachment: 2018-073 ATTH 01 Municipal Judge Compensation Agreement 2018-2020 (1867 : 2018-073 RES Reappointment of Municipal Judge)

(4) Professional and Association dues to appropriate memberships in State organizations and other related training as approved in consultation with the City Manager. Approved training and travel will be reimbursed at normal and customary City rates.

Section 4. Performance Evaluation.

The MUNICIPAL JUDGE, at least once annually, shall provide the City Council with a written report of her continuing education activities and any specific areas of interest related to her abilities to perform the full range of her court duties.

Section 5. Hours of Work.

The position of MUNICIPAL JUDGE is a professional position, and MUNICIPAL JUDGE agrees that during regular business hours she will generally be involved in the pursuit of City business. The City recognizes that on occasion the MUNICIPAL JUDGE must devote time outside regular business hours of municipal office in performing her powers and duties (i.e. night court, etc.), and City agrees that the MUNICIPAL JUDGE may attend to personal matters during regular business hours when such use is reasonable and does not interfere with her duties or is compelled by unusual circumstances.

Section 6. Expenses.

The MUNICIPAL JUDGE shall be reimbursed for job-related expenses incurred in the conduct of City business, in the same manner and for the same purposes as other City employees.

Section 7. Severance.

If, and only if, terminated other than "for cause" by the City Council as defined hereinbelow, the MUNICIPAL JUDGE shall upon termination receive one lump sum payment of severance pay not to exceed the equivalent of two (2) months standard salary plus accumulated vacation time as provided in the City's Personnel Handbook. If the MUNICIPAL JUDGE resigns of her own initiative, leaves for other employment, retires, or is terminated "for cause" this section does not apply. The term "for cause," as used in this section, shall mean a conviction for a misdemeanor involving moral turpitude or personal gain or for any felony or a pattern of

Attachment: 2018-073 ATTH 01 Municipal Judge Compensation Agreement 2018-2020 (1867 : 2018-073 RES Reappointment of Municipal Judge)

insubordination which stems from a persistent failure to comply with a legally authorized written directive from the City Manager or City Council and which continues after a reasonable opportunity to remediate such failure to comply.

Section 8. Vacation, Sick Leave, Retirement, and other Benefits.

In addition to the benefits provided in this Agreement, all provisions of the City's Code of Ordinances and Employee Personnel Handbook relating to health care, vacation, sick leave, retirement system contributions, holidays and other fringe benefits and working conditions as they now exist or may be amended, shall also apply to the MUNICIPAL JUDGE as they would to other employees of the CITY, insofar as those provisions, rules and regulations are not inconsistent with this Agreement.

Section 9. Notices.

Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to CITY or MUNICIPAL JUDGE as the case may be at the address set forth opposite the signature of the party.

Section 10. Entire Agreement.

This Agreement constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting this subject matter.

Section 11. Successor and Assigns.

This Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

Section 12. Governing Law.

Attachment: 2018-073 ATTH 01 Municipal Judge Compensation Agreement 2018-2020 (1867 : 2018-073 RES Reappointment of Municipal Judge)

This Agreement is governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be Bowie County, Texas.

Section 13. Amendment.

This Agreement may be amended by the mutual written agreement of the parties.

Section 14. Legal Construction.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 15. No Waiver.

The failure to enforce or insist on performance of any term or provision of this Agreement by CITY shall not be construed as a waiver of such provision.

EXECUTED this _____day of _____, 2018.

MUNICIPAL JUDGE

By: _____

Sherry L. Jackson
Texas Municipal Court
100 N. Stateline, Box 1
Texarkana, Texas 75501

CITY OF TEXARKANA, TEXAS

By: _____

Shirley Jaster
City Manager
City Manager's Office
P. O. Box 1967
Texarkana, Texas 75504

ATTEST:

By: _____

Jennifer Evans
City Secretary

Attachment: 2018-073 ATTH 01 Municipal Judge Compensation Agreement 2018-2020 (1867 : 2018-073 RES Reappointment of Municipal Judge)

Attachment: 2018-073 ATTH 02 Municipal Judge Compensation Agreement 2016-2018 (1867 : 2018-073 RES Reappointment of Municipal Judge)

COMPENSATION AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Texarkana, Texas, a municipal corporation, (hereinafter referred to as the "CITY") and Sherry L. Jackson, (hereinafter referred to as "MUNICIPAL JUDGE").

WITNESSETH:

WHEREAS, CITY desires to employ the services of Sherry L. Jackson as the MUNICIPAL JUDGE of the City of Texarkana, Texas; and

WHEREAS, it is the desire of the City Council of the City of Texarkana, Texas, to provide certain compensation benefits, establish certain conditions of employment and to set working conditions of said MUNICIPAL JUDGE; and

WHEREAS, Sherry L. Jackson desires to accept employment as the MUNICIPAL JUDGE of the City of Texarkana, Texas;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the parties agree as follows:

Section 1. Duties.

CITY hereby agrees to employ said Sherry L. Jackson as the MUNICIPAL JUDGE of said CITY to perform the functions and duties authorized under State law, the City Charter and City Ordinances, and to perform other legally permissible and proper duties and functions as the Council or City Manager shall from time to time assign.

Section 2. Term.

A. Sherry L. Jackson shall commence serving as the MUNICIPAL JUDGE on the 1st day of August, 2016, and continue serving under the terms of this contract through the last day of July, 2018. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the City Council to terminate the services of the MUNICIPAL JUDGE at any time, with or without cause. Sufficiency of cause shall be solely within the discretion of CITY. Nothing contained within this Agreement shall be construed to confer an expectation of continued employment or a property interest therein.

B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the MUNICIPAL JUDGE to resign at any time from her position with the CITY.

C. MUNICIPAL JUDGE agrees to remain in the exclusive employ of CITY and to accept no other employment by another employer during the term of this Agreement. The term "employment" shall not be construed to include occasional teaching, writing, consulting, serving as legal counsel for issues unrelated to City business, or mediation performed on the MUNICIPAL JUDGE'S time off or compensatory time off.

Section 3. Compensation and Benefits.

A. CITY agrees to pay the MUNICIPAL JUDGE for her services rendered pursuant hereto an annual base salary of $78,280.00, payable in accordance with the same schedule that other employees of the CITY are paid and subject to the same applicable deductions for taxes, social security, benefit plans and other wage withholdings.

B. CITY agrees to provide the MUNICIPAL JUDGE with compensation benefits as follows:

(1) City to pay Health Insurance benefits for employee only;

(2) Texas Municipal Retirement System: employee contribution equal 7% Matching Ration 2:1;

(3) City Supplemental Retirement Plan: City to match employee's contribution to 457 Deferred Compensation Plan up to 2% of Gross Salary;

Attachment: 2018-073 ATTH 02 Municipal Judge Compensation Agreement 2016-2018 (1867 : 2018-073 RES Reappointment of Municipal Judge)

(4) Longevity pay in accordance with City practices as it relates to other City employees;

(5) Professional and Association dues to appropriate memberships in State organizations and other related training as approved in consultation with the City Manager. Approved training and travel will be reimbursed at normal and customary City rates.

Section 4. Performance Evaluation.

The MUNICIPAL JUDGE, at least once annually, shall provide the City Council with a written report of her continuing education activities and any specific areas of interest related to her abilities to perform the full range of her court duties.

Section 5. Hours of Work.

The position of MUNICIPAL JUDGE is a professional position, and MUNICIPAL JUDGE agrees that during regular business hours she will generally be involved in the pursuit of City business. The City recognizes that on occasion the MUNICIPAL JUDGE must devote time outside regular business hours of municipal office in performing her powers and duties (i.e. night court, etc.), and City agrees that the MUNICIPAL JUDGE may attend to personal matters during regular business hours when such use is reasonable and does not interfere with her duties or is compelled by unusual circumstances.

Section 6. Expenses.

The MUNICIPAL JUDGE shall be reimbursed for job-related expenses incurred in the conduct of City business, in the same manner and for the same purposes as other City employees.

Section 7. Severance.

If, and only if, terminated other than "for cause" by the City Council as defined hereinbelow, the MUNICIPAL JUDGE shall upon termination receive one lump sum payment of severance pay not to exceed the equivalent of two (2) months standard salary plus accumulated vacation time as provided in the City's Personnel Handbook. If the MUNICIPAL JUDGE resigns of her own initiative, leaves for other employment, retires, or is terminated "for cause"

Attachment: 2018-073 ATTH 02 Municipal Judge Compensation Agreement 2016-2018 (1867 : 2018-073 RES Reappointment of Municipal Judge)

this section does not apply. The term "for cause," as used in this section, shall mean a conviction for a misdemeanor involving moral turpitude or personal gain or for any felony or a pattern of insubordination which stems from a persistent failure to comply with a legally authorized written directive from the City Manager or City Council and which continues after a reasonable opportunity to remediate such failure to comply.

Section 8. Vacation, Sick Leave, Retirement, and other Benefits.

In addition to the benefits provided in this Agreement, all provisions of the City's Code of Ordinances and Employee Personnel Handbook relating to health care, vacation, sick leave, retirement system contributions, holidays and other fringe benefits and working conditions as they now exist or may be amended, shall also apply to the MUNICIPAL JUDGE as they would to other employees of the CITY, insofar as those provisions, rules and regulations are not inconsistent with this Agreement.

Section 9. Notices.

Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to CITY or MUNICIPAL JUDGE as the case may be at the address set forth opposite the signature of the party.

Section 10. Entire Agreement.

This Agreement constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting this subject matter.

Section 11. Successor and Assigns.

This Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

Section 12. Governing Law.

Attachment: 2018-073 ATTH 02 Municipal Judge Compensation Agreement 2016-2018 (1867 : 2018-073 RES Reappointment of Municipal Judge)

This Agreement is governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be Bowie County, Texas.

Section 13. Amendment.

This Agreement may be amended by the mutual written agreement of the parties.

Section 14. Legal Construction.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 15. No Waiver.

The failure to enforce or insist on performance of any term or provision of this Agreement by CITY shall not be construed as a waiver of such provision.

EXECUTED this _____day of _____, 2016.

MUNICIPAL JUDGE

By: _____

Sherry L. Jackson
Texas Municipal Court
100 N. Stateline, Box 1
Texarkana, Texas 75501

CITY OF TEXARKANA, TEXAS

By: _____

John A. Whitson, ICMA-CM
City Manager
City Manager's Office
P. O. Box 1967
Texarkana, Texas 75504

ATTEST:

By: _____

Jennifer Evans
City Secretary

Attachment: 2018-073 ATTH 02 Municipal Judge Compensation Agreement 2016-2018 (1867 : 2018-073 RES Reappointment of Municipal Judge)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2018-073 Goals & Perspectives (1867 : 2018-073 RES Reappointment of Municipal Judge)

City of Texarkana, Texas

Version: A

Briefing Sheet

Update Date: 6/7/2018 2:23 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2018-069 granting a Specific Use Permit to allow the application of permanent cosmetics/microblading on Lot 1, Richmond Park Subdivision, located at 3321 Richmond Road. Jason Cree, applicant. Tiffany Pham, agent.

Briefing: 6/11/2018 **Public Hearing:** 7/9/2018 **Council Vote:** 7/9/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-690: This is a request by Jason Cree, owner, and Tiffany Pham, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in an existing nail salon and spa on Lot 1, Richmond Park Subdivision, located in a tenant space at 3321 Richmond Road (Modern Nails and Spa).

The adjacent zoning is PD-General Retail to the north, south and west and General Retail to the east. The adjacent land use is strip centers to the north and east, a bank to the south and vacant land to the west.

The Comprehensive Plan has designated this as a neighborhood retail area.

This property is zoned PD-General Retail (PD-GR). A Specific Use Permit is required to allow the one additional use of a permanent cosmetics/microblading business which is also considered a "tattoo" per the City's Zoning Ordinance. The State of Texas will regulate this business as to licensing and other health related issues. Several medical facilities and hair salons are now offering this type service for clients.

This request meets all city requirements to allow this one additional use on this property. There should be adequate parking for this business.

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

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

Similar requests for permanent cosmetics/microblading have been recently approved. Therefore, staff recommends for approval with the following stipulations:

1. That the owner/or any employee performing the application of permanent cosmetics/microblading (tattooing) procedures be currently licensed by the State and

meet all Federal, State and City licensing laws and health regulations. (A copy of the current license must be provided to the City prior to the opening of the business).

2. That the Specific Use Permit be intended for the application of permanent cosmetics/microblading only.
3. That if this use ever ceases to exist at this location, the City may revoke the Specific Use Permit.

Advisory Board/Committee Review:

Planning and Zoning Commission unanimously recommended for approval of the request with staff stipulations.

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

June 4, 2018

Attachments

a. 2018-069 ORD granting SUP at 3321 Richmond Rd. (PDF)
b. 2018-069 ATTH 01 (maps) labeled (PDF)
c. 2018-069 ATTH 02 (photo of property) labeled (PDF)
d. 2018-069 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	Completed	David Orr 06/05/2018 3:09 PM	Department Head Review	
Deputy City Manager - Kyle Dooley Review	Completed	Kyle Dooley 06/07/2018 8:44 AM	Deputy City Manager	
Public Information Officer	06/07/2018 8:49 AM	Lisa Thompson	PIO Review	Completed
City Manager	Shirley Jaster	City Manager Review	Completed	06/07/2018 2:22 PM
City Council	Vicky Coopwood	Meeting	Pending	06/11/2018 6:00 PM

Meeting History

S-690

ORDINANCE NO. 2018-069

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-690 TO ALLOW THE ONE ADDITIONAL USE OF APPLICATION OF PERMANENT COSMETICS/MICROBLADING ON LOT 1, RICHMOND PARK SUBDIVISION, LOCATED AT 3321 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 an Amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **one additional use of application of permanent cosmetics/microblading** on Lot 1, Richmond Park Subdivision, located at 3321 Richmond Road, in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and 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 six (6) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use of application of permanent cosmetics/microblading** on said property; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-690 to allowing the one additional use of application of permanent cosmetics/ microblading** on the following described property, to-wit: **Lot 1, Richmond Park Subdivision, located at 3321 Richmond Road,** in **the City of Texarkana, Bowie County, Texas.**

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

Attachment: 2018-069 ORD granting SUP at 3321 Richmond Rd. (1864 : 2018-069 ORD granting SUP at 3321 Richmond Rd.)

1. That the owner/or any employee performing the application of permanent cosmetics/microblading be currently licensed by the state and meet all federal, state and city licensing laws and health regulations. A copy of the current license must be provided to the City prior to the opening of the business.
2. That the Specific Use Permit be intended for the application of permanent cosmetics and microblading only.
3. That if this use ever ceases to exist at this location, the City may automatically revoke the Specific Use Permit.

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

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

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

PASSED AND APPROVED in regular Council Session on this the **9th day of July, 2018.**

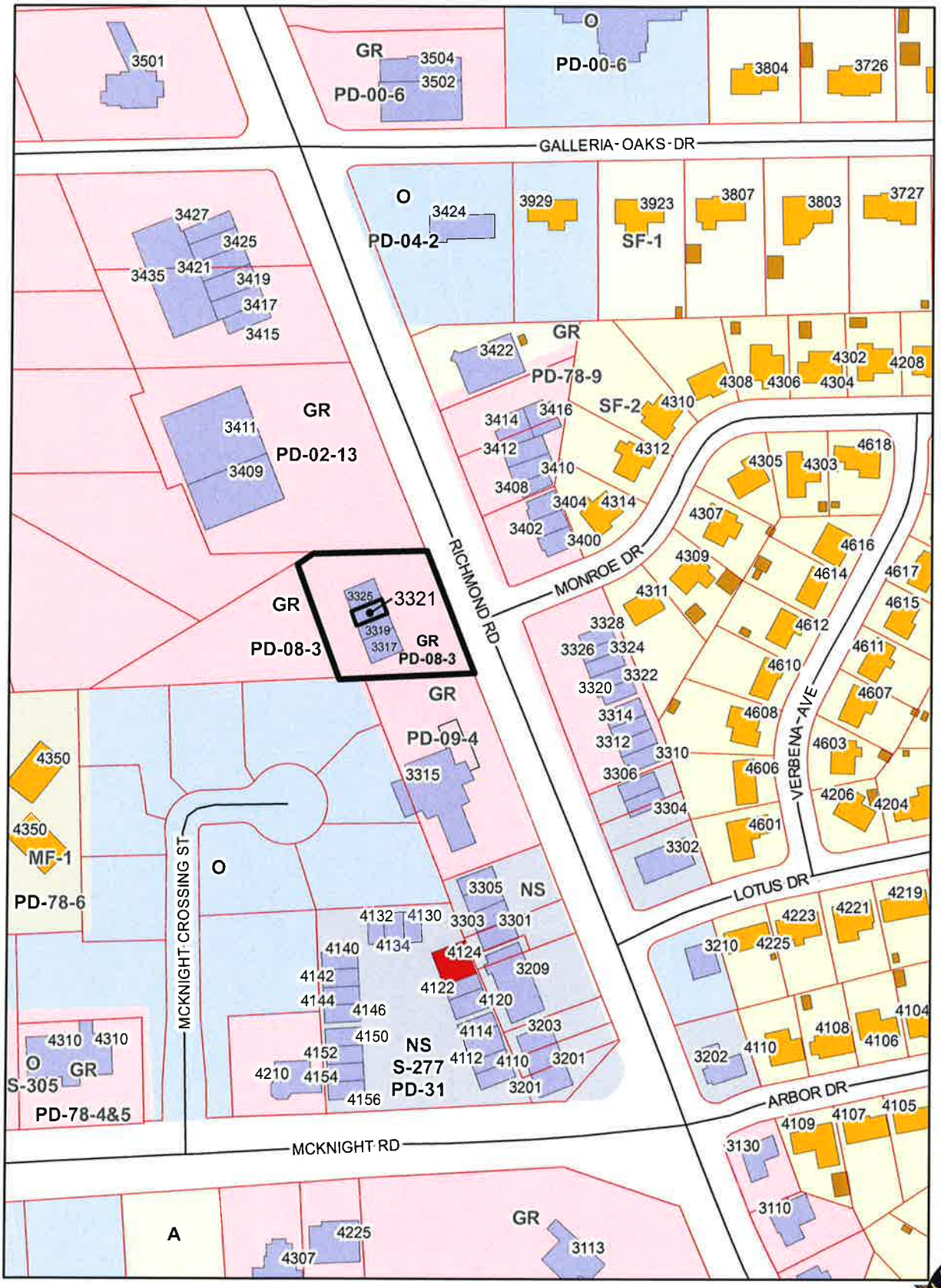
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2018-069 ORD granting SUP at 3321 Richmond Rd. (1864 : 2018-069 ORD granting SUP at 3321 Richmond Rd.)

3321 Richmond Rd.
Department of Planning and Community Development



N

1:2,500

Attachment: 2018-069 ATTH 01 (maps) labeled (1864 : 2018-069 ORD granting SUP at 3321 Richmond Rd.)

3321 Richmond Rd.
Department of Planning and Community Development

Attachment: 2018-069 ATTH 01 (maps) labeled (1864 : 2018-069 ORD granting SUP at 3321 Richmond Rd.)

2018 - 069 ATTH 02 (1 of 1)

5.1.c

Attachment: 2018-069 ATTH 02 (photo of property) labeled (1864 : 2018-069 ORD granting SUP at 3321 Richmond Rd.)

© 2018 Google - Im

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA	No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-069 Goals & Perspectives (1864 : 2018-069 ORD granting SUP at 3321 Richmond Rd.)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/8/2018 2:55 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2018-070 granting a Specific Use Permit to allow an in-home day care on Lot 5, Block 1, Hancock's Addition, located at 2405 Garber Street. Ruby Scott, applicant. Robin Tucker, agent.

Briefing: 6/11/2018 **Public Hearing:** 7/9/2018 **Council Vote:** 7/9/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-691: This is a request by Ruby Scott, owner, and Robin Tucker agent, for a Specific Use Permit, SUP, to allow the location of an in-home day care in a residence on Lot 5, Block 1, Hancock's Addition, located at 2405 Garber Street.

The adjacent zoning is Single Family-2 (SF-2) to the north, south, east and west. The adjacent land use is residences to the east and west and vacant land to the north and south.

The Comprehensive Plan has designated this area as Neighborhood Residential.

This property is zoned Single Family-2 (SF- 2). A Specific Use Permit is required In this zoning district to allow the one additional use of an in-home day care. The State of Texas will regulate this business as to licensing if it is required.

The agent, Ms. Robin Tucker, has indicated that she plans to keep three children in her home in addition to her own child. There should be adequate parking space for parents to drop off the children in front of her residence at 2405 Garber Street. Ms. Tucker's mother owns the property next door at 2407 Garber Street and has given her daughter permission to utilize her driveway for parking personal vehicles during daycare business hours. See attached letter and attached parking diagram.

This request meets all city requirements to allow this one additional use on this property. As stated above, there should be adequate parking,

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

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

Staff recommends for approval with the following stipulations:

1. That the owner/or any employee providing care for any child in the home be licensed by the State and meet all Federal, State and City licensing laws and health regulations, if required.
2. That the Specific Use Permit be used for an in-home day care only.
3. That if this use ever ceases to exist at this location, the City may revoke the Specific Use Permit.

Advisory Board/Committee Review:

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

Board/Committee Recommendation:

NA

Advisory Board/Committee Meeting Date and Minutes:

June 4, 2018

Attachments

a. 2018-070 ORD granting SUP at 2405 Garber St. (PDF)
b. 2018-070 ATTH 01 (maps) labeled (PDF)
c. 2018-070 ATTH 02 (parking diagram) labeled (PDF)
d. 2018-070 ATTH 03 (photo of property) (PDF)
e. 2018-070 ATTH 04 (letters from neighbors) (PDF)
f. 2018-070 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	Completed	David Orr 06/05/2018 3:10 PM	Department Head Review	
Deputy City Manager - Kyle Dooley Review	Completed	Kyle Dooley 06/07/2018 8:43 AM	Deputy City Manager	
Public Information Officer	06/07/2018 8:49 AM	Lisa Thompson	PIO Review	Completed
City Manager	Shirley Jaster	City Manager Review	Completed	06/07/2018 2:24 PM
City Council	Vicky Coopwood	Meeting	Pending	06/11/2018 6:00 PM

Meeting History

S-691

ORDINANCE NO. 2018-070

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-691 TO ALLOW THE ONE ADDITIONAL USE OF AN IN-HOME DAY CARE ON LOT 5, BLOCK 1, HANCOCK'S FIRST ADDITION, LOCATED AT 2405 GARBER STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an Amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **one additional use of an in-home day care** on Lot 5, Block 1, Hancock's First Addition, located at 2405 Garber Street, 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 six (6) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use of an in-home day care** on said property; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-691 to allowing the one additional use of an in-home day care** on the following described property, to-wit: **Lot 5, Block 1, Hancock's First Addition, located at 2405 Garber Street,** in **the City of Texarkana, Bowie County, Texas.**

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

Attachment: 2018-070 ORD granting SUP at 2405 Garber St. [Revision 1] (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

1. That the owner/or any employee providing care for any child in the home be licensed by the State and meet all Federal, State and City licensing laws and health regulations, if required.
2. That the Specific Use Permit be used for an in-home day care only.
3. That if this use ever ceases to exist at this location, the City may revoke the Specific Use Permit.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **9th day of July, 2018.**

ATTEST:

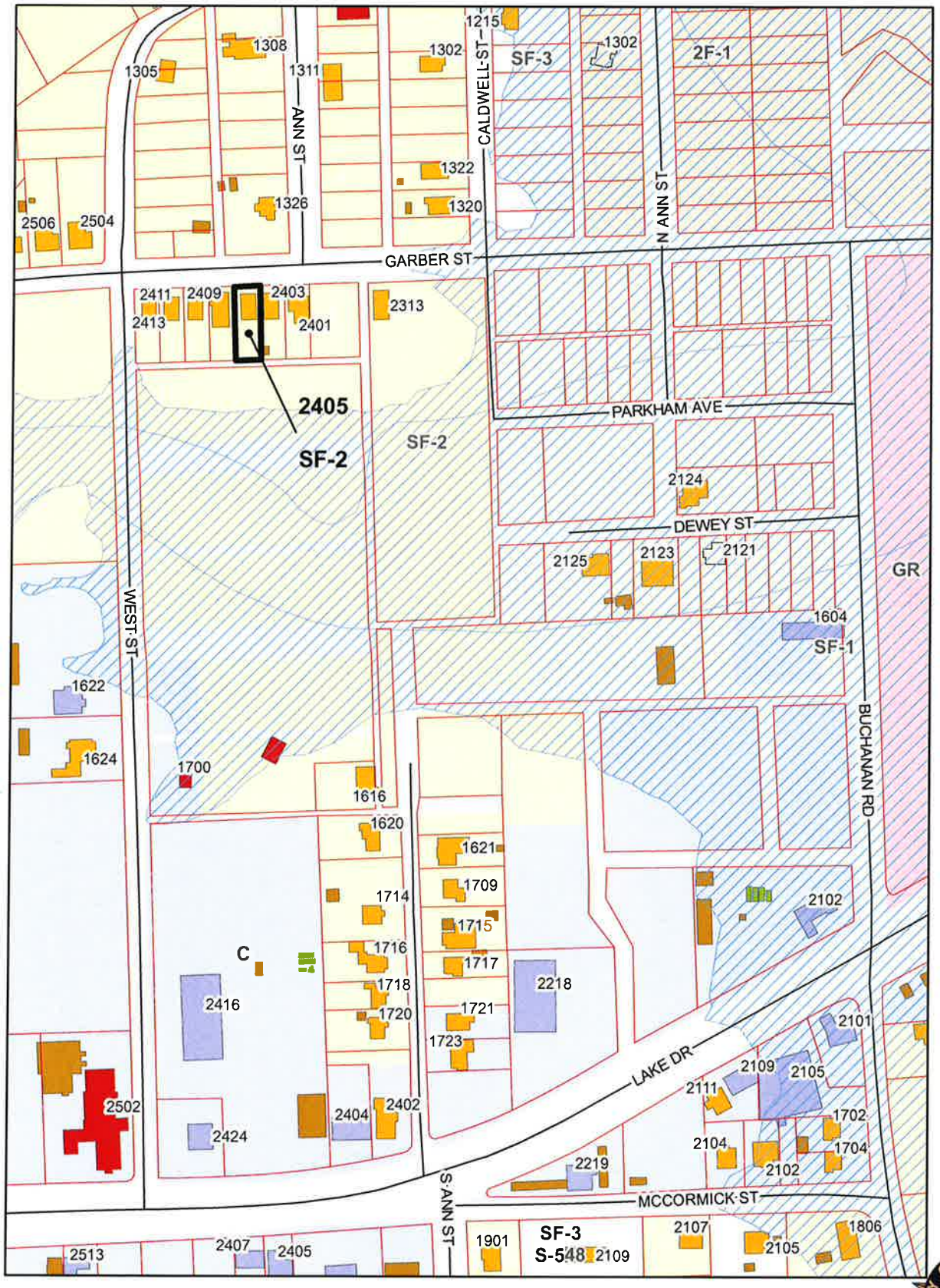
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2018-070 ORD granting SUP at 2405 Garber St. [Revision 1] (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

2018-070 ATTH 01
(1 of 2)

2405 Garber St.
Department of Planning and Community Development



N

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Attachment: 2018-070 ATTH 01 (maps) labeled (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

2405 Garber St.
Department of Planning and Community Development

Attachment: 2018-070 ATTH 01 (maps) labeled (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

2018-070 ATTH 02

(1 of 1)

PARKING DIAGRAM

Texarkana Water Utility - GIS

Attachment: 2018-070 ATTH 02 (parking diagram) labeled (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

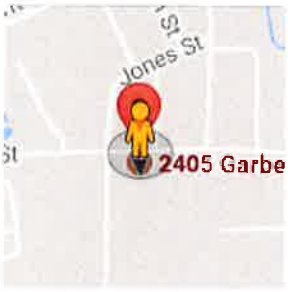
Google Maps 2405 Garber St

Image capture: Jul 2015 © 2018 Google

Texarkana, Texas

Google, Inc.

Street View - Jul 2015



Attachment: 2018-070 ATTH 03 (photo of property) [Revision 1] (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

2018-070 ATTH 04
(1 of 2)

5/15/2018

To whom it may concern,

I am in full support of Robin Tucker opening a childcare business in our neighborhood. She has permission to use my property, 2407 Garber Street, next door to her home for parking her personal vehicles during her business hours.

Sincerely,

Gilda Henderson

Gilda Henderson

Ruby Scott

Ruby Scott

Attachment: 2018-070 ATTH 04 (letters from neighbors) (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

2018-070 ATTH 4
(2 of 2)

5/15/2018

To whom it may concern,

I am in full support of Robin Tucker opening a childcare business in our neighborhood. She has permission to use my property, 1326 Ann Street, which is in front of her home for any additional parking she needs for her business. This includes but is not limited to: parents dropping off or picking children up, any parking needed for family activities she plans for the childcare families, or for her personal vehicles during her business hours.

Sincerely,

Harold V. Harlston

Attachment: 2018-070 ATTH 04 (letters from neighbors) (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA	No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-070 Goals & Perspectives (1865 : 2018-070 ORD granting SUP at 2405 Garber Street)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/8/2018 9:57 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,

Subject: Ordinance No. 2018-071 amending P-05-5(O) for site plan approval on Lot 1, Texas Bank & Trust Subdivision, located at 4646 Cowhorn Creek Road. Matt and Cindy Young, applicants. Kayla Wood, MTG Engineering and Surveying, agent.

Briefing: 6/11/2018 **Public Hearing:** 7/9/2018 **Council Vote:** 7/9/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Amendment to PD-05-5(O): This is a request by Matt and Cindy Young, Texarkana Emergency Center, owners and Kayla Wood, MTG Engineering and Surveying, agent, for site plan approval for a building addition on Lot 1, Texas Bank and Trust Subdivision, located at 4646 Cowhorn Creek Road. This is the current location of Texarkana Emergency Center.

The adjacent zoning is Agriculture, Commercial to the south and east and PD-General Retail to the west. The adjacent land usage is vacant land to the north, Texarkana Convention Center and Hilton Garden Inn to the south and east, and a hotel to the west.

The Comprehensive Plan has designated this as a Regional commercial area.

The applicant is proposing to construct an 8,898 sq. ft. building addition and proposes to change the use from an emergency care center to an emergency hospital. The existing building is 9,610 sq. ft. in size.

The applicant has also submitted elevations and the proposed floor plan (see attached). The attached application and site plan submitted show the following:

1. An 8,898 sq. ft. building addition with split face CMU, brick, aluminum and faux wood to match existing building.
2. 54 total parking spaces for entire facility
3. A new ambulance drop-off canopy.
4. A new flagpole, transformer. generator and ambulance entry location.
5. New sign faces on existing signage.
6. Add digital signage.
7. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well

as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

Per the application, the existing monument style 3-sided signage will remain. However, the applicant has requested to add new faces and to add digital signage. The existing signage has an overall square footage of 164 ft. and an overall height of 8 6". Based on the CEVMS guidelines, a hospital (in an Office zoning district) is allowed a CEVMS no larger than 24 sq. ft. in size. Therefore, the applicant will only be allowed to utilize one side of the 3- sided sign for CEVMS and the electronic portion of that sign face cannot exceed 24 sq. ft.in size. Also, under the guidelines, the CEVMS portion of the signage should be turned off from 10:00 p.m. to 7:00 a.m.

There may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval prior to the issuance of building permits. Utilities have the right to request additional easements.

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 the site plan as submitted with the following added stipulation:

- Existing 3-sided monument style sign will remain. All 3 sides will be updated with new sign faces. One of the sign faces can include a CEVMS not to exceed 24 sq. feet in size. The CEVMS portion of the sign must be turned off from 10:00 to 7:00 A.M.

  These stipulations are required per CEVMS guidelines. See attached excerpt from Ordinance No. 2016-029.

Advisory Board/Committee Review:

The Planning and Zoning Commission unanimously recommended for approval with the following added stipulation as recommended by staff.

New sign faces are allowed on existing 3-sided monument style signage. The sign face fronting on Cowhorn Creek Road is allowed a CEVMS and the electronic portion of this sign face cannot exceed 24 sq. ft. in size. The CEVMS (electronic) portion of the signage must be turned off from 10:00 p.m. to 7:00 a.m.

Board/Committee Recommendation:

NA

Advisory Board/Committee Meeting Date and Minutes:

June 4, 2018

Attachments

a. 2018-071 ORD amending PD-05-5(O) at 4646 Cowhorn Creek Rd.(PDF)
b. 2018-071 EXH 'A' (site plan) labeled(PDF)
c. 2018-071 ATTH 01 (maps) (PDF)
d. 2018-071 ATTH 02 (photo of property) (PDF)
e. 2018-071 ATTH 03 (elevations) labeled (PDF)
f. 2018-071 ATTH 04 (floor plan) labeled (PDF)
g. 2018-071 ATTH 05 (existing site plan) (PDF)
h. 2018-071 ATTH 06 (roof plan) (PDF)
i. 2018-071 ATTH 07 (excerpt from CEVMS Ord.) (PDF)
j. 2018-071 ATTH 08 (diagram of existing signage) labeled (PDF)
k. 2018-071 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development Review		David Orr 06/05/2018 3:10 PM	Department Head Review	Completed
Deputy City Manager - Kyle Dooley Review		Kyle Dooley 06/07/2018 8:40 AM	Deputy City Manager	Completed
Public Information Officer		Lisa Thompson	PIO Review	Completed
City Manager	Shirley Jaster	City Manager Review	Completed	06/07/2018 4:31 PM
City Council	Vicky Coopwood	Meeting	Pending	06/11/2018 6:00 PM

Meeting History

Amendment to
PD-05-5(O)

ORDINANCE NO. 2018-071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-05-5(O) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF A BUILDING ADDITION ON LOT 1, TEXAS BANK AND TRUST SUBDIVISION, LOCATED AT 4646 COWHORN CREEK ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a **site plan (Exhibit 'A') to allow the location of a building addition** on Lot 1, Texas Bank and Trust Subdivision, located at 4646 Cowhorn Creek Road in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-Commercial [PD-5(O)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-05-5(O); and

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

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have held public hearings and afforded 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 a site plan (Exhibit 'A')** to the City Council of the City of Texarkana, Texas; and

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

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

SECTION 1: That the site plan **(Exhibit 'A')** to allow the location of a building addition on Lot 1, Texas Bank and Trust Subdivision, located at 4646 Cowhorn Creek Road in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-05-5(O).

SECTION 2: PD-05-5(O) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes, and includes the following:

Attachment: 2018-071 ORD amending PD-05-5(O) at 4646 Cowhorn Creek Rd. (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek

1. An 8,898 sq. ft. building addition with split face CMU, brick, aluminum and faux wood to match existing building.
2. Fifty-four (54) total parking spaces for the entire facility.
3. A new ambulance drop-off canopy.
4. A new flagpole, transformer, generator and ambulance entry location.
5. New sign faces are allowed on existing 3-sided monument style signage. The sign face fronting on Cowhorn Creek Road is allowed a CEVMS and the electronic portion of this sign face cannot exceed 24 sq. ft. in size. The CEVMS (electronic) portion of the signage must be turned off from 10:00 p.m. to 7:00 a.m.
6. Any additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer as well as utility easement verification/approval must be met prior to the issuance of building permits. Utilities have the right to request additional easements.

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 **9th day of July, 2018.**

ATTEST:

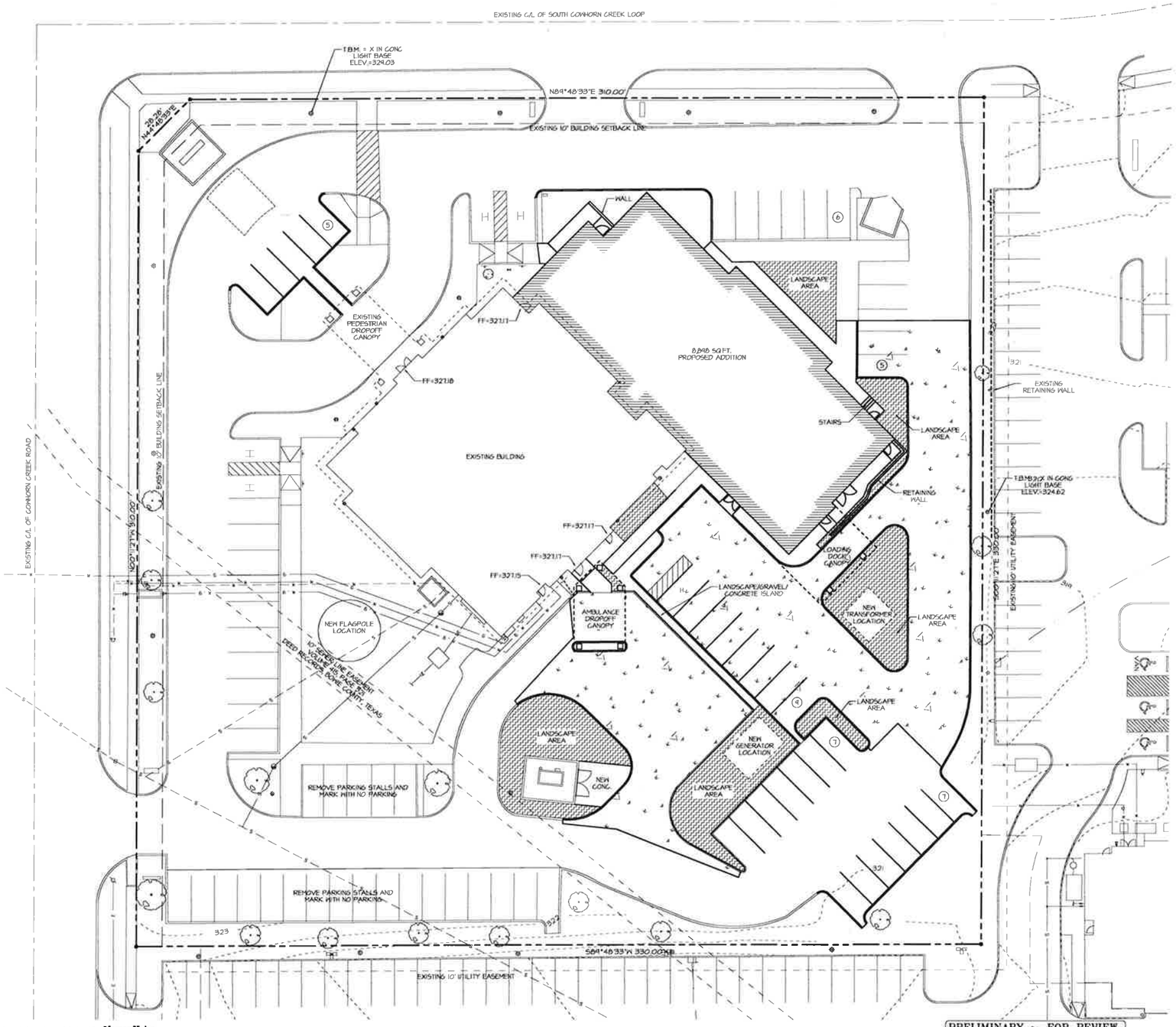
_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2018-071 ORD amending PD-05-5(O) at 4646 Cowhorn Creek Rd. (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek

EXHIBIT 'A'

2018-071



OFF STREET PARKING CALCULATIONS

CITY OF TEXARKANA

SPACES

HOSPITAL	REQUIRED	PROVIDED
HOSPITAL = 1 SPACES PER 2 BEDS X 5 BEDS	3	3
HOSPITAL = 1 SPACES PER EACH DAY SHIFT EMPLOYEE	10	10
CLINIC = 1 SPACE PER 300SF X 10,800 SF	36	40
ADA SPACES (INCLUDED IN COUNT		
TOTAL	49	53

N

GRAPHIC SCALE 1"=20'

0 20

LEGEND

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

GENERAL SITE NOTES:

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

PRELIMINARY ~ FOR REVIEW ONLY NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES ~ 6-4-18 KAYLA R. WOOD P.E. #104859

MTG engineers & surveyors
5930 SUMMERHILL ROAD
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com
TBPE FIRM NO. F-354
©MTG 2018

Texarkana Emergency Center, LLC

Texarkana Hospital Conversion

Texarkana, Texas

Namer Kaim
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

Kaim Associates, Inc.
Architecture • Project Management

SITE PLAN

Scale: 1" = 20'

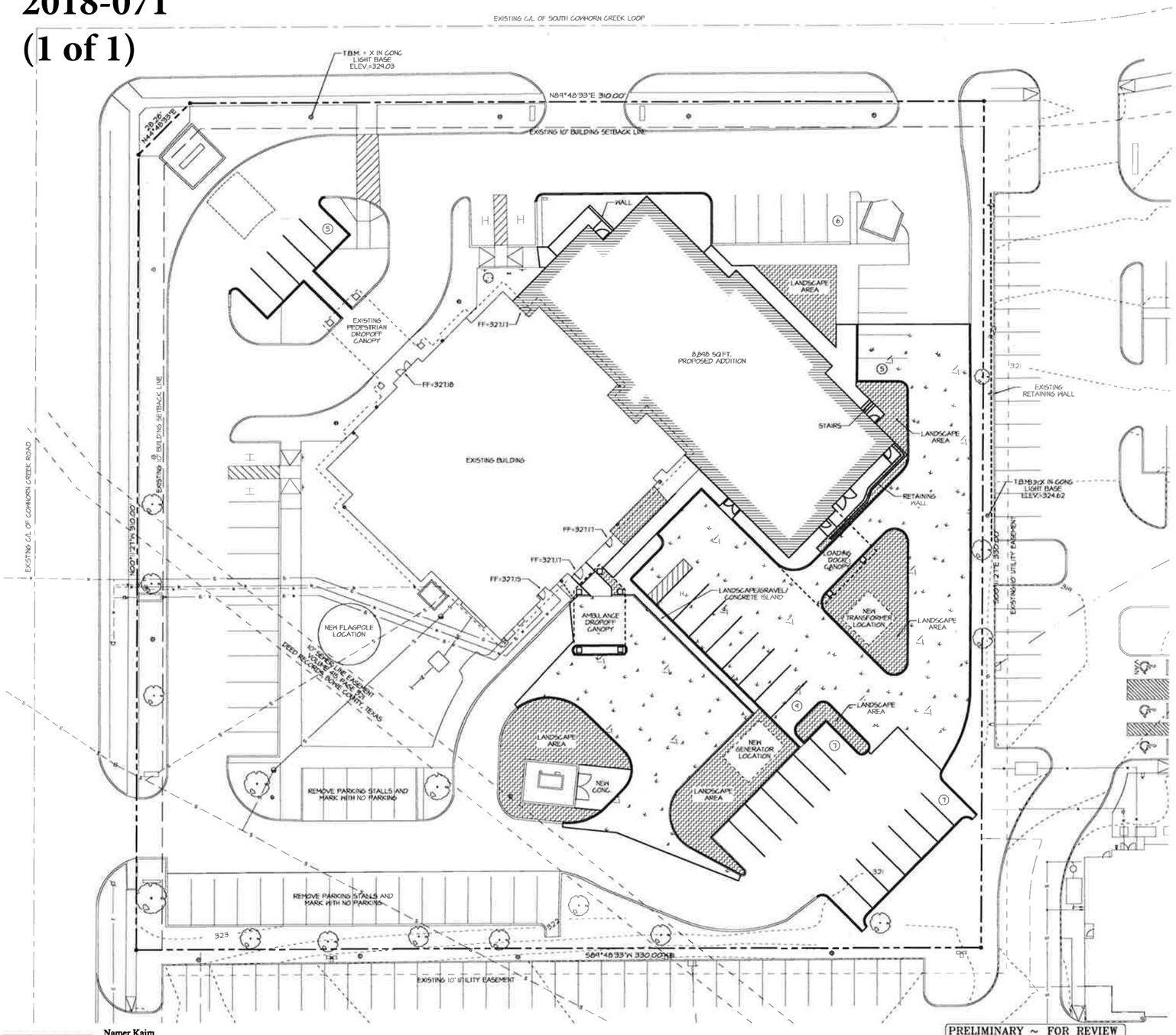
C3.0 5/18/18

Attachment: 2018-071 ORD amending PD-05-5(O) at 4646 Cowhorn Creek Rd. (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Rd.

EXHIBIT 'A'

2018-071

2018-071
(1 of 1)



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Namer Kaim
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Kaim Associates, Inc.
Architecture • Project Management

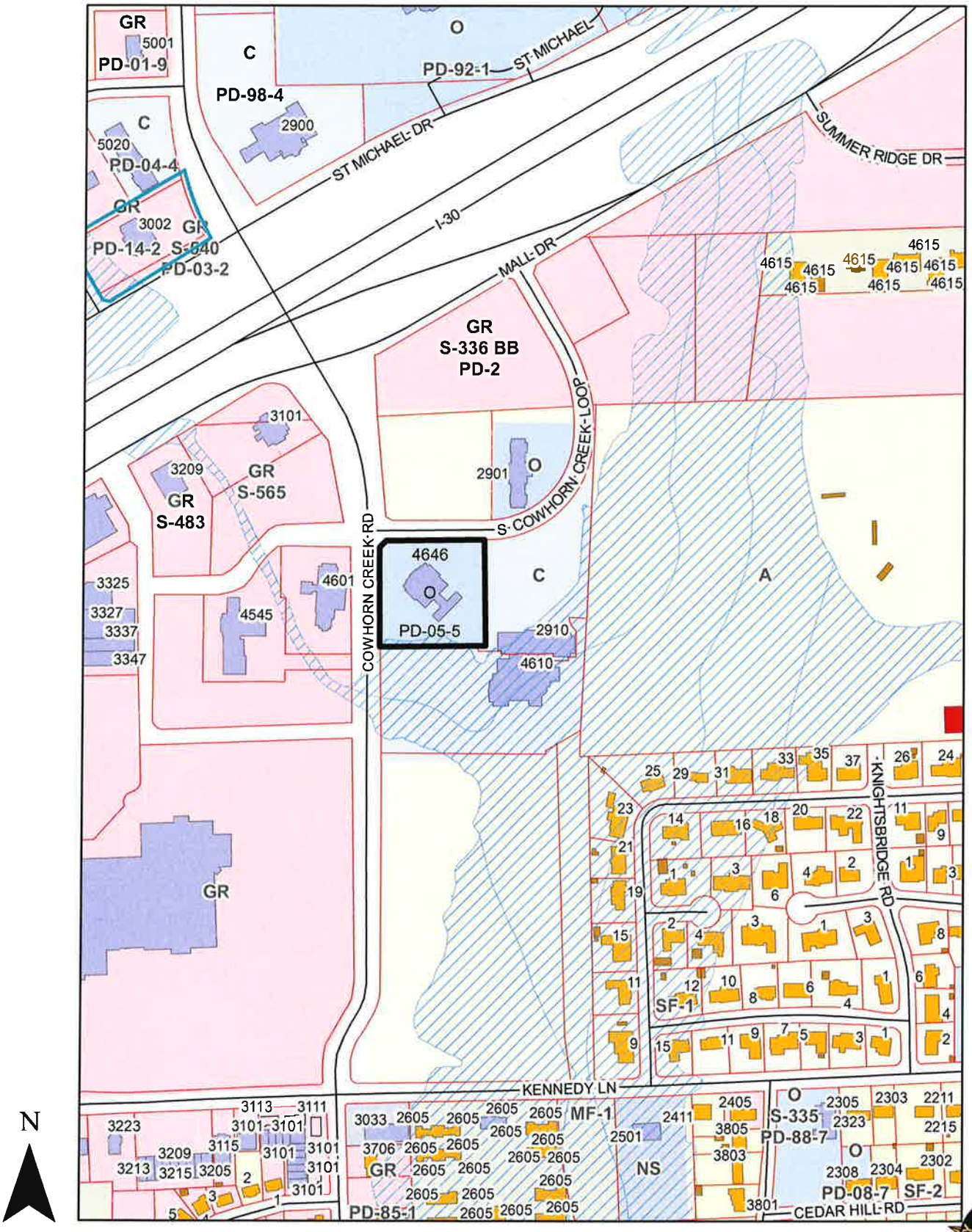
SITE PLAN

Scale: 1" = 20'

C3.0 5/18/18

Attachment: 2018-071 EXH 'A' (site plan) labeled [Revision 1] (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

4646 Cowhorn Creek Rd.
Department of Planning and Community Development



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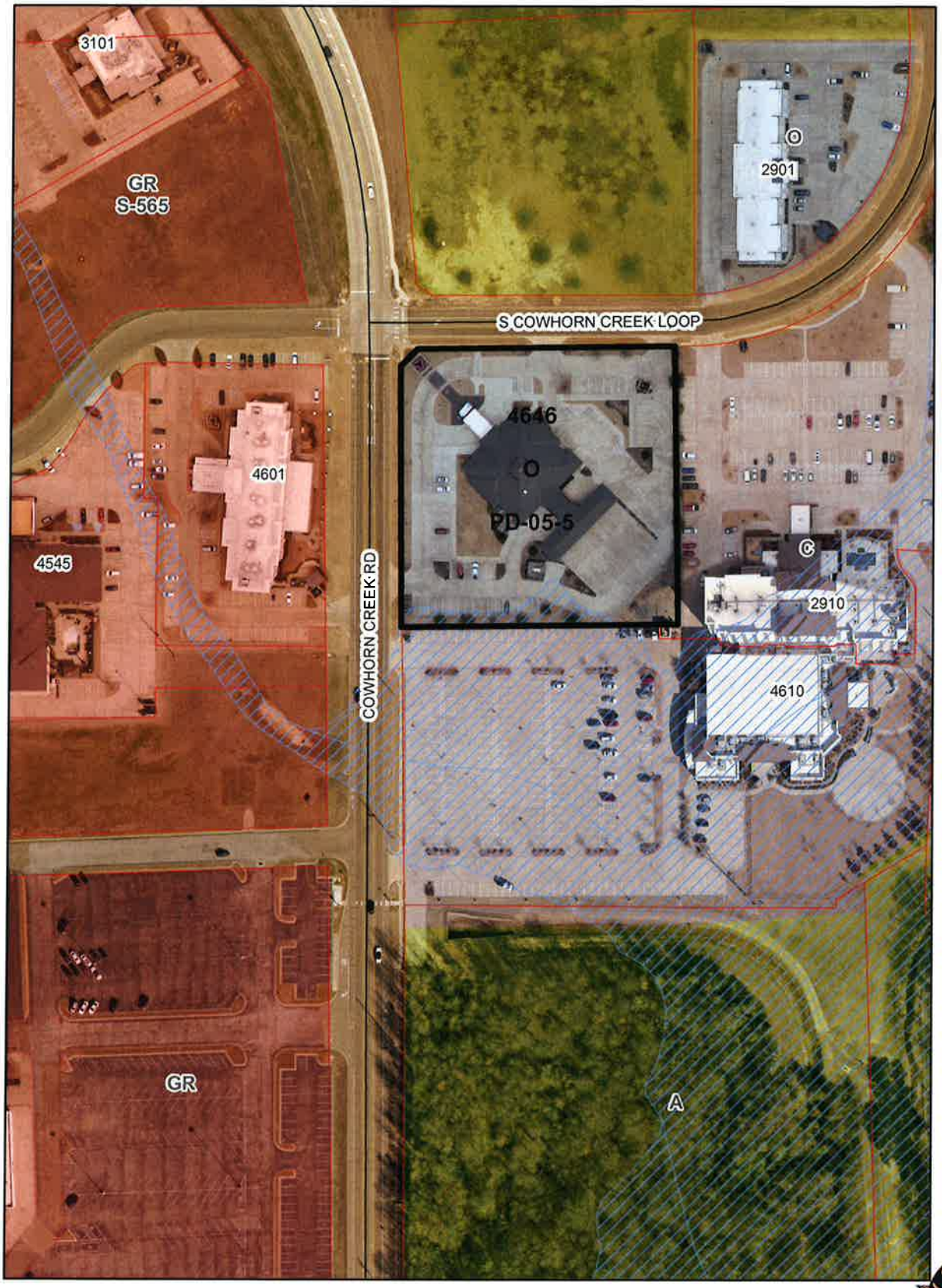
Attachment: 2018-071 ATTH 01 (maps) [Revision 1] (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

2018 - 071 ATTH 01
(2 of 2)

4646 Cowhorn Creek Rd.
Department of Planning and Community Development



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Attachment: 2018-071 ATTH 01 (maps) [Revision 1] (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

2018 - 071 ATTH 02
(1 of 1)

Google Maps 4610 Cowhorn Creek Rd

Image capture: Jun 2017 © 2018 Google

Texarkana, Texas

Google, Inc.

Street View - Jun 2017

Attachment: 2018-071 ATTH 02 (photo of property) (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

NEW BRICK AND STONE CLADDING TO MATCH EXISTING
IMAGES SHOWN FOR REFERENCE

2018-071 ATTH 03
(1 of 2)

Namer Kaim
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

Kaim Associates, Inc.
Architecture • Project Management

PERSPECTIVES

Scale: 12" = 1'-0"

Texarkana Emergency Center, LLC

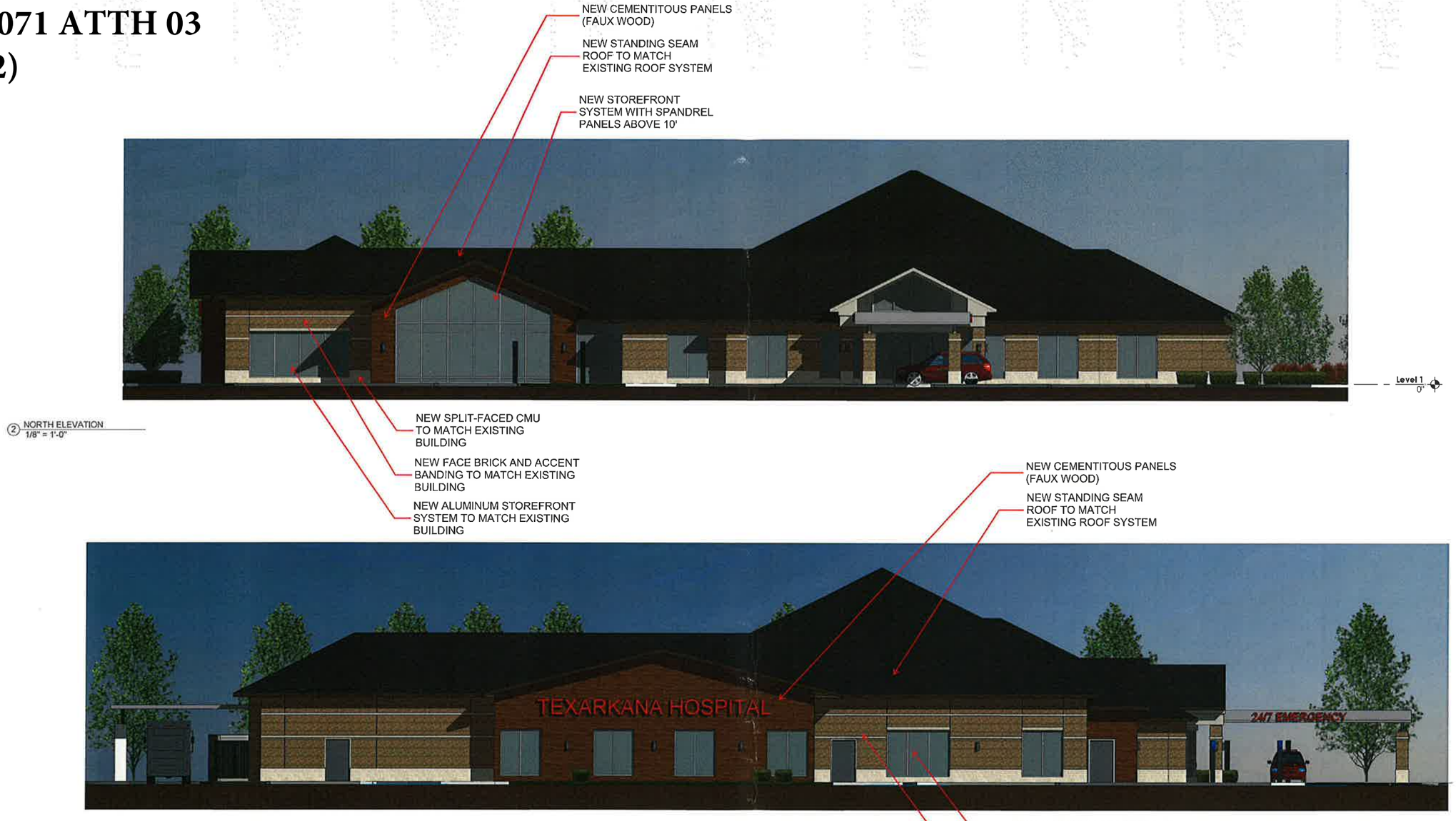
Texarkana Hospital Conversion

Texarkana, Texas

SD104 *5/10/18*

Attachment: 2018-071 ATTH 03 (elevations) labeled (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

2018-071 ATTH 03
(2 of 2)



② NORTH ELEVATION
1/8" = 1'-0"

① EAST ELEVATION
1/8" = 1'-0"

Namer Kaim
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

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PROPOSED ELEVATIONS

Scale: 1/8" = 1'-0"

Texarkana Emergency Center, LLC

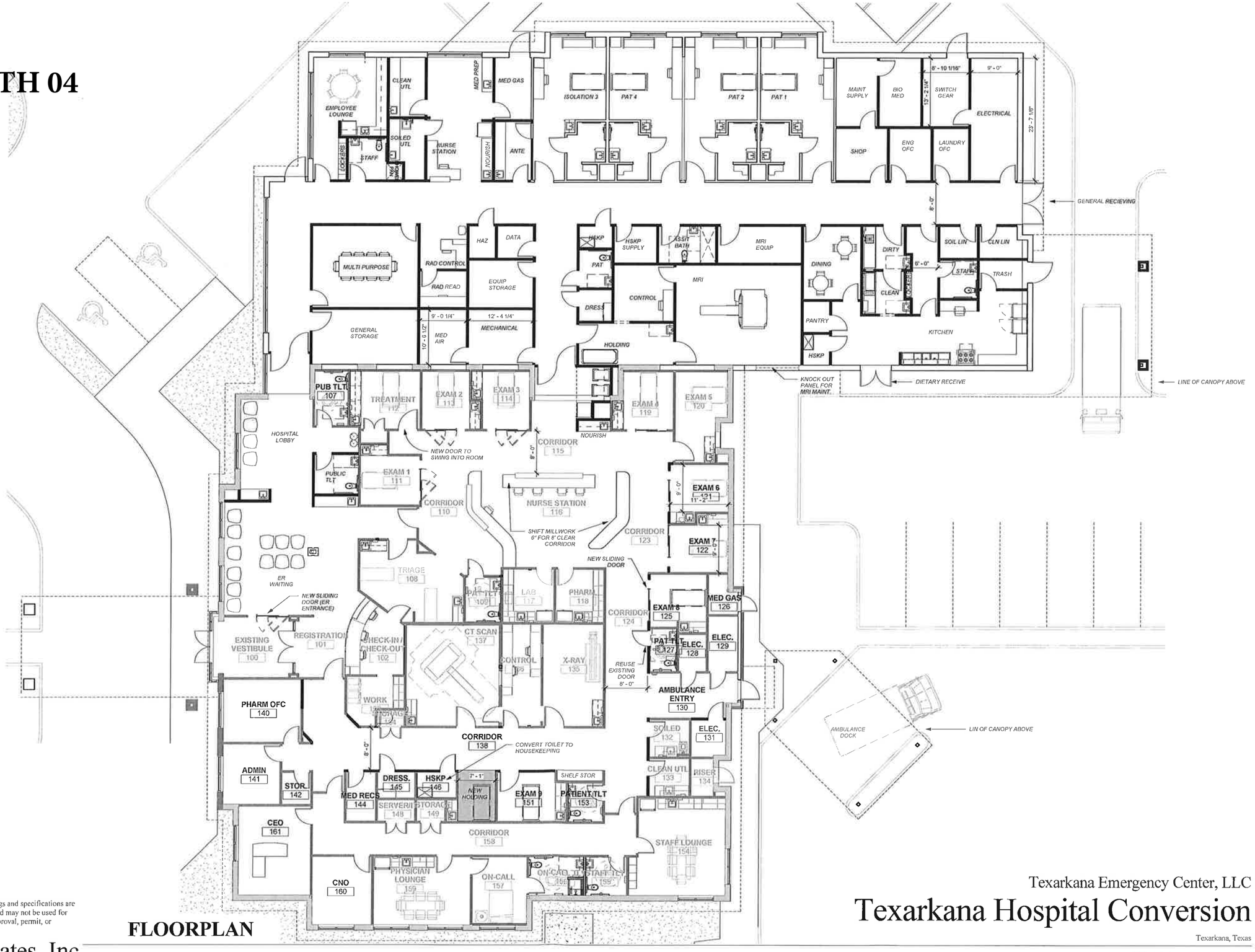
Texarkana Hospital Conversion

Texarkana, Texas

SD103 5/10/18

Attachment: 2018-071 ATTH 03 (elevations) labeled (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

2018-071 ATTH 04
(1 of 1)



Namer Kaim
TBAE 8277
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Kaim Associates, Inc.
Architecture • Project Management

FLOORPLAN

Scale: 1/8" = 1'-0"

Texarkana Emergency Center, LLC

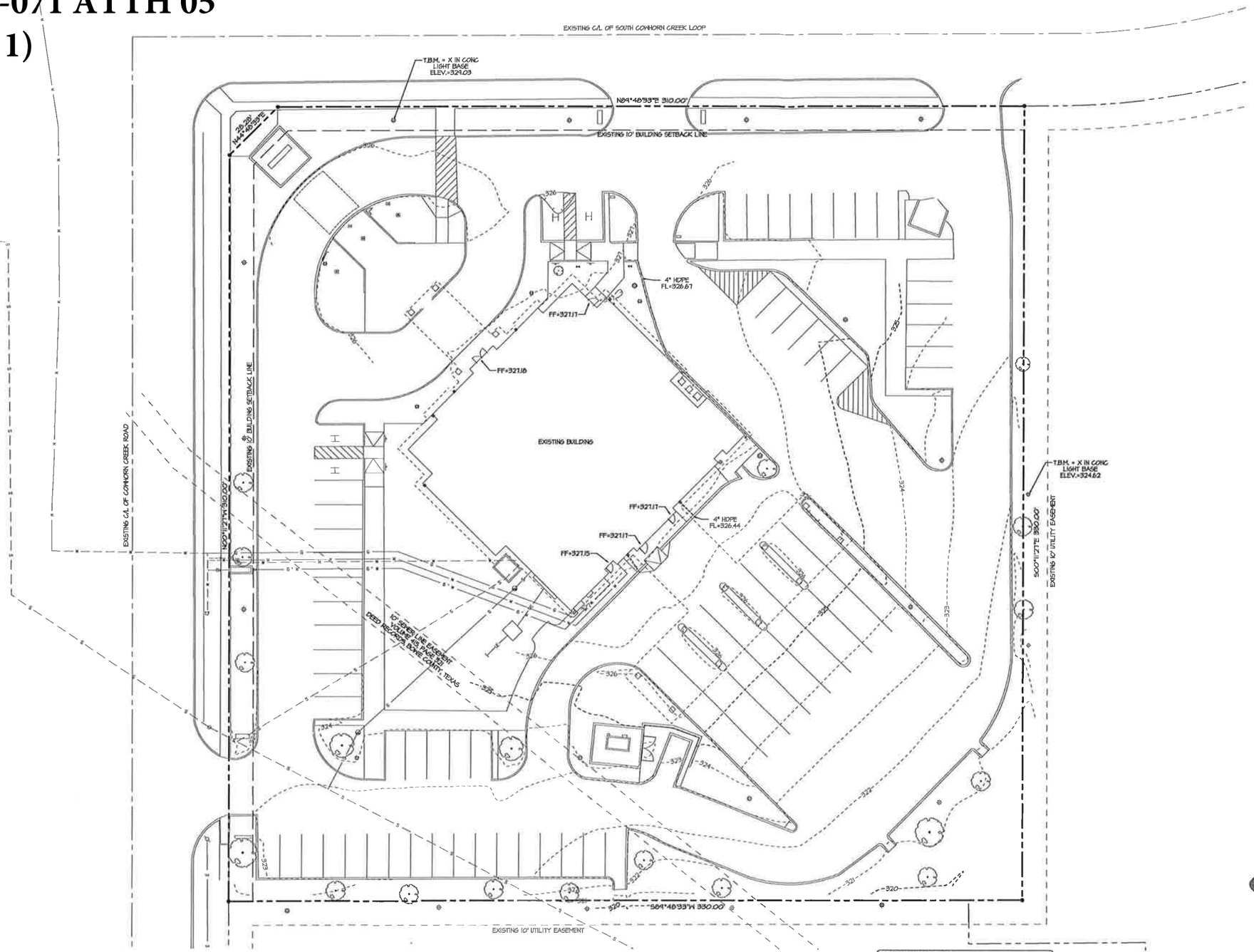
Texarkana Hospital Conversion

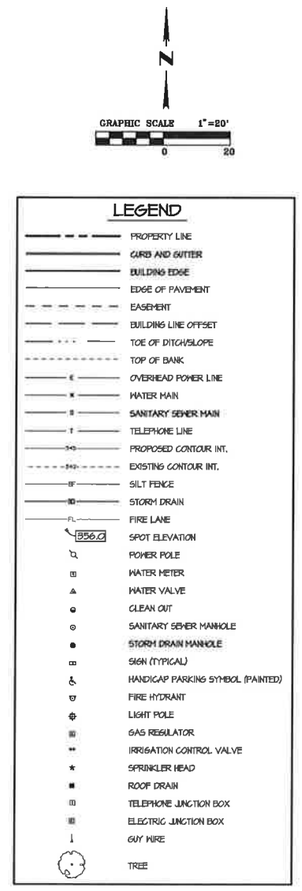
Texarkana, Texas

SD101 *5/10/18*

Attachment: 2018-071 ATTH 04 (floor plan) labeled (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

2018-071 ATTH 05
(1 of 1)





EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS ARE BASED ON THE SURVEY PERFORMED MAY 9, 2018. ANY IMPROVEMENTS TO THE SITE AFTER THE SURVEY DATE ARE NOT SHOWN. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN SITE AND PLANS.

MTG engineers & surveyors
5930 SUMMERHILL ROAD
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com
TBPE FIRM NO. F-354
©MTG 2018

PRELIMINARY ~ FOR REVIEW ONLY NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES ~ 5-18-18
KAYLA R. WOOD P.E. #104859

Namer Kaim
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

Kaim Associates, Inc.
Architecture • Project Management

Texarkana Emergency Center, LLC

Texarkana Hospital Conversion

Texarkana, Texas

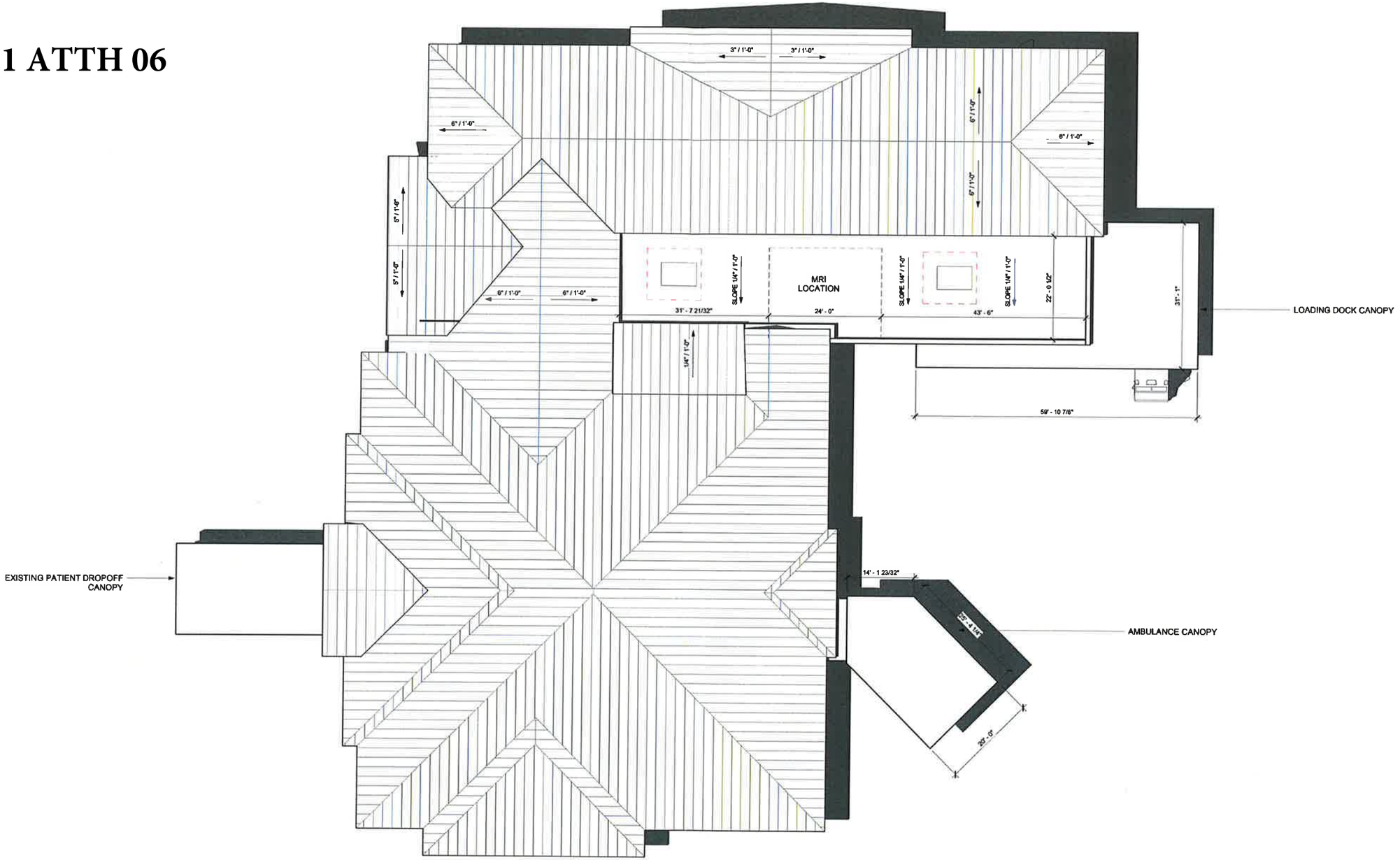
EXISTING CONDITIONS

Scale: 1" = 20'

C1.0 5/18/18

Attachment: 2018-071 ATTH 05 (existing site plan) (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

2018 - 071 ATTH 06
(1 of 1)



Namer Kaim
TBAE 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

Kaim Associates, Inc.
Architecture • Project Management

ROOF PLAN

Scale: 1" = 10'-0"

Texarkana Emergency Center, LLC

Texarkana Hospital Conversion

Texarkana, Texas

SD102 *05/10/18*

Attachment: 2018-071 ATTH 06 (roof plan) (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

Publish

2018-071 ATTH 07
(1 of 2)

ORDINANCE NO. 2016-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE LAND DEVELOPMENT CODE OF THE CODE OF ORDINANCES OF THE CITY OF TEXARKANA, TEXAS, BY AMENDING ORDINANCES AND RELATED DEFINITIONS FOR CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGNS OR CHANGEABLE COPY SIGNS OR DEVICES IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING AN EXPIRATION CLAUSE FOR ORDINANCE NO. 2016-016; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, find and determine that:

Certain signs and sign structures can create a pleasing environment for tourists, shoppers, and the rest of the community;

Certain signs and sign structures overwhelm the public, unduly distract and confuse motorists by diverting attention away from the roadway, and result in safety threats to vehicular and pedestrian traffic; and

The best interest of the public safety, health and general welfare shall be served and advanced by regulating the construction, design, repair, demolition, maintenance, and use of signs in order to accomplish the following goals and objectives: preserve the quality of life for City residents, visitors, and property owners; maintain the public rights-of-way; prevent threats to public safety, including traffic hazards; restrict signs that unduly interfere with scenic views, that are detrimental to property values, or constitute a public nuisance; promote roadway and pedestrian safety; encourage effective communication with the public; uphold the principles of free speech; and improve the appearance of the City and enhancing the community's character while preserving the authentic cultural heritage of the area; and

WHEREAS, through a series of public workshops and public hearings with citizen input, the Planning and Zoning Commission of the City of Texarkana, Texas and the City Council of the City of Texarkana, Texas, have presented proposed changes to Changeable Electronic Variable Message Signs or Changeable Copy Signs or Devices (collectively, "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, after giving the requisite notices by publication and otherwise, and after holding public 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, **voted to recommend approval of the changes to Changeable Electronic Variable Message Signs or Changeable Copy Signs or Devices and related definitions;** and

Attachment: 2018-071 ATTH 07 (excerpt from CEVMS Ord.) (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

2018-071 ATTH 07
(2 of 2)

Publish

WHEREAS, after consideration of the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that amending the Land Development Code of the City of Texarkana, Texas, for **Changeable Electronic Variable Message Signs or Changeable Copy Signs or Devices** and related definitions is in the best interest of citizens and the City's future growth.

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

SECTION 1: Section 140-239, "Permanent type signs," of Article IX, "Signs" of the Land Development Code of the Code of Ordinances of the City of Texarkana, Texas, shall be amended to add the following to its existing provisions:

CEVMS for Institutional Uses will be allowed in all zoning districts.

CEVMS no larger than 24 square feet in size will be allowed for Institutional uses in the Agriculture, SF-1, SF-2, SF-3, PUR, 2F-1, 2F-2, TH, MF-1, MF-2, Office and Neighborhood Services zoning districts. CEVMS in these zoning districts will be turned off from 10:00 p.m. to 7:00 a.m. Maximum overall sign structure can be no larger than 70 square feet in size and 8 feet in height. If at any time the institutional use changes, the signage must conform to applicable zoning district regulations.

CEVMS for Institutional Uses will be allowed no larger than 32 square feet in size for all uses in the General Retail, Limited Commercial, Central Business, Commercial, Industrial-1, Industrial-2 and PD zoning districts. Maximum overall sign structure can be no larger than 70 square feet in size and 8 feet in height. If at any time the institutional use changes, the signage must conform to applicable zoning district regulations.

CEVMS no larger than 32 square feet in size will be allowed for all uses in the General Retail, Limited Commercial, Central Business, Commercial, Industrial-1, Industrial-2 and PD zoning districts.

All CEVMS shall be measured by the square footage of the sign face and not by the overall sign structure unless otherwise stated in the Ordinance.

SECTION 2: The definition of "Changeable electronic variable message sign (CEVMS) or changeable copy sign" contained in Section 140-179, "Special definitions and explanations noted in use regulations," of Article VII, "Supplemental Regulations" of the Land Development Code of the Code of Ordinances of the City of Texarkana, Texas is hereby amended in its entirety as follows:

Changeable electronic variable message sign or changeable copy sign or device (collectively, "CEVMS") means a sign with the capability of displaying words, symbols, figures or images controlled by electronic communications or mechanical processes.

(1) For off-premises CEVMS, refer to section 140-245 for height, size and setback requirements applicable thereto.
(2) For off-premises CEVMS, the message or image on the CEVMS must remain static for a minimum of eight seconds or more and a change of message shall be accomplished simultaneously on the entire sign face.

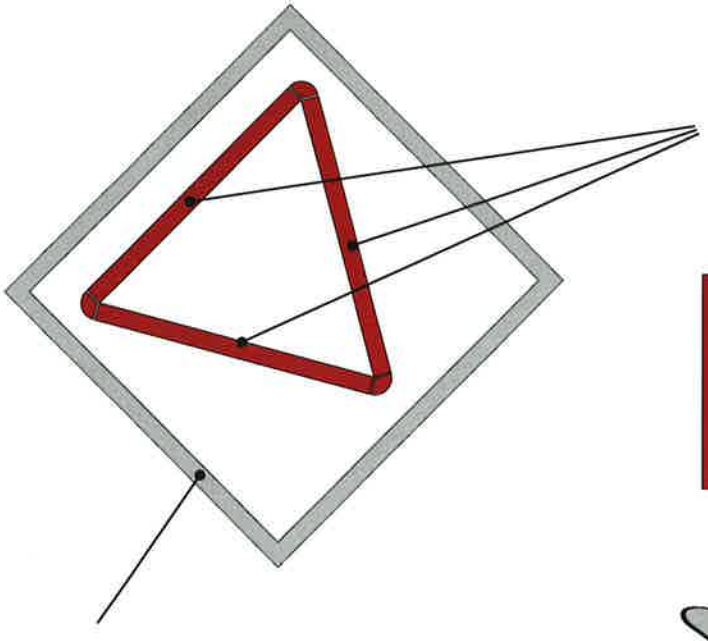
Attachment: 2018-071 ATTH 07 (excerpt from CEVMS Ord.) (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

COWHORN CREEK LOOP

2018-071 ATTH 08
(1 of 1)

N

COWHORN CREEK ROAD



ILLUMINATED MONUMENT SIGN
THREE (3) SIDES
(SEE SIGN DIMENSIONS & DETAIL)

EXISTING MASONRY PLANTER

HIGHTECH SIGNS
3502 New Boston Road
Texarkana, Texas 75501
903-838-8999
Fax 903-831-5042
www.hightechsign.com

Texarkana Emergency Care, 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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The designs, drawings, and concepts contained herein, and any derivatives thereof, are the property of Sign Technologies, Inc. and may not be used or reproduced in any manner without written consent from Sign Technologies, Inc.

Attachment: 2018-071 ATTH 08 (diagram of existing signage) labeled (1866 : 2018-071 ORD Amending PD-

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA	No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

Attachment: 2018-071 Goals & Perspectives (1866 : 2018-071 ORD Amending PD-05-5 at 4646 Cowhorn Creek Road)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/8/2018 1:12 PM

Lead Department:	Planning and Community Development	**Action Officer:**	David Orr, Planning & Community Development Director
Subject:	Resolution No. 2018-072 adopting the Community Development Block Grant (CDBG) Consolidated Plan, Citizen Participation Plan and Annual Action Plan.		

Briefing: 6/11/2018 **Public Hearing:** 7/9/2018 **Council Vote:** 7/9/2018

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This resolution packet includes adoption of the Community Development Block Grant (CDBG) 2018-2022 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan & Annual Action Plan as required by HUD.

The Community Development Block Grant (CDBG) is a federal program established in 1974 that allows entitlement Jurisdictions receive a formula allocation each year. Projects/Activities must meet a HUD National Objectives including benefitting Low- to Moderate-Income residents, Reducing or eliminating Slum and Blight or Meeting an Urgent Need (Disaster Relief).

The 2018-2022 Consolidated Plan identifies housing and community development needs, priorities, goals, and strategies for Texarkana. Contains a 5-Year Strategic Plan and Annual Action Plan that are required by HUD to receive CDBG funding. The plan also provides a mechanism for public input and discussion for determining how CDBG funds will be allocated to housing and community development activities.

Public review of the amended draft 2018-2022 Consolidated Plan and draft 2018 Action Plan became available June 5th, 2018 and will continue through July 5th, 2018; legal notice was published in the Texarkana Gazette and city website; and public hearings were conducted on April 11, 2018, May 22, 2018 and June 11, 2018 to solicit public comments regarding the Consolidated Plan and Action Plan.

Potential Options:

- Approve
- Deny

Fiscal Implications:

$856,756 in federal funding

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2018-072 RES adopting CDBG Consolidated Plan & Annual Action Plan (DOCX)
b. 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft (DOCX)
c. 2018-072 ATTH 02 Citizen Participation Plan Draft je (DOCX)
d. 2018-072 ATTH 03 Consolidated Plan Presentation (PDF)
e. 2018-072 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	Completed	06/01/2018 11:39 AM
Finance Department	Kristin Peeples	Finance Review	Completed	06/07/2018 4:25 PM
Deputy City Manager - Kyle Dooley Review	Kyle Dooley	Deputy City Manager	Completed	06/08/2018 8:12 AM
Public Information Officer	Lisa Thompson	PIO Review	Completed	06/08/2018 8:40 AM
City Manager	Shirley Jaster	City Manager Review	Completed	06/08/2018 9:00 AM
City Council	Vicky Coopwood	Meeting	Pending	06/11/2018 6:00 PM

Meeting History

RESOLUTION NO. 2018-072

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2018-2022 FIVE YEAR CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN AND ONE YEAR ACTION PLAN SETTING FIVE YEAR PROGRAM PRIORITIES AND PRIORITIES FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAID ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, public review of the amended draft 2018-2022 Consolidated Plan and draft 2018 Action Plan became available June 5, 2018 and will continue through July 5, 2018. Legal notice was published in the Texarkana Gazette and on the city website. Public meetings were conducted on April 11, 2018, May 22, 2018 and June 11, 2018 to solicit public comments regarding the Consolidated Plan and Action Plan. A public hearing is scheduled for July 9, 2018; and

WHEREAS, the City Council has determined it to be appropriate to adopt the Community Development Block Grant (CDBG) 2018-2022 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan & Annual Action Plan for the use of Community Development Block Grant Funds.

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

SECTION 1: That the Community Development Block Grant (CDBG) 2018-2022 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan & Annual Action Plan are hereby accepted.

SECTION 2: That the City Manager is hereby authorized to submit said Community Development Block Grant (CDBG) 2018-2022 Consolidated Plan, 5-Year Strategic Plan, Citizen Participation Plan & Annual Action Plan to the U. S. Department of Housing and Urban Development and is authorized to act in connection with the submission of the Consolidated Plan and the Action Plan to provide such additional information as may be required.

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

PASSED AND APPROVED in Regular Council Session on this the **9th day of July, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-072 RES adopting CDBG Consolidated Plan & Annual Action Plan (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

Attachment: 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft [Revision 1] (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

City of Texarkana, Texas
2018-2022 Consolidated Plan

2018 Action Plan

Citizen Participation Plan

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

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

2018-072 ATTH 01

Pages 1-146

DRAFT

Attachment: 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft [Revision 1] (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

Executive Summary

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

1. Introduction

The City of Texarkana, TX became a federal entitlement program grantee in 1987. As an entitlement grantee, the City receives an annual share of federal Community Development Block Grant (CDBG) funds authorized under Title I of the Housing and Community Development Act of 1974, as amended. The Planning and Community Development department is responsible for administering CDBG grants for areas within the city limits of Texarkana.

The purpose of a Consolidated Plan is to identify housing and community development needs and to develop specific goals and objectives to address those needs over a five-year period. This Five-Year Consolidated Plan for Texarkana covers the period October 1, 2018, to September 30, 2022. The Consolidated Plan enables the City to continue to receive federal housing and community development funds and, according to regulations CFR 91.200(a), must be submitted to the U.S. Department of Housing and Urban Development (HUD) no less than 45 days prior to the start of the grantee's program year.

This Consolidated Plan consists of four major sections: an assessment of housing and community development needs (Needs Assessment), an analysis of the local housing market (Market Analysis), a five-year strategic plan for allocating city resources (Strategic Plan), and a one-year plan for implementing recommendations (Action Plan). Key findings from these sections are discussed below.

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

Based on a detailed analysis of data describing community characteristics and housing market conditions, a survey of available community resources, and an extensive community participation process, the following were identified as priority needs for Texarkana:

1. Rehabilitation of existing affordable owner-occupied housing units
2. Public improvements and infrastructure
3. Homeless/Continuum of Care (CoC) services that benefit adults, families with children, and other special needs homeless populations
4. Homeownership assistance

Attachment: 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft [Revision 1] (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

DRAFT

5. Collaboration with community partners to coordinate development activities
6. Renovation of the Grim Hotel
7. Public services

3. Evaluation of past performance

In partnership with other public, private, and non-profit housing providers and service agencies, Texarkana has worked to increase and preserve the available stock of affordable, safe and decent housing; helped ensure a suitable living environment for city residents; and contributed to expanding economic opportunities. The City has affected change in the Rose Hill Neighborhood, Downtown Texarkana and the Beverly Neighborhood, addressing concentrations of poverty and proliferation of Brownfields. The 2018-2022 Consolidated Plan will continue to guide the City in addressing these neighborhoods.

Texarkana has consistently allocated funds to address the highest strategic plan priorities. The City has met all requirements as an entitlement grantee including administrative and public services caps. City policies and procedures comply with federal requirements to ensure that programs and activities benefit low- to moderate-income individuals and families and that community development projects are developed to provide the maximum benefit to low-moderate income residents.

For each year of this Consolidated Plan, the Consolidated Annual Performance Evaluation Review (CAPER) will provide an assessment of progress towards meeting the five-year goals and one-year goals adopted. The CAPER is due annually to HUD on December 30.

4. Summary of citizen participation process and consultation process

The City of Texarkana actively promotes collaboration and coordination among public, private, and non-profit organizations providing housing and non-housing community development services in the city. The City strives to maintain open communication with partner agencies and organizations as well as Texarkana residents.

Citizen and stakeholder input were crucial to the identification of community development needs and priorities for this Consolidated Plan. The City solicited public and stakeholder input through three public meetings, three stakeholder focus groups, two resident focus groups, one meeting with a neighborhood association and a booth at a neighborhood event. These meetings were advertised on the city website; social media accounts, community partner listservs and in the

Attachment: 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft [Revision 1] (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

DRAFT

Texarkana Gazette and Amigo News. Detailed information on the public hearing, focus groups and meetings can be found in Sections PR10 and PR15

Interviews were also conducted with representatives from public agencies, non-profit service providers, and city staff. Twenty-nine residents responded to an electronic survey. The survey provides direct feedback from residents on housing needs, factors that affect housing choice, and non-housing community development needs. Select service providers were contacted to obtain feedback for targeted special needs populations.

5. Summary of public comments

Public input has shaped the priorities and goals adopted in this Consolidated Plan. City residents had numerous opportunities to provide input on their community development priorities. All comments received as well as survey results are provided in the Appendix.

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

All survey, public hearings, focus groups, stakeholder and community meeting responses have been accepted and appended to the Consolidated Plan.

7. Summary

This Five-Year Consolidated Plan was developed based on input from Texarkana residents, community partners, and stakeholders as well as a thorough analysis of data available from reliable sources. Significant sources of data for this report include the 2011-2015 American Community Survey (ACS) estimates, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) data, the U.S. Bureau of Labor Statistics, the 2010 Census, the Homeless Management Information System (HMIS) and local data sources.

The 2018-2022 Consolidated Plan will guide the community development efforts of Texarkana over the five years concluding on September 30, 2022. The strategy outlined in the plan is focused on decent, safe, and affordable housing, a suitable living environment, and economic opportunity. Adhering to this fundamental community development strategy will lay a secure foundation for growth and prosperity for all Texarkana residents.

DRAFT

Attachment: 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft [Revision 1] (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	CITY OF TEXARKANA, TX	Department of Planning and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Texarkana Department of Planning and Community Development is the Lead Agency in the preparation and implementation of this 2018-2022 Consolidated Plan which describes the City's five-year strategy for the City of Texarkana, Texas and is prepared in accordance with the U.S. Department of Housing and Urban Development's Consolidated Plan requirements. The City would like to express our appreciation to the individuals, agencies, departments and committees who participated in developing the City of Texarkana 2018-2022 Consolidated Plan.

Consolidated Plan Public Contact Information

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

Mayor
Bob Bruggeman

City Council
Jean H. Matlock – Ward 1
Mary Hart – Ward 2
Betty Williams – Ward 3
Christie Alcorn – Ward 4
Bill Harp – Ward 5
Josh Davis – Ward 6

Attachment: 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft [Revision 1] (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

DRAFT

2018-072 ATTH 01

Pages 1-146

DRAFT

Attachment: 2018-072 ATTH 01 CONSOLIDATED PLAN 2018-2022 Draft [Revision 1] (1862 : 2018-072 RES adopting CDBG Consolidated Plan &

Pages 1-146

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

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Texarkana has implemented actions to develop institutional structures and enhance coordination between city departments, housing providers and social service agencies, and foster assisted housing improvements and resident initiatives. Through public hearings and meetings held throughout the year, the City continues to utilize a network of contacts, referrals, and partnerships to implement the strategies outlined in the Five-Year Consolidated Plan and re-enforced in each Annual Action Plan. The City will continue to build its relationship with local housing/service providers and the Housing Authority to ensure that the current limited housing resources are utilized in the most efficient manner possible and to meet the housing needs of extremely low, very-low, and low-income renters and homeowners.

The Planning and Community Development department oversees the CDBG grant. The Grant Administrator is responsible for the day-to-day operation of the program. The department works in conjunction with the City's Finance, Inspection, Public Works, Street, and Parks and Recreation Departments to oversee the development of the Consolidated Plan and administer the programs and activities incorporated in the Plan.

Interviews with key stakeholders included CDBG staff, planning staff, economic development staff, Texarkana Housing Authority staff, Area Office on Aging staff, homeless providers, services providers, Bowie County Veterans Service Officer, banking/mortgage providers provided the basis for much of the information in the Consolidated Plan.

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

Texarkana participates in the Texas Balance of State Continuum of Care that is managed by the Texas Homeless Network. The Texarkana Homeless Coalition holds monthly meetings to discuss and strategize on ways to meet the needs of those experiencing homelessness. The Coalition has developed a Coordinated Entry system that streamlines the process for people experiencing homelessness to access resources.

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The Texas Homeless Network provides data from the Homeless Management Information System (HMIS), Point-In-Time Count (PIT), the Housing Inventory Count and the Annual Homeless Assessment Report (AHAR). This information is utilized to assist in determining the nature and extent of homelessness in Texarkana and identifying potential projects that will eliminate gaps in housing and services.

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

The City of Texarkana is an integral part of the Continuum of Care. The Randy Sams Outreach Shelter is currently the only emergency homeless shelter for homeless persons in Texarkana, Texas. Randy Sams receives Emergency Solutions Program funds through the Texas Department of Housing and Community Affairs. The Coalition worked with the City to develop the Doorways Home project that assists homeless families and individuals to receive supportive housing through the Continuum of Care grant award.

HMIS responsibilities are shared among homeless assistance providers and City staff in the city. HMIS is administered by the Texas Homeless Network (THN) and serves the Texarkana, Texas population. THN has developed policies and procedures for the administration of HMIS. THN provides training and technical support to agencies participating in HMIS.

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

1	**Agency/Group/Organization**	RANDY SAMS' OUTREACH CENTER
	Agency/Group/Organization Type	Emergency Shelter and Services – Homeless Non-Profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through homeless providers focus group; provided data. Better understand the needs of people experiencing homelessness
2	**Agency/Group/Organization**	HABITAT FOR HUMANITY OF TEXARKANA
	Agency/Group/Organization Type	Non-Profit - Homeownership
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing Barriers to Affordable Housing

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input in a one-on-one interview. Better understanding of the needs of first time homebuyers, the need for additional affordable housing and housing rehabilitation.
3	**Agency/Group/Organization**	MISSION TEXARKANA
	Agency/Group/Organization Type	Non-Profit
	What section of the Plan was addressed by Consultation?	Homeless Needs and Strategy; Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through homeless providers focus group; provided data. Better understand the needs of people experiencing homelessness
4	**Agency/Group/Organization**	DOMESTIC VIOLENCE, INC.
	Agency/Group/Organization Type	DV Emergency Shelter, Transitional Housing and Services
	What section of the Plan was addressed by Consultation?	Housing Services-Victims of Domestic Violence Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in focus group meetings, public hearings and a one-on-one interview but elected not to participate in the Con Plan planning process

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5	**Agency/Group/Organization**	THE SALVATION ARMY
	Agency/Group/Organization Type	Non-Profit Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through homeless providers focus group; provided data. Better understand the needs of people experiencing poverty and homelessness in the City

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6	**Agency/Group/Organization**	AREA OFFICE ON AGING
	Agency/Group/Organization Type	Council of Governments Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing Needs Non-Housing - Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-One Interview with Director; Better understanding of the needs of the senior population
7	**Agency/Group/Organization**	AMIGO NEWS
	Agency/Group/Organization Type	Latino Community Newspaper
	What section of the Plan was addressed by Consultation?	Housing Needs Affordable Housing Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input was obtained during a focus group for the Latino community; better understanding of the needs of a minority population in Texarkana
8	**Agency/Group/Organization**	BOWIE COUNTY VETERANS SERVICE OFFICER
	Agency/Group/Organization Type	Non-Profit serving veterans and their families

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	What section of the Plan was addressed by Consultation?	Affordable Housing Non-Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
9	**Agency/Group/Organization**	TEXARKANA HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs; Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-one interviews with senior management staff; focus groups at three housing authority developments. Better understanding of the improvements at the HA properties and future needs of residents
10	**Agency/Group/Organization**	TEXARKANA HOMELESS COALITION
	Agency/Group/Organization Type	Non-Profit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through homeless providers focus group; provided data. Better understand the needs of people experiencing homelessness
11	**Agency/Group/Organization**	TEXAS HOMELESS NETWORK
	Agency/Group/Organization Type	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs State-wide Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs and Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through homeless providers focus group; provided data. Better understand the needs of people experiencing homelessness
12	**Agency/Group/Organization**	BELIEVE IN BEVERLY NEIGHBORHOOD ASSOCIATION
	Agency/Group/Organization Type	Volunteer Group
	What section of the Plan was addressed by Consultation?	Affordable Housing; Housing Needs; Non-Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through Public Hearing and focus group; better understanding of the needs of the Beverly Neighborhood.
13	**Agency/Group/Organization**	City of Texarkana Economic Development Department
	Agency/Group/Organization Type	City Government

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	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
14	**Agency/Group/Organization**	HELPING HANDS – RESOURCE CENTER
	Agency/Group/Organization Type	Non-Profit Coordinating Agency Multiple Housing & Service Agencies
	What section of the Plan was addressed by Consultation?	Affordable Housing Non-Housing Community Needs Barriers to Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation by presentation to stakeholder group; completed surveys and priority sheets.
15	**Agency/Group/Organization**	AMACHI VISION CORPS
	Agency/Group/Organization Type	Non-Profit Youth Services
	What section of the Plan was addressed by Consultation?	Housing Non-Housing Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on- one interview with Executive Director; better understanding of the needs of low-moderate income youth

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16	**Agency/Group/Organization**	Ban Corp South Mortgage
	Agency/Group/Organization Type	Banking and Mortgage Company
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One-on-One interview with a loan officer that specializes in mortgages for low-moderate income homebuyers.
17	**Agency/Group/Organization**	City of Texarkana Parks & Recreation Department
	Agency/Group/Organization Type	City Department
	What section of the Plan was addressed by Consultation?	Strategic Plan and Annual Action Plan – Goals and Projects
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Identified the improvements needed for public parks located in low-moderate income areas

Table 2 – Agencies, groups, organizations who participated

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

No agencies were excluded in the development of the plan.

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

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

Table 3 – Other local / regional / federal planning efforts

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

The City of Texarkana, Texas enjoys a unique and challenging position in that it is a twin city to the City of Texarkana, Arkansas. The two cities share many things including infrastructure (roads, bridges, potable water systems, storm water systems, and sewage systems), planning organizations (MPO, Ark-Tex Council of Governments), health care agencies (Wadley Regional Medical System, Christus St. Michael Health System), economic development (Chamber of Commerce) and other non-profit agencies (Randy Sams Outreach Shelter, Salvation Army, Harvest Texarkana, Volunteer Center, Literacy Council, unique bi-state Workforce Development efforts). Consequently, collaborative planning is a necessity for the City and common practice. These agencies provide continual collaboration with the City in all aspects of community planning, including this Consolidated Plan. Additionally, the City works closely with the Texarkana Housing Authority and has collaborated and provided funding for the renovation of existing public housing units.

Narrative (optional):

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

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PR-15 Citizen Participation

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

In preparation of the Consolidated Plan, the City of Texarkana, Texas held three public hearings and conducted community surveys to solicit citizen comments concerning the housing and community development needs of the community.

Interviews with key stakeholders included CDBG staff, planning staff, economic development staff, Housing Authority of Texarkana Texas staff, members of the Texarkana Homeless Coalition; youth services providers; affordable housing providers; workforce development; and veteran services.

Texarkana residents were made aware of the Consolidated Planning process and the opportunity to provide input through newspaper ads, flyers, social media, public event and information placed service providers locations.

The stakeholder consultation and citizen input process for the City's Consolidated Plan included the following:

- Community meetings, including three public hearings, two stakeholder focus groups, a booth at a public event, one meeting with the Latino community, one meeting with a neighborhood association and two public housing resident focus groups to discuss housing and community development needs. The meetings were held at different times of the day at accessible venues. Interpreters were available upon request. (will be completed after the public hearing on June 11th) residents attended the public meetings, eighteen stakeholders attended stakeholder focus groups, seven residents attended the Latino focus group and twenty-eight residents attended one of the resident focus groups meeting held at Housing Authority properties.

- Interviews with key stakeholders included community development staff, planning staff, and economic development staff, Housing Authority staff, Habitat for Humanity, Area Office on Aging, Veteran Services and Bancorp South.

- An on-line survey in English and Spanish was conducted to obtain direct feedback from residents on housing needs and non-housing community needs. The survey was also available in hard copy for those without access to a computer.

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- Outreach to selected service providers was conducted to obtain feedback for targeted special needs populations including seniors, disabled persons, people experiencing homelessness and veterans.

In addition to the community meetings, interviews, outreach and survey, residents and stakeholders in Texarkana were notified through a variety of public notices and outreach about the Consolidated Plan process and the opportunity to communicate their opinions about the priorities for housing and community development needs in the city.

Citizen Participation Outreach

To encourage community participation in the public meetings, the City advertised the meetings through the following channels:

- Public notices were placed in the Texarkana Gazette and the Amigo News, the local Spanish newspaper. The notices listed the meeting dates, times, locations and how to request accessibility and/or language assistance.
- The information was available about meetings, public hearings and the survey on the City's website.
- The meetings and on-line survey were promoted on the City's social media pages.
- Service providers received flyers and survey link cards to distribute to clients.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Internet Survey	General Public	29 Responses	See Appendix for Comments	All comments were accepted	
	Public Hearings	General Public	Will be updated after 6/11 public hearing	See Appendix for Comments	All comments were accepted	
	Stakeholder Meeting	Service Providers	12 Providers	See Appendix for Comments	All comments were accepted	
	Housing Provider Interviews	Habitat for Humanity; mortgage company	3 staff	See Appendix for Comments	All comments were accepted	
	Public Housing Authority	Texarkana Housing Authority staff	4 Staff	See Appendix for Comments	All comments were accepted	
	Focus Group	Public Housing Residents	28 residents	See Appendix for Comments	All comments were accepted	
	Telephone & Email	Youth Service Provider	1 Staff	See Appendix for Comments	All comments were accepted	
	Neighborhood Event	Rose Hill Neighborhood	Undetermined General Public	See Appendix for Comments	All comments were accepted	
	Focus Group	Homeless Housing and Service Providers	6 Agency Representatives	See Appendix for Comments	All comments were accepted	
	Service Provider Interviews	Aging; Veterans; Workforce	6 Agency Representatives	See Appendix for Comments	All comments were accepted	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Interviews	Economic Development; Parks & Rec	2 City Staff	See Appendix for Comments	All comments were accepted	
	Public Notice in Latino Newspaper	Latino Community & General Public	N/A	N/A	N/A	
	Public Notice in Texarkana Gazette	General Public	N/A	N/A	N/A	
	Public Comment Period	General Public	Will be updated after when comment period closes	Add	All comments were accepted	

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

There has been a trend since 2000 for an increase in population with a sizable decrease in the number of occupied housing units (households), resulting a significant increase in household size. The average household size was 2.18 persons in 2000, 2.53 in the HUD 2009-2013 pre-populated data, and is now 2.61 in the ACS 2012-2016. Not only has the overall population increased by 2,607, the decrease of 706 in the group quarters population has created a household population increase of 10% over a 9% decrease in the number of households. Compounding the issue, is the dramatic increase in the percentage of vacant units, especially vacancies that are not on the market. In 2000, 10.5% of the housing units were vacant, compared with 13.34% in the HUD pre-populated tables from the 2009-2013 ACS and 16.13% in the 2012-2016 ACS data. While the number of housing units increased by 422, the number of vacancies increased by 974. More problematic than the increase in total vacancies is the very dramatic increase in off-market vacancies. There has been an 84% increase in vacancies not on the market from the 2009-2013 ACS to the 2012-2016 ACS, with off-market vacancies currently comprising 60% of all vacant units. These are vacancies that do not fall in the categories of for rent, rented but not occupied, for sale, sold but not occupied, and for seasonal or migrant use.

Income greatly affects housing need, and the income distribution for Texarkana has shifted in the past eight years. In the 2009-2013 ACS, reported in the HUD tables below, 16.16% of the households were extremely low income, compared with 21.78% in the 2012-2016 ACS. Very low-income households comprised 12.65% in 2009-2013 versus 16.02% in 2012-2016. Moderate (low) income percentages were identical between the two time periods, and the households with incomes at 80%-100% of median varied by only 2 percentage points. However, the households with incomes above the median decreased from 45.21% to 36.4%. The change in median income for the two time periods has been flat, with less than a $50 difference when controlled for inflation, though the distribution of incomes both below and above the median have changed. More of the households below median income are skewed toward the extremely low- and very low-income; and, those above median are skewed to the higher incomes.

With the number of available housing units decreasing significantly, household population increasing, and incomes restructuring around a flat economy, there is a major shortage of affordable housing for those below the median income. Not only are there fewer affordable units, the dramatic increase in off-market vacancies has created a housing affordability mismatch

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where higher income renters have been accessing lower-cost housing, thus taking the units off the market for the lower income households that possibly could afford the units.

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

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	34,782	36,851	6%
Households	15,105	14,004	-7%
Median Income	$29,727.00	$38,887.00	31%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,330	1,825	2,305	975	6,565
Small Family Households	810	690	765	355	3,315
Large Family Households	60	130	185	70	475
Household contains at least one person 62-74 years of age	375	360	410	225	1,400
Household contains at least one-person age 75 or older	175	240	545	185	615
Households with one or more children 6 years old or younger	539	509	370	110	694

Table 5 - Total Households Table

Data Source: 2009-2013 CHAS

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Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	25	50	60	190	4	0	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	35	50	85	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	35	60	4	124	0	0	4	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	895	485	25	0	1,405	465	55	240	35	795

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	180	585	465	15	1,245	55	265	240	240	800
Zero/negative Income (and none of the above problems)	175	0	0	0	175	130	0	0	0	130

Table 6 – Housing Problems Table

Data Source: 2009-2013 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	975	545	165	115	1,800	470	55	245	35	805
Having none of four housing problems	445	705	835	285	2,270	135	520	1,060	545	2,260
Household has negative income, but none of the other housing problems	175	0	0	0	175	130	0	0	0	130

Table 7 – Housing Problems 2

Data Source: 2009-2013 CHAS

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3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	350	510	205	1,065	200	45	195	440
Large Related	35	70	15	120	0	25	10	35
Elderly	210	155	165	530	195	210	170	575
Other	540	340	140	1,020	125	35	110	270
Total need by income	1,135	1,075	525	2,735	520	315	485	1,320

Table 8 – Cost Burden > 30%

Data Source: 2009-2013 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	330	260	0	590	200	0	30	230
Large Related	35	25	0	60	0	0	0	0
Elderly	160	75	30	265	140	40	120	300
Other	425	120	10	555	125	15	90	230
Total need by income	950	480	40	1,470	465	55	240	760

Table 9 – Cost Burden > 50%

Data Source: 2009-2013 CHAS

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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	25	35	45	50	155	0	0	0	0	0
Multiple, unrelated family households	0	0	50	4	54	0	0	4	0	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	25	35	95	54	209	0	0	4	0	4

Table 10 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

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

Table 11 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2012-2016 ACS, there are 4,438 single-person households in Texarkana, or 32% of total households, including 1,977 owner occupied single-person households and 2,465 single-person renter households. The percent of single-person households is considerably higher in Texarkana than for Texas as a whole, particularly for owner-occupied households. There is no definitive information on the number and type of single-person households that need housing assistance. However, in reviewing the HUD-provided data for non-family households (HUD pre-populated Tables 6 and 9) and applying the percentages to the most current ACS data, it can be assumed that 445 renters and 357 owners are low- to moderate-income with a housing cost burden of greater than 30%. An additional estimated 691 single-person owner household are

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LMI without a cost burden but in possible need of housing maintenance/repair/rehab assistance, especially since a high percentage are elderly.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are 1,714 households with at least one disabled person receiving Food Stamps/SNAP, and 1,074 of these are living below poverty. The median income of disabled civilians 16 years and older is $18,393, or 1.56 times the poverty level and only 34% of the Area Median Income residents.

The City is unable to estimate the needs of victims of domestic violence, dating violence, stalking and/or sexual assault. The local domestic violence shelter/agency elected not to participate in meetings, the planning process or to supply data on the number and needs of their clients.

What are the most common housing problems?

The most common housing problems in Texarkana are: (1) shortage of sound affordable housing for renters, especially large families, elderly, and disabled renters; (2) with over 63% of the owner-occupied housing built before 1980, most likely owned by lower income households, a majority is in disrepair due to deferred maintenance; (3) shortage of landlords willing to make reasonable accommodations or allow reasonable modifications for disabled; and, (4) potential problem lenders who either deny mortgages to protected classes at a greater proportion of applicants or approve mortgages that are out of affordability.

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

The low- to moderate-income households, obviously, face housing problems and are forced into housing above affordability, lower quality housing, and housing in neighborhoods with fewer amenities. The extremely low- and very low-income small family renters and those living alone have the greatest rate of housing cost burdens at greater than 50%. Additionally, elderly low- to moderate-income owners who can no longer afford the maintenance and taxes for the homes they purchased and afforded many years before retirement are more affected by high cost burdens than other owners. The income group with the highest rate of overcrowding is the renters with incomes at 80-100% of median. The disabled face the problems of landlords refusing

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to rent to them or to make reasonable accommodations, allow reasonable modifications to the interior, and/or allow service animals or non-relative caregivers. Those with histories of mental illness and mental disabilities, as well as those with service animals face discrimination in accessing housing.

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

The elderly and disabled, particularly those living alone, have the greatest cost burden and the greatest impediments to earning a livable wage, making them at risk of becoming homeless in shelters, doubling up, or unsheltered. Renters are at dramatically higher risk of homelessness. Nearly all extremely low-income renters (92%) and 38% of all renters regardless of income are paying more than 30% of income on housing. The hourly wage required to afford a 2-bedroom rental unit at the Fair Market Rent of $720 is $13.85 in Texarkana, requiring $28,800 per year in income or 80 hours per week of work at minimum wage. Extremely low-income households can only afford rents at $395 per month. According to the 2012-2016 ACS, only 440 2-bedroom and larger rent for less than $400. With the dramatic increase in household size, and a shortage of larger rental units, landlords are able to charge more. This is compounded by the fact that most of the larger units are single family homes that not only have higher rents but require more out-of-pocket costs to the renter for minor maintenance, yard work, water, and the like. Even a temporary unemployment or health crisis will most likely throw the extremely low- and very low-income households into homelessness.

Formerly homeless individuals and families who are currently receiving rapid re-housing assistance and are nearing their termination date are in danger of becoming homeless if they have not improved their financial situation and resolved the issues that originally led to their homelessness. Because they are considered housed while in the rapid re-housing program, they are not considered homeless until evicted at the end of the assistance window. Rapid Re-Housing was provided to 32 households during 2017. While most participants did not increase income, they were initially placed in housing that they could afford when the assistance ended.

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

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The City of Texarkana has not determined an estimate for at-risk of homelessness.

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

The need for emergency rent/mortgage/utility assistance due to a temporary unforeseen crisis is a major characteristic that can be linked with instability and an increased risk of homelessness. More importantly, the working-class poor and the unemployed who are unable to find safe housing at an affordable rent are facing an on-going inability to pay utilities and rent. These households are at the greatest level of instability and risk of homelessness. A major local factor is the high number of vacancies in Texarkana, particularly those not for rent or sale. This has created a rental shortage forcing doubling-up and renting well above affordability. The most recent ACS indicates that the vacancy rate is 16.13% and of the 2,667 vacant units, 1,589 (60%), nearly double the number in the 2009-2013 ACS, are "other" vacant units, not for rent, rented/not occupied, for sale, sold/not occupied, or for seasonal/migrant use.

Discussion

Lack of affordable rental housing is the primary housing problem in Texarkana. Nearly half of all households are low- to moderate-income, and just over three-fourths of large family households are low to moderate income (LMI). The high rate of LMI households coupled with the shortage of affordable units results in a housing cost mismatch. The lack of an adequate number of affordable rentals is due, in part, to the high percent of single family rentals. More than one-third of the rental housing is single-family, which traditionally rent for more than apartments or mobile homes. While single family housing usually has more bedrooms than other types of rentals, the rents are higher, and the renter has more maintenance costs. In addition, of the rental units built before 1960, 72% are single family houses, and 37% of all rentals were built before 1960, resulting in higher utility bills and higher minor maintenance and repairs, which falls on the tenant. Additionally, the very high vacancy rate, particularly for vacant units not in the housing market, has produced a shortage of housing for those of lower income.

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

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

Introduction

While most low- to moderate-income households have the potential of having one of the four HUD-determined housing problems, there is a disparity among the racial/ethnic groups. This is particularly true for those households with incomes at or below 50% of the area median. Not only do African Americans comprise a greater percent of the total households in the lower income ranges, but in some instances both African Americans and Hispanics comprise a higher percentage of those with housing problems within each income range. It should be cautioned when reviewing the HUD pre-populated tables below, that the information is from a 5-year average of a very small monthly sample of households. As a result, because of the much lower percentage of Asians, American Indians, Pacific Islanders, and Hispanics in Texarkana, these groups are underrepresented, and the data may be skewed. Also, keep in mind that the years covered are 2009-2013 and there have been significant changes in housing conditions in general from this survey and the 2012-2016 survey.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,680	345	305
White	675	30	130
Black / African American	910	310	180
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,450	375	0
White	590	225	0
Black / African American	780	130	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	24	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,120	1,185	0
White	575	700	0
Black / African American	430	445	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	25	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	395	575	0
White	240	270	0
Black / African American	70	225	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	75	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Based on the tables above, 72% of all extremely low-income households had one or more housing problems. All of the 35 Hispanics extrapolated from the survey had a housing problem. Although among all income groups, there are 35% fewer African American households than whites, there were 67% more African American than white households within this income range. There were more African Americans than Whites with a housing problem, though 65% of African Americans and 81% of the Whites had a housing problem.

For those very low-income, the disparity between the total number of white and African American households was less, but the African Americans did comprise 12% more of the total than Whites. Just under 80% of the very low-income in the city as a whole had at least one housing problem. Again, African Americans outnumbered the Whites by 12%, but unlike the extremely low-income, African Americans also out-paced the Whites with 86% having a housing problem as opposed to 72% of Whites. Only 64 Hispanic households were very low-income and 40 (62.5%) had a housing problem.

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Whites comprise 57% of total households and African Americans comprise 37%, with Hispanics comprising 4%, and Asians/others comprising 2%. Moderate-income households mirror this distribution within 1 percentage point of each group. However, African Americans, Hispanics, and Asians with housing problems are over-represented. Of the moderate-income Whites, 45% had housing problems, with 49% of the African Americans, 64% of the Hispanics, and 100% of the 10 Asians having housing problems.

As the incomes increase, the disparity among the racial/ethnic distribution for all households decreases as does the percent with housing problems within each racial/ethnic group.

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

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

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,445	580	305
White	575	130	130
Black / African American	775	450	180
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	0	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	600	1,225	0
White	240	575	0
Black / African American	325	580	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0

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

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	410	1,895	0
White	235	1,040	0
Black / African American	160	720	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	60	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	150	830	0
White	95	410	0
Black / African American	15	275	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	120	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The City as a whole had 2,330 households that were extremely low-income, with 62 % having at least one severe housing problem. African Americans make up 37% of the total households in Texarkana but 62% of the extremely low-income households and 54% of the total households with one or more severe housing problems. Only 35 Hispanics had incomes at or below 30% of the median but all had a severe housing problem. Only 15.6% of the extremely low-income Whites had a severe housing problem.

The disparities lessen as incomes increase. While African Americans were over-represented among very low-income households, the disparity between them and Whites with severe housing problems decreased to 36% for African Americans and 29% for Whites. Only four of the 64 Hispanics had a severe housing problem. Moderate-income households show no disparity among the racial/ethnic groups with 18% of Whites, 18% of African Americans, and 14% of Hispanics having a severe housing problem. There were 10 Asians within the moderate-income group and while all had a severe housing problem, the sample was too small to determine an accurate total count. Among those with incomes between 80% and 100% of the median, 19% of

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the Whites had a severe housing problem as opposed to 5% of the African Americans, and none of the 120 Hispanics or four Asians.

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

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

Introduction:

Due to the very low number of units lacking complete plumbing and/or kitchen facilities and the low number of overcrowded households, disproportionately greater need because of housing cost burdens defines the general disproportionate need in Texarkana. Whites, African Americans, Hispanics, and Asians have been compared in the discussion section below.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,930	2,460	2,305	305
White	5,730	1,215	1,095	130
Black / African American	2,685	1,035	1,110	180
Asian	70	15	4	0
American Indian, Alaska Native	15	0	0	0
Pacific Islander	0	0	0	0
Hispanic	270	120	45	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

According to the HUD 2009-2013 CHAS table above, Texarkana as a whole had 34.8% of its computed households with a housing cost burden of greater than 30%. When looking at the 2010-2014 HUD CHAS data, the percentage had decreased to 33.8% of the computed households. However, there is a significant difference between owner-occupied and renter-occupied units. The 2010-2014 CHAS data indicates that only 22.8% of owners had a cost burden greater than 30% compared with 51.3% of renters. The 2012-2016 ACS data by tenure paints a worse situation with 26.6% of owners having a cost burden greater than 30%, and 60.2% of renters having such a burden. The most recent HUD CHAS data and the Census ACS files do not include the housing costs by race/ethnicity.

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

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

The latest Census American Community Survey indicates that there is significant disparity in income by race/ethnicity leading to a disproportionately greater need. The median income for Asians is 182% of the city as a while and the median income for Whites is 126% of the city median. Hispanic households have a median income of 98% of the median for the city overall. However, African American households have a median income of only 62% of the city as a whole. This disparity in income causes a significantly greater need in housing, transportation, and services for the African Americans than other racial/ethnic groups, and a slighter greater need for Hispanics.

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

Income is the greatest need for African Americans and Hispanics. However, barring any dramatic increases in the salaries of the two groups, the primary needs for both groups, particularly African American households, are more affordable rental housing, homebuyer assistance for affordable ownership, and repair/rehabilitation assistance for homeowners.

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

All racial/ethnic groups are scattered throughout the city, African Americans are much more densely clustered south of IH-30, north of US-87, and east of US-59 primarily within the CDBG Target Areas, including the city's R/ECAP area.

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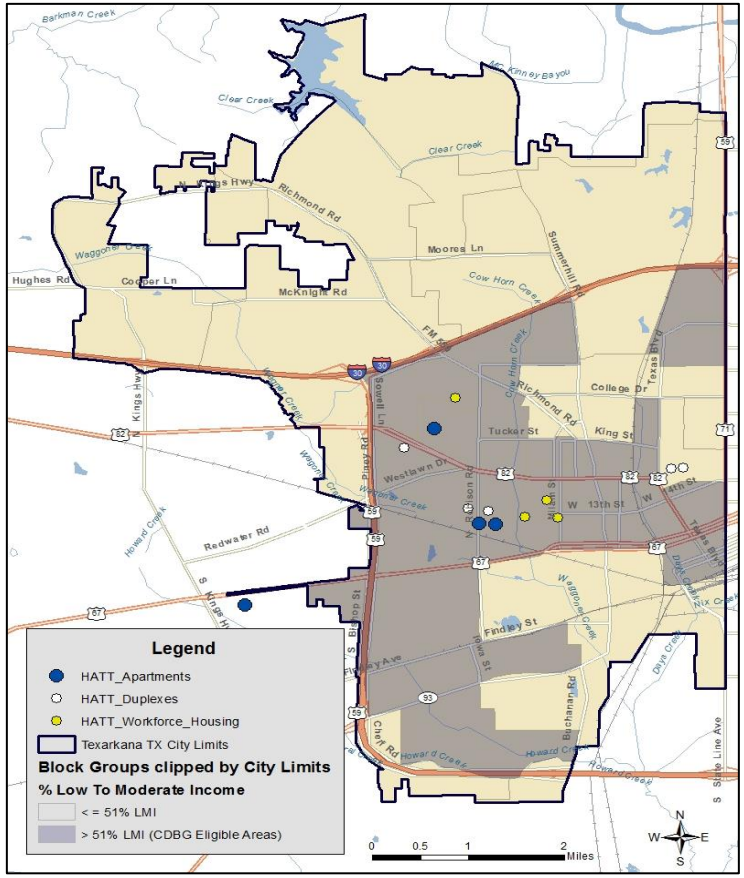
NA-35 Public Housing – 91.205(b)

Introduction

This section provides an overview of public housing in Texarkana. The data in the tables below are pre-populated by HUD which will be used in the discussion below but does not accurately reflect the number of public housing units.

Public housing in Texarkana is managed by the Housing Authority of Texarkana Texas (HATT). The housing authority has been in operation for over 78 years and is located at 1611 N. Robison Road. HATT manages 14 public housing developments throughout the city including properties that are workforce housing properties.

HATT is participating in the Rental Assistance Demonstration (RAD) program and is on track of developing its public housing portfolio to project-based vouchers by the end of 2018. Texarkana Public Facility Corporation (TPFC) is an instrumentality of the HATT and was created for purposes of implementing public housing, other affordable housing development activities programs, and other services.



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Totals in Use

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

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,506	11,601	0	11,601	0	0
Average length of stay	0	0	4	5	0	5	0	0
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	0	3	0	3	0	0
# of Elderly Program Participants (>62)	0	0	92	53	0	53	0	0

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Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	157	107	0	107	0	0
# of Families requesting accessibility features	0	0	386	395	0	395	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	2	0	2	0	0	0
Not Hispanic	0	0	382	393	0	393	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The tables above indicate that disabled households represent 40.7% of public housing occupants and 27.1% of voucher recipients. Elderly program participants, or residents over age 62, represent 23.8% of public housing occupants and 13.4% of voucher recipients. These groups are not mutually exclusive, and it is likely that a number of elderly residents also have disabilities. Table 24 shows that, according to pre-populated data from the Public and Indian Housing Information Center (PIC), all families in publicly assisted housing request accessibility features.

The needs of disabled and elderly household in public housing are similar to the needs of all residents of public housing. Residents of Robinson Terrace, a 130 unit property for elderly and disabled residents, and HATT staff report that neighborhood safety, supportive services, case management and accessibility to bus lines are the most pressing needs.

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

According to Housing Authority staff and meetings with residents of public housing, the most immediate needs of residents of public housing or the housing choice voucher program are available affordable housing, neighborhood safety, improvements to neighborhood parks and accessibility to bus lines. The map of Publicly Supported Housing units shows the location of publicly supported housing units in the City with most units being located Rosehill and Beverly neighborhoods.

In a focus groups held at HATT properties, residents of public housing were asked to discuss their current housing situation. Most residents said that their housing met their basic needs, but that they have difficulty with transportation due to the limitations of bus routes. Residents also said that they feel safe in their housing complex, but do not feel safe in areas around the properties at night. They suggested more places around the complex where children can play, and adults could sit outside as well as increased police presence and increased lightening for parks and streets and improvements to existing parks.

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

When asked to compare the population in publicly supported housing to the population in Texarkana at large, a representative from HATT said the needs for the population in publicly supported housing are similar, but with a greater emphasis on the need for public transportation and supportive services. One significant difference is that residents who are not in public housing listed affordable housing and rehabilitation of owner-occupied house as priorities.

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Discussion

Data from HATT regarding the number of public housing units and Housing Choice Vouchers does not correspond to the data provided in the charts populated by IDIS. Over 808 households benefit from public housing in Texarkana either living in units managed by the HATT or receiving assistance through Housing Choice Vouchers. The majority of public housing residents and voucher holders are African American (75.4% and 87.1% respectively). Average household income for public housing residents is $9,506 and for Housing Choice Vouchers holders is $11,601 which is below the average income for other households in the City.

The limited availability of public housing programs does not meet the demand. There are 422 people on the waiting list for public housing units and 382 for Housing Choice Vouchers. The waiting lists for both programs are currently closed. HA will have information to me on Wednesday.

The demand for public housing in Texarkana is not a completely isolated need. The limited availability of affordable units city-wide requires residents at lower income levels to compete for units with residents at higher levels of income, which may be a reason that so many low-income residents are interested in receiving public assistance.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Texarkana Homeless Coalition conducts an annual Point-In-Time (PIT) survey, which is a physical count of people experiencing homelessness on a specified day in January. The Texas Homeless Network annually assists Texarkana's Continuum of Care through the Texarkana Homeless Coalition and other communities with their Point-in-Time homeless survey preparation and data analysis. This census of individuals and families experiencing homelessness is required by HUD for all CoC providers.

The PIT survey results are limited because they are a snapshot of homelessness on one given day and only counted those who were sheltered. The actual homeless population in the City of Texarkana may be much higher.

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

The 2018 PIT count found 143 individuals experiencing homelessness in the City. The PIT count reflects only those experiencing homelessness who were sheltered. The Texarkana Homeless Coalition did not count unsheltered homeless individuals and, therefore, the number does not reflect the total homeless populations.

Chronically Homeless – Thirty-four individuals (23%) were considered chronically homeless. This is an increase since 2016 which may be due to the implementation of Coordinated Entry and the Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT), a tool that meets HUD criteria for chronic homelessness prioritization. The VI-SPDAT prioritizes the most vulnerable individuals for appropriate assistance at homeless service providers. According to the PIT report, because the tool allows for a more accurate identification of people with extended experiences of homelessness, increased estimates of the chronically homeless population may have been due to improvements in identification, rather than actual increases in the population.

Veterans made up 13% of the individuals counted during the PIT count although according to the homeless providers this number is lower than expected. Unaccompanied Youth (18-24 years old) were 5% of those counted during the PIT count. This number is also considered to be low since many youths do not use shelters but “couch surf” with friends and family members.

There are no family shelters in Texarkana and since only those sheltered were included in the PIT count, there is no data available for households with children. The Salvation Army has a family shelter in Texarkana, Arkansas and their numbers are included in the data for Arkansas.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	88	
Black/African American	44	
Asian	1	
American Indian	2	
Mixed Race	8	
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	10	
Non-Hispanic	133	

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

An estimate of the housing needs of families with children and the families of veterans cannot be determined. There are no facilities in Texarkana that provide emergency shelter to households with children and the 2018 Point-in-Time (PIT) count does not contain any data on homeless households with children. However, based on the information presented in the Needs Section, it can be assumed that the need for emergency housing and homeless prevention is significant. The domestic violence shelter does provide emergency shelter and transitional housing to families, but the agency elected not to participate in the Con Plan planning process or to provide data on their clients.

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

The 2018 PIT survey found that in Texarkana, 62% of all individuals experiencing homelessness were White, 31% were Black/African American, and 8% were of Mixed Race. The PIT count also provided the data that 90 % were Non-Hispanic with 10 being Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2018 PIT count, a total of 143 individuals experiencing homelessness in Texarkana were sheltered. Of this number, 67% were male and 33% were female. Veterans make up 13% of the sheltered homeless population and 23% are considered Chronically Homeless. The length of stay in Randy Sams' emergency shelter is limited to 90 days.

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The PIT count did not provide any data on unsheltered homeless. Many unsheltered homeless individuals live in encampments in the wooded areas that surround the city. Outreach workers estimated that there are at least 50 unsheltered homeless individuals in and around the City.

Discussion:

During the public participation process for this report, stakeholders and residents were asked about homelessness in Texarkana. Stakeholders stated that service providers, including Randy Sams, Friendship Center, Mission Texarkana, are working together to address the needs of those experiencing homelessness. The Coordinated Entry program operated at Doorways is an example of the collaboration between providers and is proving to be an efficient way to provide services and housing. Homeless providers also cited specific needs for veteran populations including affordable housing, employment, behavioral health services, transportation, substance abuse treatment and medical treatment. The nearest VA medical center is located in Shreveport, Louisiana which is 71 miles away making it difficult for veterans to access services and healthcare due to transportation issues. Homeless providers noted that veterans often reside in encampments in the rural areas outside the City.

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

Introduction:

The elderly, disabled, persons living with HIV, veterans, and non-homeless victims of domestic violence have the greatest limitations in accessing housing and services, particularly in a community that does not have the economies of scale for non-profit agencies to establish themselves in the area and adequately serve the needs. All special needs population groups, other than veterans, have significantly lower incomes than the general population, which exacerbates their ability to secure safe/accessible housing and necessary public services. While veterans have a higher per capita income than the general population, they have a much higher disability rate, requiring access to more comprehensive services. Texarkana Arkansas has a VA Community Outpatient Center, but there are no other veteran-specific services. The nearest comprehensive services for veterans are in Shreveport, 71 miles away, and Dallas, 175 miles away.

Describe the characteristics of special needs populations in your community:

Elderly: According to the 2012-2016 ACS data, there are 6,956 (19%) individuals 65 years or older living in 3,742 households and 472 in group quarters. Approximately half are 65-74 years and half are 75 years or older. Of these 1,696 (24%) are living alone and comprise 38% of all those living alone. Three-fourths of the elderly living alone are female. However, of the 2,031 disabled elderly, 987 have an independent living difficulty. With 472 in group quarters, it can be estimated that 515 are either living with in a family or alone. Approximately 30% (2,031) of the elderly, including 57% of those over 65 years of age, are disabled, compared with 11% of the total population. Approximately 51% of the elderly are low- to moderate-income.

Disabled: Approximately 2,600 (12%) of the working-age population is disabled, with 53% living below the poverty level, and 2,000 (77%) working age disabled not in the labor force. There is no information on the number in the labor force but unemployed or underemployed. Those who are not in the labor force but are also not living below the poverty level are within the LMI designation. Nearly two thirds (62%) of the households on Food Stamps/SNAP have at least one disabled person.

Veterans: Texarkana is home to 2,595 veterans, 38.4% of whom are elderly and 61.6% are working age. The veterans as a whole are better off financially than the general population. While the median income for the civilian population 18 years and over is $21,899, for veterans it is $30,537. One fifth of the general population is below poverty compared with only 8.3% of veterans. However, while, 17.4% of the adult population is disabled, 36% of veterans are disabled, up considerably from early ACS estimates.

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Mental Health: According to the SAMHSA Center for Behavioral Health Statistics and Quality, 3.8% of adults in Texas have a serious mental illness. This translates into 1,050 adults in Texarkana. State statistics indicate that 38.3% of adults sought some level of mental health treatment or counseling between 2010 and 2014. An additional estimated 229 adults in Texarkana were enrolled in a substance abuse intervention or treatment program, and approximately 6 were either enrolled in treatment or on the waiting list for treatment for COPSD (co-occurring psychiatric and substance use disorder). Approximately 4% of this population was assigned to supportive housing with 97% showing improved housing stability within a year and 17.2% having improved employment.

Victims of Domestic Violence: Based on a 2011 domestic violence survey for Texas, 25.5% of women and 12.6% of men reported intimate partner violence in their lifetime, from threatening physical harm to committing physical harm, including rape. Assuming Texarkana follows the State in the prevalence, it can be estimated that 3,573 women and 1,578 men have experienced intimate partner abuse in their lifetimes. The local domestic violence agency was contacted regarding meetings and requesting data for the Con Plan but elected not to participate in the planning process nor provide any data.

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

The needs have been determined based on the number of special needs residents, the types of needs they have, and the capacity of services to address the needs. Income is the over-riding criteria for defining need and location is the secondary criteria for determining if there are services available to meet the needs.

Affordable housing is the greatest need for the special needs population. Two thirds of elderly renters have a housing cost burden of 30% or greater. While only 22% of elderly owners have such a cost burden, they are unable to maintain and repair their homes without assistance. Therefore, an estimated 640 renters and 530 owners are in need of affordable housing options or financial assistance. Nearly 5,000 disabled working age individuals are living below the poverty level, making them only able to afford $295 per month for housing with a cost burden of 30% or less. With a 2016 fair market rent of $712 for a 2-bedroom, and $563 for a 1-bedroom, it would mean that none of the 5,000 can afford even a 1-bedroom at the fair market rents. There are only 355 units renting for less than $300 per month and the disabled are vying with an additional 550 non-disabled renters for the 355 units. There are no financial statistics available for those with mental health, substance abuse, or HIV issues.

The supportive needs of the special populations are extensive and, due to the size of Texarkana, there are limited resources available. The level of poverty within the special population groups

prevents them from having adequate funds to secure the services that they need, even when there are providers in the community. Additionally, these population groups have less access to private transportation and are in need of not only affordable public transit, but also specialized paratransit services. The veterans, disabled, and victims of domestic violence are in need of job training and retraining in order to obtain employment at a livable wage.

In summary, the primary needs of the special needs populations are: housing repairs/maintenance/rehabilitation for the elderly and disabled homeowners; affordable housing for renters and for those requiring assisted living; emergency rent/utility assistance to temporarily address the urgent needs for affordable housing; emergency shelter for victims of domestic violence (DV); transitional housing for DV victims escaping abuse; permanent accessible housing, including group homes, for the disabled population; job training and re-training for the disabled population; transportation; food assistance; day programs; and, health care services.

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

An estimated 273 Texarkana residents are HIV positive according to CDC's 2012 Atlas. There is no local demographic information for HIV positive individuals. However, at the state level, 78% are men, 22% women. In Texas, there are four times the number of African American males living with HIV than white males; and 14.7 African American females for every white female living with HIV. The rate of Hispanic males with HIV is the same as white males, while the rate of Hispanic females is twice that of white females. Despite the differences by race/ethnicity of those living with HIV, the ethnic distribution of those diagnosed since 2014 is rather equal with 37% being African American, 31% Hispanic, and 27% white.

Discussion:

The special needs population has a much higher poverty rate than the population as a whole. As with any individual living below poverty or classified as low- to moderate-income, the primary needs of the special needs populations are: housing repairs/maintenance/ rehabilitation for the elderly and disabled homeowners; affordable housing for renters and for those requiring assisted living; emergency rent/utility assistance to temporarily address the urgent needs for affordable housing; emergency shelter for victims of domestic violence (DV); transitional housing for DV victims and disabled who are homeless; permanent housing for the homeless disabled population; job training and re-training for the disabled population; transportation; food assistance; day programs; and, health care services. However, the economies of scale, due to the size of Texarkana, prevents the number of affordable supportive services and supportive housing options necessary to address all of the needs of the general LMI population, much less the special needs population whose degree and type of needs are greater.

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

Describe the jurisdiction's need for Public Facilities:

Non-housing community development needs include the areas of public improvements, public services, economic development, and public facilities in either predominately low- to moderate-income areas or serving predominantly low-income individuals and households. Residents in Texarkana express that they would like to see more well-maintained parks in low-income areas and community centers. Residents would like to see Beverly Neighborhood Community Center reopened and used for after-school and summer programs for area youth, most of whom are minority and/or children and youth of extremely low- to moderate-income families. This facility is a metal building structure with no air conditioning, limiting its usefulness and desirability for community programs. Additionally, the City cannot expend federal funds for the facility as it is located on a flood plain.

The Parks and Recreation Department provided information on possible projects in six parks that are located in low-moderate income areas. Projects would include maintenance and repair of existing park equipment, installation of playground shades and repairing or installing new basketball courts. Of residents surveyed, 91.67 ranked Additional Recreations and Youth Facilities as a high priority. Other activities ranked as a high priority were: Expand/Repair Existing Community Centers and Parks – 75% and Additional Lighting in Parks – 66.67% and Additional General Population Community Activity Centers – 83.33%.

How were these needs determined?

The needs were identified by Texarkana stakeholders, City staff and residents through the public participation process. This process included interviews, community meetings, focus groups, and an online survey. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible.

Describe the jurisdiction's need for Public Improvements:

Residents involved in the public participation process mention that streets in low-moderate income areas often lack sidewalks or the sidewalks are in need to repair. Survey results state that 83.33% listed New Sidewalks and Improved Streets as a high priority with 66.67%. Fifty-eight percent listed Improve Existing Sidewalks as a high priority.

How were these needs determined?

The needs were identified by Texarkana stakeholders, City staff and residents through the public participation process. This process included interviews, community meetings, focus groups, and

an online survey. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible.

Describe the jurisdiction's need for Public Services:

Public Services critical to the Texarkana community include job training and education for low to moderate income individuals, programs for youth, facilitation of access to supportive services for low-moderate income residents and those experiencing homelessness. Expanded programs for mental health, substance abuse treatment, housing-related services, programs for elderly, summer and after-school programs for youth and access to local medical care for veterans. Currently veterans must travel to Shreveport, Louisiana for medical care. Survey results show that 91.67% ranked Employment Training/Job Placement as a high priority with 83.33% ranking Services for Veterans as a high priority and Youth Services (83.33%) as a high priority. Other high priorities were Services for Homeless (75.0%), Emergency Assistance for Rent/Mortgages and Utilities (66.67%). In the areas of Public Safety, 91.67% listed Crime Prevention and Awareness as a high priority.

How were these needs determined?

The needs were identified by Texarkana stakeholders, City staff and residents through the public participation process. This process included interviews, community meetings, focus groups, and an online survey. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Focus groups with service agencies and homeless agencies as well as meetings with public housing residents including elderly and disabled residents provided a basis for the need determination.

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Housing Market Analysis

MA-05 Overview -

Housing Market Analysis Overview:

There are currently 1,589 vacant units that are not on the market. This is nearly double the number from five years ago. These were previously occupied by low-income owners or renters and are now either abandoned or uninhabitable or both. Though population is increasing, and the number of housing units has increased slightly, the number of occupied and on-market vacancies has decreased, causing a shortage of available housing and an affordability mismatch.

There is a shortage of multi-family housing, which is traditionally more affordable than single family. Virtually all of these older rentals are single family. While the landlord should be taking care of major repairs and maintenance, the renter is usually required to maintain the yard, make minor repairs to the house even if reimbursed later, and pay for all utilities. Low-income renters do not have sufficient income to afford the rent much less the additional costs of renting a single-family home. As a result, nearly half of the housing in Texarkana is 3-bedroom units, mostly single family. This causes large families, particularly multi-generational families, to be overcrowded and individuals and small families to be forced to access larger housing than they need. The problem is exacerbated by the high number of off-market vacancies.

Incomes, housing values and gross rental costs are higher on the Texas side of Texarkana than the Arkansas side. Net incomes are even higher in Texas because Texas, unlike Arkansas, has no state income tax. As a result, the net income difference between the two adjacent areas can more than support the housing cost differences, all other things being equal.

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

Introduction

The Texarkana, Texas population has increased by 538 persons and the number of housing units has increased by 422 since 2013. However, the number of households has decreased by 1,235. One major factor is that it the increase of vacancies by 512 units, but, more importantly the number of vacancies not on the market increased by 724. The vacancy rate, according to the latest American Community Survey is 16.13%, with 60% of those vacancies being off the market. The result is that there are fewer available units to serve an increasing population. Though most of the vacancies, particularly the off-market vacancies, are in the low-income CDBG Target Area, the shortage has a ripple effect on higher-income households competing for housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,977	68%
1-unit attached structure	464	3%
2-4 units	1,593	10%
5-19 units	1,843	11%
20 or more units	849	5%
Mobile Home, boat, RV, van, etc.	433	3%
Total	***16,159***	***100%***

Table 25 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	242	4%
1 bedroom	55	1%	1,172	19%
2 bedrooms	1,251	16%	2,790	46%
3 or more bedrooms	6,594	83%	1,900	31%
Total	***7,900***	***100%***	***6,104***	***100%***

Table 26 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

Housing Authority of Texarkana Texas (HATT) manages the public housing and Housing Choice Vouchers (formerly Section 8) programs in the City. Both programs provide rental assistance to low-moderate income households.

HATT is in the process of converting public housing units into project-based housing that offers rental assistance attached to a specific property. Project based vouchers differ from Housing Choice Vouchers since the assistance remains with the property when a tenant moves.

HATT Properties - Four apartment properties, The Oaks at Rosehill, Pecan Ridge at Rosehill, Rosehill Ridge and Woodbridge Apartments were developed as workforce housing for working families who live in the Rosehill neighborhood. The four apartment complexes provide 460 units of affordable housing and range in size from one to four bedrooms. The majority of non-senior residents are working families - participating and contributing to our workforce, our economy and our community.

Robison Terrace is a 10-story high-rise that houses elderly and/or disabled residents in 130 one and two-bedroom units. The remaining HATT properties range from apartment complexes to duplexes and provide 228 units of affordable housing ranging from one to three-bedroom units.

Housing Choice Vouchers - The program's primary purpose is to provide rental assistance to low-income families for affordable housing. Recipients of this assistance receive a voucher and use to rent homes in the private market. Seventy-five percent of new vouchers issued must be made available to families earning less than 30% of the area median income (AMI).

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

There are currently 1,589 vacant units that are not on the market. This is nearly double the number from 5 years ago. These were previously occupied by low-income owners or renters and are now either abandoned or uninhabitable or both and have therefore been removed from the affordable housing inventory. Without rehabilitation efforts, the number will increase, but when and by how many is not quantifiable.

The Housing Authority of Texarkana Texas (HATT) manages the Housing Choice Vouchers program for the City. No contracts are expected to expire within the timeframe of this Consolidated Plan.

HATT is in the process of converting the public housing units in the project-based vouchers through the Rental Assistance Demonstration program. The conversion to project-based

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vouchers will be completed by December 2018. No units have been lost during this process. All units that were demolished have been reconstructed.

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

Texarkana has a shortage of available housing units for all income ranges due in part to the high vacancy rate with 60% of vacant units not being on the market. This is especially impacting the lower-income residents, particularly inside the loop formed by I-30, US-59, and Highway 151. Even though the high vacancies impact the lower-income areas within the CDBG target area, their impact, coupled with the lack of significant new development in the city, has caused the lack of availability to flow into all income groups.

With the ACS 2012-2016 estimating that 60% of the renters have a housing cost burden of more than 30%, there is a definite shortage of affordable rental units, particularly 2-bedroom and larger. Texarkana has a relatively high percent of rentals that are single family which increases the rents and the ancillary costs, such as water, yard care, and higher electric, and minor maintenance. The ACS estimates that 27% of homeowners have a housing cost burden of more than 30%, with more than half of those with incomes less than $50,000 having a cost burden more than 30%. As a result, there is a general shortage of available units and a significant shortage of rental and sale units available to LMI households. Due to the shortage of units, particularly because of the high number of vacancies not in the market, there is an affordability mismatch with higher income households occupying units that would normally be affordable to lower incomes, thereby squeezing the lower-income households out of the market. The ACS indicates that 32% of the households are single individuals living alone with an additional 27% being 2-person households, yet only 13% of the units are 0- or 1-bedroom and 26% are 2-bedroom. At a minimum, more than half of the individuals and 2-person households are forced to access housing with more bedrooms, and higher cost, than would be necessary.

Describe the need for specific types of housing:

There is a need for more units that are affordable to the LMI households, particularly 1- and 2-bedroom units. With more than twice as many individuals and small families than 1- and 2-bedroom units, there is a size mismatch resulting in an affordability mismatch. Many renters, especially, are forced to rent larger units than they need or can afford. Conversely, only 5% of the rental units are 4-bedroom and none have 5 or more bedrooms. Large families and those doubling up due to the high number of non-market vacancies have to access smaller units, causing overcrowding and displacing the smaller family households. In summary, with 44.5% of all units, including 26.6% of rental units being 3-bedroom, there is a shortage of units to accommodate small and large households.

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Discussion

There is a shortage of multi-family housing, which is more affordable than single family, for renters. As a result, nearly half of the housing in Texarkana is 3-bedroom units, mostly single family. This causes large families, particularly multi-generational families, to be overcrowded and individuals and small families to be forced to access larger housing than they need. The problem is exacerbated by the high number of off-market vacancies.

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

Introduction

Texarkana, Texas should not be looked at isolated from Texarkana, Arkansas. It is one city in two states. This Consolidated Plan is for the Texas side of Texarkana, but housing costs should be examined on both sides of the state line. Income and housing values and rents are higher in Texarkana, Texas than in Arkansas. Median income on the Texas side of the city are 4% higher than on the Arkansas side, while contract rent, and housing values are 9% higher. However, median gross rent is only $2 higher on the Texas side.

Housing values on the Texas side increased 20% in the 3 years from 2013 to 2016, for an average annual increase of 6.67%. Median contract rent increased 8% between 2013 and 2016 but median gross rent did not change. The Fair Market Rents changed very little between 2013 and 2016, with the 0- and 1-bedroom FMRs decreasing. However, though there is no reliable information on actual rents for 2018, the FMRs have increased substantially since 2016, with more than an 11% increase across the board and 25% for 0-bedroom units, 11.4% for 1-bedroom units, 11.6% for 2-bedrooms, 14.4% for 3-bedrooms, and 20.7% for 4-bedrooms.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	64,300	95,900	49%
Median Contract Rent	377	541	44%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	2,754	45.1%
$500-999	2,848	46.7%
$1,000-1,499	333	5.5%
$1,500-1,999	86	1.4%
$2,000 or more	83	1.4%
Total	***6,104***	***100.0%***

Table 28 - Rent Paid

Data Source: 2009-2013 ACS

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Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	570	No Data
50% HAMFI	1,430	1,080
80% HAMFI	3,775	2,455
100% HAMFI	No Data	3,185
Total	***5,775***	***6,720***

Table 29 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$558	$627	$795	$1,022	$1,178
High HOME Rent	$558	$627	$795	$1,022	$1,178
Low HOME Rent	$495	$530	$636	$ 735	$ 820

Table 30 – Monthly Rent

Data Source: 2018 HUD FMR and HOME Rents

Table 31 – Monthly Rent

Is there sufficient housing for households at all income levels?

On May 21, 2018, there were 270 homes on the market for sale through Multiple Listing Service (MLS). Of these, 44 (16.3%) were foreclosures. Approximately one-fifth of the homes for sale, including 31 of the foreclosures, had an asking price of less than $75,000. An additional 37 (13.7%) of the homes for sale had an asking price of $75,000 - $100,000 and included 6 foreclosures. Approximately 100 residential lots were listed for sale, with most being more rural acreage and lots in new subdivisions where the average price is well above affordability. According to the 2012-2016 ACS, 25.8% of the owner-occupied homes are valued at $75,000 or less, compared with only 11.1% for sale in that price range. On the same date, according to www.apartments.com there were 12 units in 7 apartment complexes available for less than $500 per month. All were efficiencies or 1-bedroom units. There were 52 units in 16 complexes renting for $500-$750. Of these, 20 were 1-bedroom units, 30 were 2-bedroom, and 2 were 3-bedroom. At rents above $1,000, there were five 1-bedroom, two 2-bedroom and seven 3-bedroom units available. There were no 4-bedroom units available at any cost. Ten of the units for rent were single family homes.

A major concern is the dramatic increase in the average household size as population has increased and the number occupied housing units has decreased. Vacancy rates have increased,

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but more importantly, the percent of vacancies that are not in the market is extremely high at 60%. The large number of off-market houses takes from the number of units affordable to the extremely low- and very low-income households. These households are forced to compete for housing affordable to the low- and moderate-income households, who are being displaced up to the higher-cost housing. This in turn causes a housing shortage for those at or above median income. Conversely, there is a shortage of housing affordable to the higher incomes, causing the higher-income households to compete with moderate- and middle-income households for moderately-priced housing. The result is there insufficient housing at both ends of the cost spectrum leaving both ends of the income spectrum to compete with the moderate- to middle-income households for units in short supply. This has caused a sizable affordability mismatch and housing shortage at all income levels and housing types.

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

Median housing values increased $19,400 (20.23%) between 2013 and 2016 in Texarkana, Texas, but only increased $3,200 (3.1%) in Texarkana, Arkansas. Median gross rents did not change between 2013 and 2016 for either side of Texarkana; however, the median contract rents increased slightly (2%) on the Arkansas side but 8% on the Texas side. Median income on the Texas side showed virtually no change while incomes on the Arkansas side declined by 7.8%.

There is no reliable information for overall housing values, actual rents, and median income for 2018. The Fair Market Rents for 2018 are substantially higher than for 2016. The FMRs have increased by 25% for 0-bedroom units, 11.4% for 1-bedroom units, 11.6% for 2-bedrooms, 14.4% for 3-bedrooms, and 20.7% for 4-bedrooms. Because Texarkana's households are predominately individuals, 2-person households, and large families the need for 0- or 1-bedroom and 3- or 4-bedroom units, the FMR increases impact the vast majority of the household types. HUD's Section 8 income limit data suggest that median incomes actually declined between 2016 at $54,100 to 2018 at $52,200. As a result, if housing and income data are correct, housing affordability, both in the rental and owner market has decreased since 2016, leaving more households with a housing cost burden that they cannot afford.

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

The 2016 Fair Market Rents and the HOME High Rents of $712 for a 2-bedroom are comparable to the median gross rent for 2016; but substantially higher than the median contract rent of $567. One of the major limitations to accessing affordable housing are the number of vacant uninhabitable and abandoned units in the Rosehill and Beverly neighborhoods, both of which are lower income and more affordable areas.

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Discussion

Incomes, housing values and rents are higher on the Texas side of Texarkana than the Arkansas side. Net incomes are even higher in Texas because Texas, unlike Arkansas, has no state income tax. As a result, the net income difference between the two adjacent areas can more than support the housing cost differences, all other things being equal.

However, there is still an affordability issue in Texarkana, Texas. Housing values on the Texas side increased 20% in the 3 years from 2013 to 2016. Median contract rent increased 8% between 2013 and 2016 but median gross rent did not change. The Fair Market Rents changed very little between 2013 and 2016, with the 0- and 1-bedroom FMRs decreasing. Median income increased 8% during the same time period, making homeownership less affordable and renting being as affordable. However, though there is no reliable information on actual rents for 2018, the FMRs have increased substantially since 2016, with more than an 11% increase across the board and 25% for 0-bedroom units, 11.4% for 1-bedroom units, 11.6% for 2-bedrooms, 14.4% for 3-bedrooms, and 20.7% for 4-bedrooms. There is no reliable information for overall housing values, actual rents, and median income for 2018. HUD's Section 8 income limit data suggest that median incomes actually declined between 2016 at $54,100 to 2018 at $52,200. As a result, if the data are correct, housing affordability, both in the rental and owner market has decreased since 2016.

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

Introduction

Age is a good determinate of housing condition, particularly for rental housing. Texarkana has a somewhat older housing stock than Texas as a whole. The median age of the rental units in Texarkana is one year newer than Texas, but the median age of owned units is 13 years older than Texas. While the median age of rentals is newer than owned units, there is a large portion of older single-family homes that are renter-occupied. Most of the units built in this century are renter-occupied, but more than one-third of the units built before 1960 are renter occupied, and virtually all single family. Older housing, particularly rental housing, and more specifically single-family rental housing is likely to have the need for some level of structural rehabilitation. Additionally, with more than 50% of the housing being built before 1978, it can be estimated that there is a substantial segment of the housing stock with some level of lead-based paint hazards.

Definitions

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

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,992	25%	3,087	51%
With two selected Conditions	5	0%	123	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	5,903	75%	2,894	47%
Total	***7,900***	***100%***	***6,104***	***100%***

Table 32 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	737	9%	1,294	21%
1980-1999	1,849	23%	1,818	30%
1950-1979	4,353	55%	2,326	38%
Before 1950	961	12%	666	11%
Total	***7,900***	***99%***	***6,104***	***100%***

Table 33 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,314	67%	2,992	49%
Housing Units build before 1980 with children present	1,095	14%	475	8%

Table 34 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,717	950	2,667
Abandoned Vacant Units	639	950	1,589
REO Properties	40	0	40
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

For the most part, the multi-family units in Texarkana are in sound condition. However, many single-family homes are in need of rehabilitation, and due to the shortage of apartments, many renters are renting single-family houses. There is no information on the number of dwellings in

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need of rehabilitation, much less the number by tenure. But, it can be assumed that all renters living in units built before 1950 are living in dwellings with some level of rehabilitation need. A significant percentage of owners living in homes built before 1950 also need some level of rehabilitation in their homes. An estimate of 2,992 renters and 2,650 owners are living in dwelling which need some level of rehabilitation. In addition, there are 1,589 abandoned vacant units, and approximately 639 are suitable for rehabilitation while 950 are not.

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

Based on the number of housing units built before 1980 and the number of those that are rentals versus owned, it can be estimated that 2,495 units with possible LBP hazards are low- to moderate-income.

Discussion

The vast majority of the housing units with one selected condition have only a housing cost burden of greater than 30% and no structural issues with the dwelling. Likewise, those with two selected conditions are predominately in overcrowded conditions and with a housing cost burden of greater than 30%. The Census Bureau no longer classifies housing as sound or unsound, and the only structural variables are having complete plumbing and complete kitchens. Very few dwellings in Texarkana are lacking complete plumbing and/or kitchens.

Age is a good proxy for housing condition and the older the housing, the more likely it is to need some level of rehabilitation. This is especially true for older rental housing and for housing owned or rented by low- to moderate-income. Lower income households, and elderly or disabled households defer maintenance and over time the dwelling comes into disrepair. Because most renters are looking for more modern, newer structures, the older rentals are occupied generally by low- to moderate-income households. Virtually all of these older rentals are single family. While the landlord should be taking care of major repairs and maintenance, the renter is usually required to maintain the yard, make minor repairs to the house even if reimbursed later, and pay for all utilities. Low-income renters do not have sufficient income to afford the rent much less the additional costs of renting a single-family home.

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

Introduction

The Housing Authority of Texarkana, HATT, is the local Public Housing Authority and operates the public housing in the City. As the City works to overcome obstacles and enhance coordination through improved communication and marketing, public housing and resident initiatives are positively impacted. HATT has been improving the public housing stock for the past decade. HATT is currently participating in the Rental Assistance Demonstration program and converting the public housing units into project-based voucher units. The conversion will be completed by December 2018.

Totals Number of Units

This chart is prepopulated by the Integrated Disbursement and Information System and does not accurately reflect the number of public housing units or Tenant-Based Vouchers

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	577	606	0	604	0	0	0
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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Describe the supply of public housing developments:

Housing Authority of Texarkana Texas (HATT) manages the public housing and Housing Choice Voucher (formerly Section 8) programs in the City. Both programs provide rental assistance to low-moderate income households. HATT is in the process of converting public housing units into project-based housing that offers rental assistance attached to a specific property. Project based vouchers differ from Housing Choice Vouchers since the assistance remains with the property when a tenant moves.

The HUD pre-populated chart does not reflect the total number of units currently managed by HATT. HATT Properties - Four apartment properties, The Oaks at Rosehill, Pecan Ridge at Rosehill, Rosehill Ridge and Woodbridge Apartments were developed as workforce housing for working families who live in the Rosehill neighborhood. The four apartments provide 460 units of affordable housing and range in size from one to four bedrooms. The majority of non-senior residents are working families - participating and contributing to our workforce, our economy and our community.

Robison Terrace is a 10-story high-rise that houses elderly and disable residents in 130 one or two-bedroom units. The remaining HATT properties range from apartment complexes to duplexes and provide 228 units of affordable housing ranging from one to three-bedroom units.

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

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

- The Housing Authority has 14 different apartment and duplex complexes with 808 units throughout the city.

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- The HOPE VI grant award to the PHA has resulted in the demolition of Covington Homes, a dilapidated PHA complex. In its, place, The Oaks at Rosehill has been constructed and is now rented to capacity. The Oaks at Rosehill features 128 mixed income apartments, a fitness center and community center.
- The construction of the 124 unit Pecan Ridge began in July 2011 and opened in June 2012. The project is currently at capacity.
- The third outdated PHA complex, Griff King, was demolished following the completion of Pecan Ridge.
- Under the Rental Assistance Demonstration program older properties have been demolished and rebuilt or renovated. No units have been lost during this process.
- Robison Terrace is currently under renovation which will be completed by December 2018. Robinson Terrace provides 130 units of housing for elderly and/or disabled tenants.

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Public Housing Condition

Public Housing Development	Average Inspection Score
	88.5

Table 37 - Public Housing Condition

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

HATT has systematically replaced or revitalized aging inventory through the HOPE VI grant and currently through the Rental Assistance Demonstration program. Robison Terrace is the last property to be renovated through RAD. During the RAD conversion all residents were relocated to other HATT properties and relocation expenses were provided by HATT. HATT will renovate 294 units during 2018.

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

The HOPE VI grant and the conversion to RAD are positive steps to improve the living conditions of residents of public housing. In addition, HATT has developed a number of entities to assist in the development and improvement of public housing.

1. Texarkana Public Facility Corporation is an instrumentality of the HATT that was created for purposes of implementing public housing, other affordable housing development activities programs, and other services.
2. Premier Texarkana Development and Management Facility Corporation dba/ as Premier Texarkana D&MFC (Premier) was created to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing, and placement in service of public facilities in an orderly, planned manner and at the lowest possible borrowing costs. Premier is also an instrumentality that is authorized to issue bonds on behalf of its sponsors for the purposes of Section 103, Internal Revenue Code of 1986 (26 U.S.C. Section 103).
3. Prime Impact Solutions, Inc., a 501c3 non-profit instrumentality, was created to transform the world of affordable housing. Communities across this country are facing low-income housing shortages. Recent statistics provides that there is not a single county in the United States that can fill 100% of its low-wealth population’s need for safe, affordable housing. Prime Impact Solutions, Inc. will continue its efforts to address the needs of low-wealth individuals and families in Texarkana, Texas and the surrounding areas by accessing and leveraging available grants and other philanthropic resources to positively affect change in this need.

Discussion:

The Housing Authority of Texarkana has made significant strides toward ensuring that public housing residents have access to affordable, safe and decent housing by implementing innovative solutions that have resulted in new and/or renovated properties. HATT seeks to improve the living environment of its tenants by:

- Expanding public housing security efforts and continuing to work with the City's Police Department.
- Developing educational, cultural, and supportive service programs to further foster social and economic independence for the elderly.
- Implementing programs that promote a healthy lifestyle
- Increasing youth programs for public housing residents by fostering partnerships in the community.
- Increasing resident participation in the Resident's Executive Council.

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

Introduction

This section describes services and facilities available in Texarkana to meet the needs of those experiencing homelessness. Coordination and cooperation between homeless providers, law enforcement, housing and service agencies, mainstream resources, city government individuals experiencing homelessness are connected with services/housing suited to their needs.

Shelter, housing and services for individuals experiencing homelessness in Texarkana is offered through a network of organizations. These include both mainstream service providers and organizations specializing in services targeted to populations experiencing homelessness. The Texarkana Homeless Coalition is the designated Continuum of Care (CoC) for the areas participating through the Texas Balance of State CoC managed by the Texas Homeless Network.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds**	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults*	150	0	9	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

NOTE: *The emergency shelters and Rapid Re-Housing Programs do not distinguish between beds by population definition. All beds are listed under Households with Only Adults.
**Transitional Housing Programs have been converted to Rapid Re-Housing Programs.

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

Mainstream services are publicly funded programs that provide services, housing and income supports to low-income persons whether they are experiencing homelessness or not. It includes

programs providing TANF, Medicaid, Social Security benefit including SSI, health care, mental health care, substance abuse treatment programs, Workforce programs and veteran's assistance. Mainstream providers are:

- Healthcorp - mental health and intellectual disability services
- TANF – Temporary Aid to Needy Families
- Medicaid – Payment for medical services for low-income adults, elderly, disabled and children
- Social Security SSI – Disability income payments
- Greater Texarkana Workforce – Job and vocational training, job placement, career planning, veteran's services
- Federally Qualified Health Centers – There are five federally qualified health centers in Texarkana providing free and low-cost health care to low income and homeless persons
- Overton Brooks Medical Center – Located in Shreveport, LA provides comprehensive services to veterans

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

The following list of services and facilities is based on information from the Texarkana Homeless Coalition. These are organizations with services specifically targeted for the homeless including those specifically targeted to special needs populations.

- The Randy Sams' Outreach Shelter – emergency shelter for homeless individuals including chronically homeless and supportive services
- Doorways Home – Coordinated Entry access
- Mission Texarkana - gasoline or bus tickets for stranded travelers, lodging and rent-help for the homeless, prescription assistance, utility payments, diapers and baby-food and a State Certified Nurse Assistant Training program
- Special Health Services of Texas - free HIV/AIDS antibody testing, prevention/intervention; education/counseling, utility, prescription assistance
- Domestic Violence Prevention, Inc. - Emergency shelter, legal assistance, family violence prevention, transitional housing, children's services, supportive services, counseling
- Bowie County Family Health Center: medical, family planning and counseling, WIC, testing for STDs
- The Salvation Army Homeless Shelters for Families, and Unaccompanied Men are located in Texarkana, Arkansas. Their facility is not included in the inventory although homeless persons

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move back and forth across the state line. Crossing state lines for assistance is problematic for many homeless persons because assistance can be tied to state of residence.

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

Introduction

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

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

The elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and victims of domestic violence present a range of complex problems that put them at greater risk of severe income limitations and inadequate housing. These populations have a much more difficult time finding, securing, and maintaining adequate housing and necessary social services. The public housing residents' needs are discussed in the public housing sections of this plan. One attribute that complicates matters, particularly for the elderly, is the high percentage that live alone. All of their social service needs must be met outside the home as there is no caregiver living with them. This is true for a number of disabled adults. The shortage of available affordable housing is compounded by the need to be housed in a location accessible to services and public transportation. The elderly often has transportation needs. The frail elderly and many of the disabled, particularly those living alone and not in group quarters, need caregiving and meals, as well as transportation. Supportive housing through Rapid Rehousing and other programs is necessary for many veterans, mentally ill, persons with addictions, persons with HIV/AIDs, and victims of domestic violence. Many can regain independence in time, but many will never be able to live totally independently without some level of supportive housing and social services. Additional affordable group homes, permanent supportive housing and accessible multi-family units are needed as well as assistance in maintaining and rehabilitating single family homes. Day centers, transportation, access to medical care and shopping, are critical needs for the majority of the special needs population.

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

There are no local programs at this time that ensure that persons returning from mental and physical health institutions receive appropriate supportive housing. The institutions themselves, work with the individuals returning home to help identify and connect with local organizations

to assist in accessing supportive housing and services. However, according to State of Texas data, only 3.9% of adults leaving mental health institutions are assigned to supportive housing. The City has developed a partnership with Community HealthCore, a non-profit providing MHMR services in the Northeast Texas region to provide services in Texarkana. They have expanded MHMR services in Texarkana to provide supportive housing particularly to veterans utilizing their mental health care services.

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

The City will provide funding for Owner-Occupied Rehabilitation which includes accessibility modifications and improvements, Down payment and Closing Costs Assistance and funding for public services agencies that provide services to special needs populations.

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

Not Applicable

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Many public and private sector policies and factors can create barriers to affordable housing for low- to moderate-income households. In general, the City's policies do not create undue barriers to affordable housing. The City has a fair housing ordinance which indirectly reduces the barriers to affordable housing by ensuring that all protected classes, many of whom are low- to moderate-income have equitable advantages to housing of choice. The City's development and building standards have been established to protect the citizenry and the general welfare of the community, which can result in higher costs for new and rehabilitated structures.

The City uses the International Building Code, International Residential Code for one- and two-family dwellings, National Electrical Code, International Plumbing Code, International Fuel Gas Code, and International Mechanical Code, with minor amendments that do not impact development costs. The City has a Building and Standards Commission and a Planning and Zoning Committee. The B&B Commission is comprised of an attorney, an engineer, a member elected from the building industry within Texarkana, Texas, a building contractor, and one non-industry member selected from the citizens. All own or operate a business in Texarkana, Texas. Development impact fees have been established to ensure that the developer carriers the cost of development instead of the taxpayers. However, the impact fees and building standards can drive up the cost of new dwellings. The zoning ordinance regulates the land use, size and type of development within the 19 zoning districts. The zoning ordinance prohibits manufactured home parks and mobile homes and manufactured homes as fixed dwellings in all zoning districts. Manufactured home parks may be allowed with a specific use permit in districts zoned as agricultural; and, HUD code manufactured homes as a fixed dwelling may be allowed in both agricultural and single family three zones, also with a specific use permit. Boarding and rooming houses may only be located within townhome and multi-family residential, commercial and planned development districts. This can be a barrier to group homes for special populations to be located single-family districts.

Private sector barriers include:

- Developers shying away from constructing affordable housing or unable to secure Low Income Housing Tax Credits (LIHTC) approval;
- Insufficient number of multi-family units;
- High number of vacant housing that is abandoned or uninhabitable, preventing new development on the lots;
- Sellers requiring higher down payments than LMI buyers can afford; and
- Credit and employment histories of many LMI buyers result in mortgage denial.

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

Introduction

It should be kept in mind that the information available for employment is from the Census Bureau's American Community Survey and is based on the employment of those living in Texarkana, Texas regardless of where they are employed. For the most part, there are many more jobs in Texarkana, Texas than employees living in the city. However, there is not an abundance of available jobs because of the residential communities within easy access to the commercial and industrial areas within the city limits.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	199	83	2	0	-1
Arts, Entertainment, Accommodations	1,892	4,414	16	16	1
Construction	532	619	4	2	-2
Education and Health Care Services	2,657	7,161	22	27	5
Finance, Insurance, and Real Estate	621	1,717	5	6	1
Information	155	404	1	2	0
Manufacturing	1,414	848	12	3	-8
Other Services	394	859	3	3	0
Professional, Scientific, Management Services	521	1,244	4	5	0
Public Administration	0	0	0	0	0
Retail Trade	1,846	5,745	15	21	6
Transportation and Warehousing	561	629	5	2	-2
Wholesale Trade	623	1,788	5	7	2
Total	11,415	25,511	--	--	--

Table 39 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	16,626
Civilian Employed Population 16 years and over	14,659
Unemployment Rate	11.83
Unemployment Rate for Ages 16-24	28.63
Unemployment Rate for Ages 25-65	6.97

Table 40 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	2,668
Farming, fisheries and forestry occupations	1,018
Service	2,210
Sales and office	3,923
Construction, extraction, maintenance and repair	886
Production, transportation and material moving	546

Table 41 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,813	90%
30-59 Minutes	1,161	8%
60 or More Minutes	286	2%
Total	***14,260***	***100%***

Table 42 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	760	107	925

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	3,229	536	1,995
Some college or Associate degree	4,436	516	1,568
Bachelor's degree or higher	3,782	163	868

Table 43 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	115	98	85	236	324
9th to 12th grade, no diploma	377	313	314	746	567
High school graduate, GED, or alternative	1,406	1,620	1,421	2,727	1,651
Some college, no degree	1,396	1,419	1,288	2,230	1,068
Associate degree	251	383	443	823	174
Bachelor's degree	142	1,009	800	1,251	748
Graduate or professional degree	14	366	306	1,081	687

Table 44 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	12,760
High school graduate (includes equivalency)	22,476
Some college or Associate degree	29,878
Bachelor's degree	37,485
Graduate or professional degree	63,090

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

The major employment sectors are education and health care; retail trade; and arts, entertainment and accommodations; and manufacturing.

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Describe the workforce and infrastructure needs of the business community:

The population in the civilian labor force has increased by only 62 workers and the employed population by only one. Given that both sets of figures are estimates based on a very small monthly sample over a 5-year period, it can be estimated that there has been no employment growth in the city. The overall unemployment rate has increased slightly, with the biggest increase in the 25-65-year-old and a large decrease in the youngest employees – 16-24-year-old. The greatest increases in occupations have been in the management, business, financial sector and the service sector.

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

There are no major changes within the city that will have a dramatic economic impact on Texarkana, Texas or Bowie County. However, regional changes have and will continue to result in allowing the area west of Texarkana to not only regain an employment base lost due to the 2005 BRAC actions but become a major commercial/industrial hub for the area. In 2010 TexAmericas Center took over the property and has been cleaning up the sites for leasing. Currently, leases have employed 934 workers. In November 2016, Expal USA signed a 10-year lease to re-occupy a portion of the former Lone Star Army Ammunition Plant, at a cost of $24 million. As a result, TexAmericas Center as secured approximately $2.5 million in technical assistance and infrastructure projects from the U.S. Economic Development Administration and Texas CDBG funds. As of October 2017, there have been 80 companies that have expressed interest in locating on the property. The current lease revenue is more than $1.8 million per year.

Located within the city limits, has been the extension of Pavilion Parkway, just north of IH-30 is surrounded by 70 acres of land for commercial development. The City's Brownfield Redevelopment Program is continuing, with more than $2 million in grant funds and additional private funding to clean up and restore downtown properties as well as other Brownfields in the city. The redevelopment has led and will continue to lead to new businesses locating in Texarkana.

There is a need for advanced telecommunications capability that allows users to originate and receive high-quality voice, data, graphics, and video services in order to attract businesses to Texarkana. The current capacity is not sufficient to attract new businesses or industries. Additionally, the airport is in need of repairs to increase access in and out of Texarkana.
The *2018 Broadband Deployment Report* examines fixed and mobile broadband deployment.

The report also concludes that mobile services are not currently full substitutes for fixed services. The FCC retains the existing speed benchmark of 25 Mbps download/3 Mbps upload (25 Mbps/3 Mbps) for fixed services and examines the deployment of mobile services with minimum advertised speeds of 5 Mbps/1 Mbps, and those with a median speed of 10 Mbps/3 Mbps or higher. The chart below shows the data for Bowie County. City level data was not available.

	Urban Areas				Rural Areas			
	Pop. Eval.	% of Pop. with Fixed 25 Mbps/3 Mbps	% of Pop. with Mobile LTE 5 Mbps/1 Mbps	% of Pop. with Fixed & Mobile LTE	Pop. Eval.	% of Pop. with Fixed 25 Mbps/3 Mbps	% of Pop. with Mobile LTE 5 Mbps/1 Mbps	% of Pop. with Fixed & Mobile LTE
Bowie County	60,378	98.20%	100%	98.20%	33,367	72.20%	100%	72.20%

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

The difficulty in analyzing the data is that Texarkana is the employment center, but the new residential developments are outside the city limits. Therefore, the number of jobs versus the number of qualified employees cannot be accurately determined when looking only within the city limits, for which the numbers are provided. Lower wage jobs and high-wage jobs are predominately located within the city, while lower-income and high-income residents have chosen to live outside the corporate limits where the housing is newer and less expensive. Taking the housing-to-job market into account, there is still a need for increased high school retention, access to GED preparation, vocational training, and affordable higher education in order to prepare the workforce in Texarkana, Texas and the surrounding area for the expanding job market, particularly in the health care, education, and professional/scientific/management sectors.

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

Texarkana Community College offers workforce development a number of areas that lead to AA degrees and/or state certifications: industrial arts (digital drafting, programmable logistic controllers, OSHA safety training, forklift operations, welding, CDL); construction; culinary arts; EMT; firefighting; allied health professions; cosmetology and electrical. Additionally, the college provides a number of continuing education classes in computer education, business skill development, and GED education.

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Texas A&M University has a Texarkana campus with its College of Business, Engineering and Technology, and College of Arts, Sciences and Education. Full on-line degree programs are offered in a number of fields, including nursing, business administration, accounting, and instructional technology. Currently, most of the on-line degree programs are at the master's level.

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

Yes

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

Ark-Tex Council of Governments leads the Comprehensive Economic Development Strategy (CEDS) process in this region. The Comprehensive Economic Development Strategy is a survey conducted on the economic state of the North East Texas Economic Development District (NETEDD) as mandated by the EDA. This survey addresses the strengths and weaknesses of NETEDD, which consists of eleven counties encompassing over 6,500 square miles which is home to approximately 293,000 people. The survey is completed with input from individuals from all over the NETEDD region including, but not limited to, economic development managers, city managers, chambers of commerce, representatives from housing, education, and health, political and public advocates, and other interested parties. The CEDS is conducted every five years to assess the economic progress made in the region and to set new economic goals for the region. The most recent CEDS Report was completed in 2008. ATCOG is in the process of completing a new plan.

Discussion

The tables and information above show that a large percentage of the employees in Texarkana's low-skilled jobs, such as retail are living outside of Texarkana, Texas. Comparing the pre-populated tables with the 2012-2016 ACS data, it shows that the number of workers living in Texarkana has increased 27%. This can be attributed to the increase in total population, the regentrification of areas leading to new housing opportunities, and new units being added to the market.

However, a large percentage of the high-end jobs in the medical, educational, scientific, and professional sectors are occupied by employees living outside of the Texarkana, Texas city limits. The reason is that the city itself is more of a commercial/industrial hub with the newer residential developments being outside of the city and the cost of urban living being lower in Texarkana, Arkansas.

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The major development in the area that has and will continue to impact the labor market is the TexAmericas Center's redevelopment of the Red River Army Depot that was closed as a result of the 2005 Base Realignment and Closure (BRAC). The City's Brownfield Redevelopment Program is continuing and downtown areas, along with other sites in the city, are continuing to be cleaned up and redeveloped for commercial and residential uses.

The Texarkana Community College is the primary provider of Associates degrees and professional certifications. Texas A&M University has a Texarkana campus with its College of Business, Engineering and Technology, and College of Arts, Sciences and Education. While University of Arkansas has a campus in Texarkana, Arkansas, that is open to all area students, Texarkana, Texas students would pay out of state tuition.

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MA-50 Needs and Market Analysis Discussion

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

The vast majority of the households with housing problems are those with a housing cost burden of greater than 30%. There are very few houses lacking complete plumbing and/or kitchen facilities and a small number of over-crowded units. Texarkana, Texas has one R/ECAP area (racially/ethnically concentrated areas of poverty) – Census Tract 10500 – which has a high concentration of LMI and minority households with a 64.84% of the households with at least one of the four housing problems. Two more areas also within the CDBG Target Areas, having greater than 51% LMI households, have a high percentage of housing problems – Census Tract 10600 has 55.48% with problems, and 10800 has 49.23%. The map at the end of this section shows the location of the areas with high concentration of housing problems. This is the area with the highest vacancy rate of housing not on the market, the highest foreclosures, and the highest percent low-income. The Beverly and Rosehill neighborhoods are included in this area and are the City's priority target areas for revitalization. Though the Census Bureau does not enumerate the substandard buildings – those in disrepair, dilapidated, and/or uninhabitable, the City's code enforcement and planning offices indicate that the 7th Street corridor of the downtown area, Beverly and Rosehill neighborhoods have the highest number of substandard housing, including housing that is substandard but with rehabilitation potential.

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

Low-income families (those with incomes 80% or less of the area median) are concentrated within the loop formed by I-30, US-59, and Highway 151. The City's CDBG Target Areas with 51% or greater LMI households are located in this area. The map at the end of this section shows the location of the Target Areas, which are at least 51% LMI. Concentrated areas of LMI are those with 51% or greater LMI households.

African Americans primarily live within the loop formed by I-30, US-59, and Highway 151, particularly north of US-67. An additional pocket south of US-67, in the far southwest are of the city has a high percentage of African Americans. They are heavily concentrated (> 75%) between College on the north, US-67 on the south, Summerhill (93) on the west and Swampoodle Creek/Railroad on the east as well as southeast of Findley and Robinson. The maps at the end of this section show the location of the African American population as well as the Census Blocks by the percent African American.

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There are few Hispanics in the City, and they are not concentrated in any one area. Only a couple of Census Blocks have more than 50% Hispanic and no Block Groups are predominately Hispanic. The maps at the end of this section show the location of Hispanic households and the Census Blocks by the percent Hispanic.

Definition: Concentrations of minority populations are those contiguous Census Blocks with more than 75% population for the minority group, as well as the intersecting Blocks with at least 50% minority.

The Beverly and Rosehill neighborhoods have the majority of the vacant units that are off-market – not for rent or sale, not rented/sold but not yet occupied, not for seasonal or migrant use. These are units that have been abandoned, with many too deteriorated to make rehabilitation an option. Like neighborhoods in depressed areas of most cities, housing is only one of the market factors that can hinder revitalization. The Beverly and Rosehill areas not only have high substandard housing, but also have a very high level of poor air quality as mapped by the HUD's Affirmatively Furthering Faith Housing Tool. Conversely, the areas have high school proficiency score as reported in HUD's AFHH-T, improving the marketability for gentrification and new in-fill housing.

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

The Beverly and Rosehill neighborhoods have the majority of the vacant units that are off-market – not for rent or sale, not rented/sold but not yet occupied, not for seasonal or migrant use. These are units that have been abandoned, with many too deteriorated to make rehabilitation an option. Like neighborhoods in depressed areas of most cities, housing is only one of the market factors that can hinder revitalization. The Beverly and Rosehill areas not only have high substandard housing, but also have a very high level of poor air quality as mapped by the HUD's Affirmatively Furthering Faith Housing Tool. Conversely, the areas have high school proficiency score as reported in HUD's AFHH-T, improving the marketability for gentrification and new in-fill housing.

Are there any community assets in these areas/neighborhoods?

The areas of lowest transportation cost and highest use of and access to public transit are in the lowest income areas, particularly the Beverly and Rosehill neighborhoods. T-Line transit has made public transportation available in the more depressed neighborhoods. Texarkana Community College is located in the area, and there are employment opportunities available.

Are there other strategic opportunities in any of these areas?

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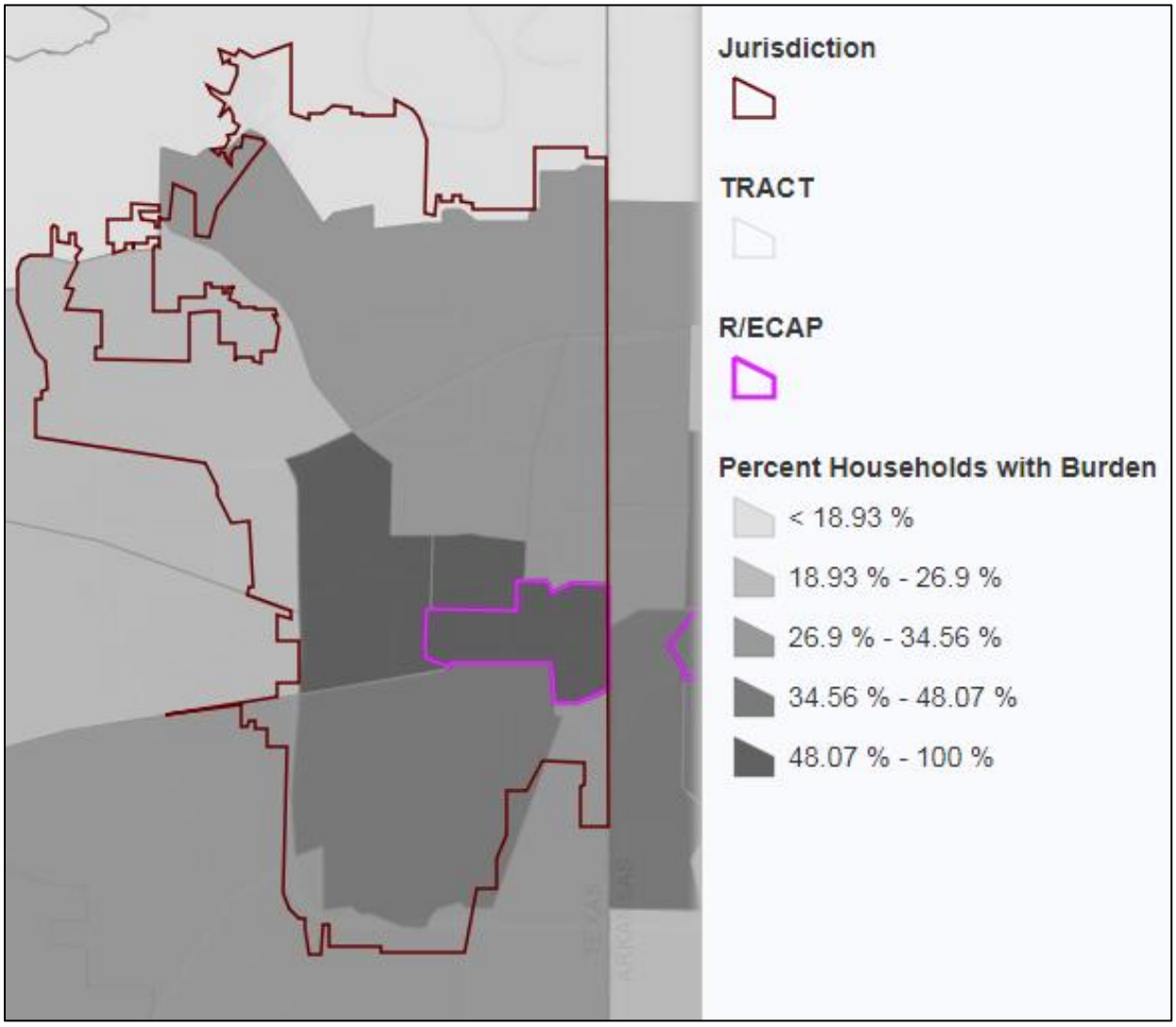
With the availability of public transit, higher proficiency of the schools, proximity to employment, the number of vacant abandoned buildings, including dwellings that can be demolished and used for new infill development to provide strategic opportunities for revitalization in the Beverly, Rosehill, and downtown areas. However, public and private incentives are needed, as well as a collaborative effort to remove the barriers of public perception in order to encourage developers to invest in the areas.



Map 1 – Areas with High Concentration of Housing Problems (from HUD's AFFH-Tool)

Map 2 – Areas Majority Low-Mod Income

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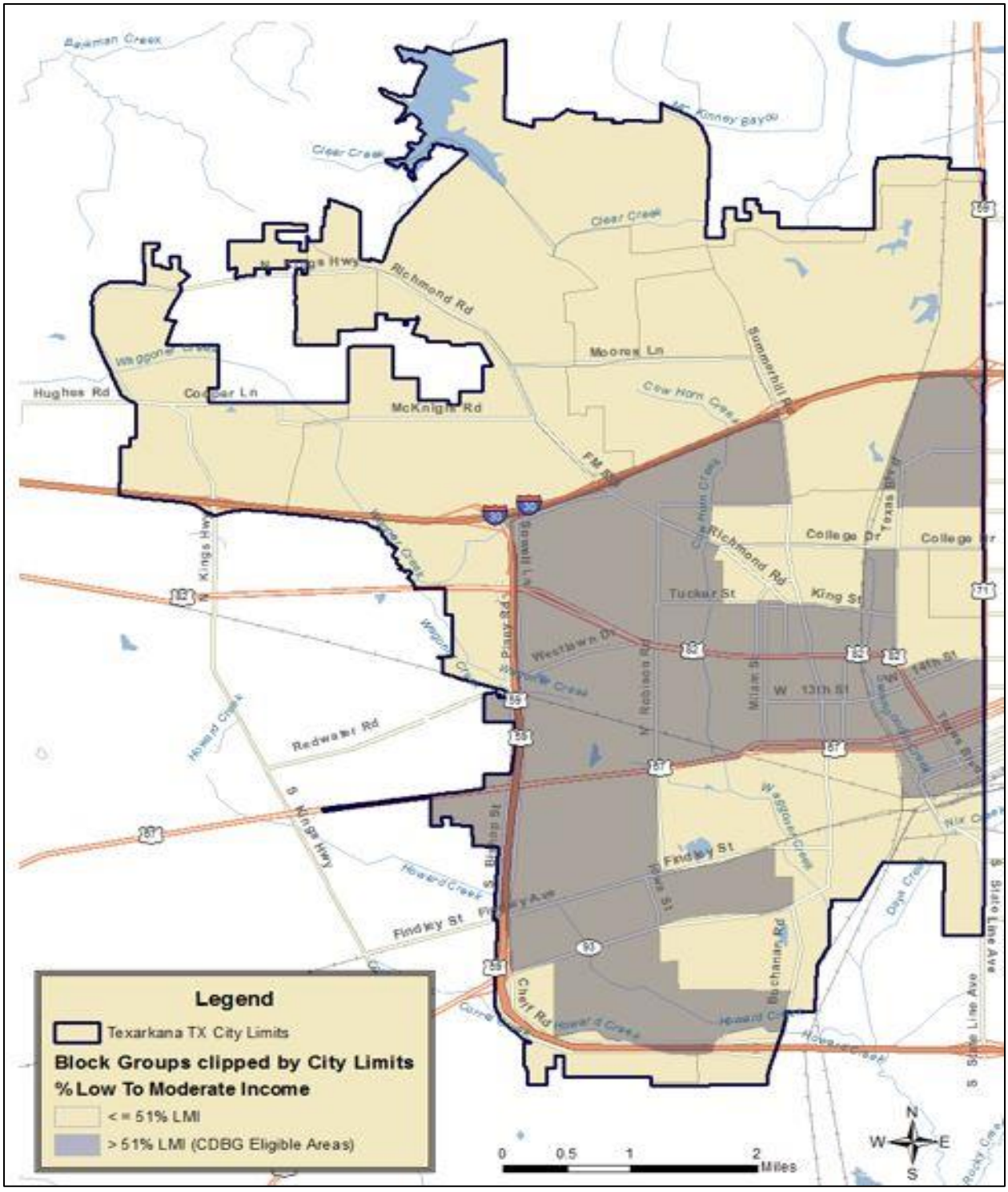

Map 2 – Areas Majority Low-Mod Income

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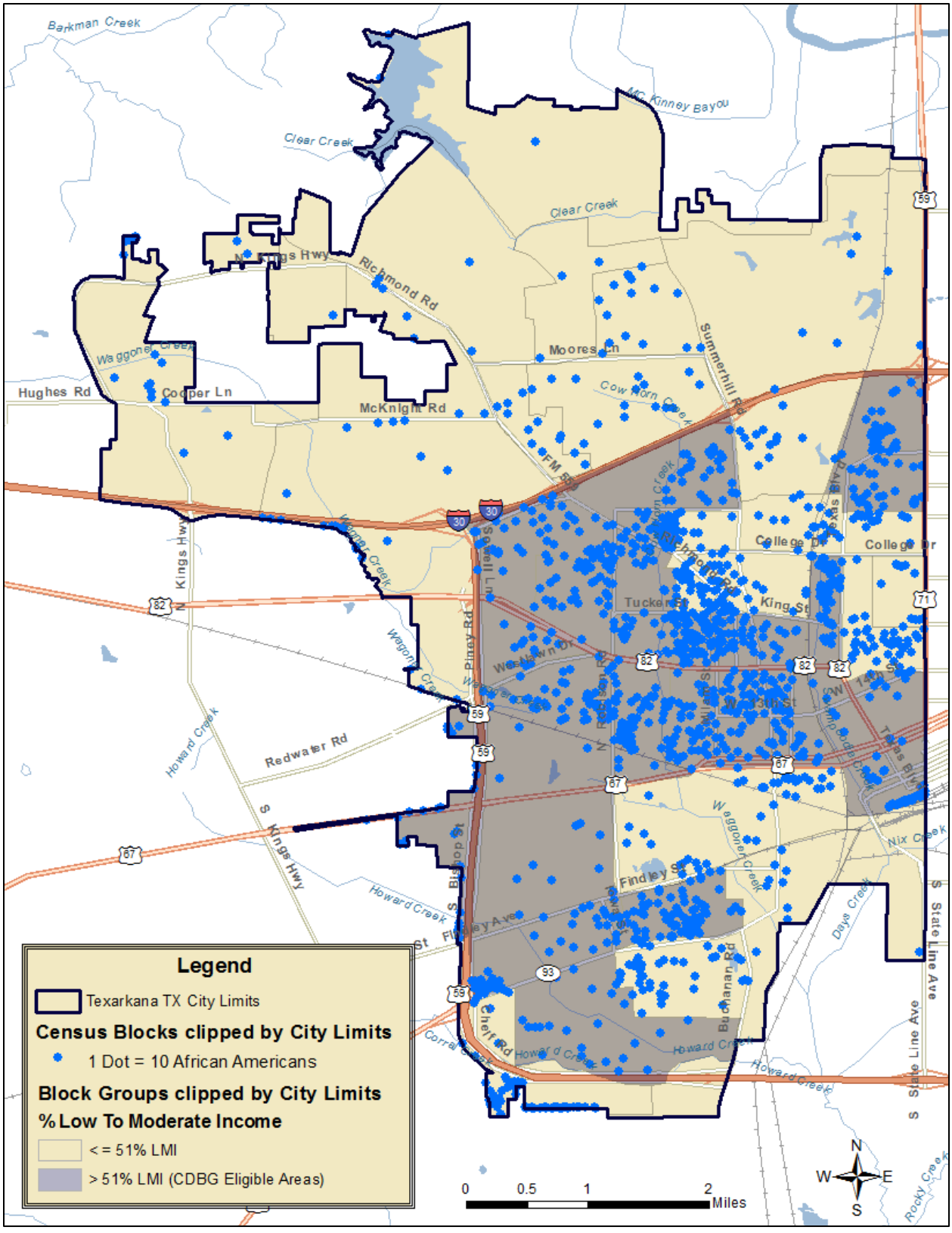

Map 3 – Location of African American Population

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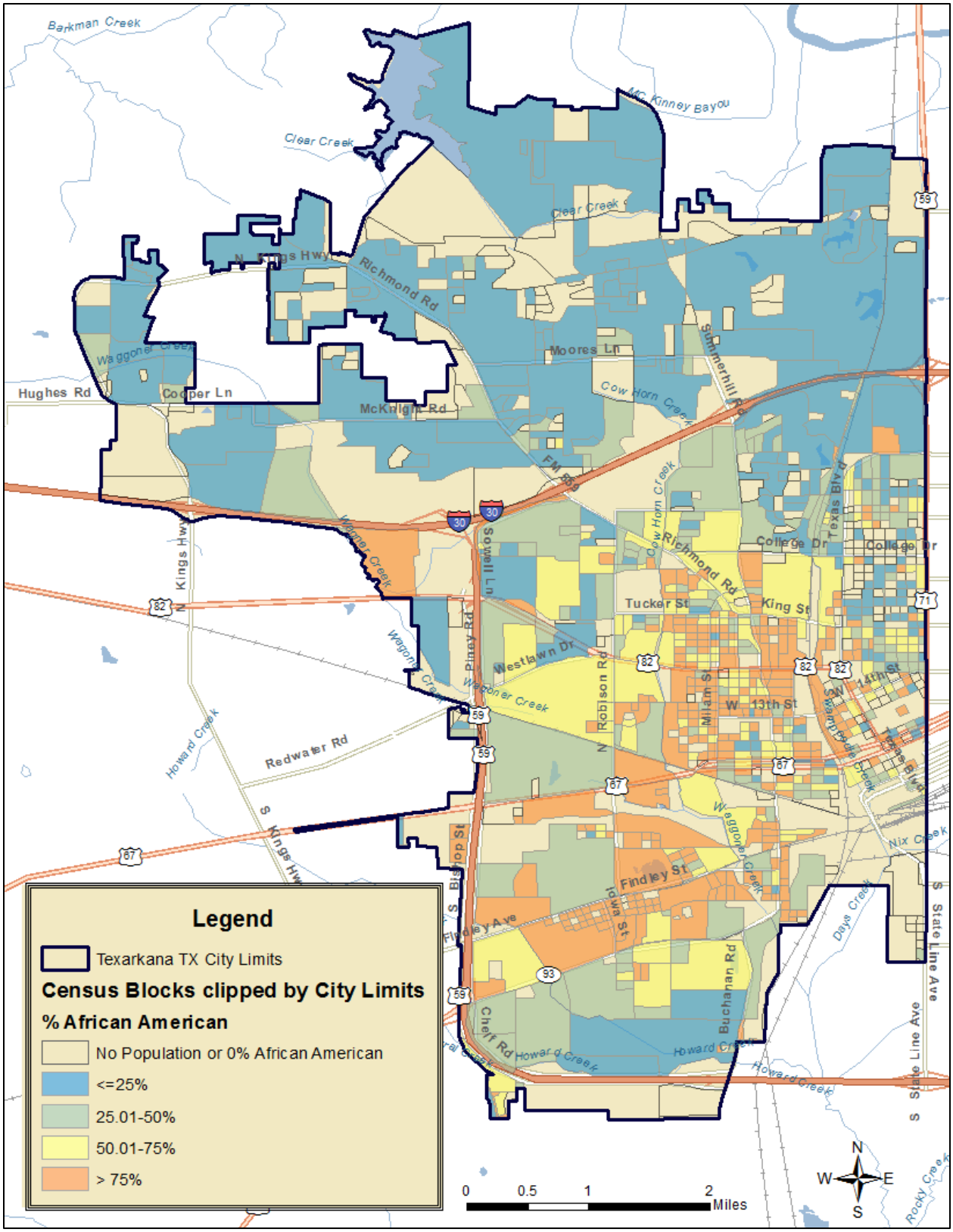

Map 4 – Percent African American by Census Block (2010)

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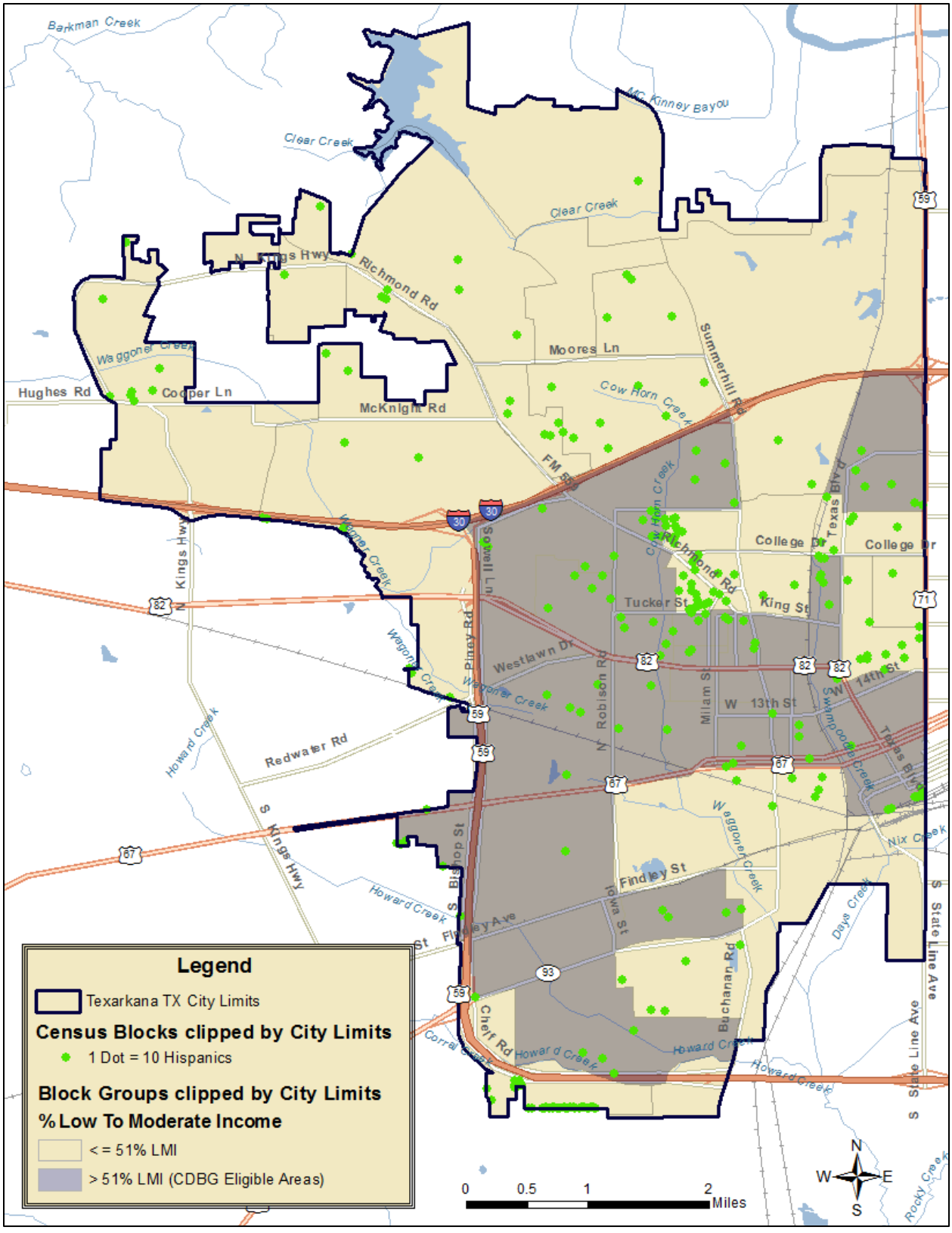

Map 5 – Location of Hispanic/Latino Population

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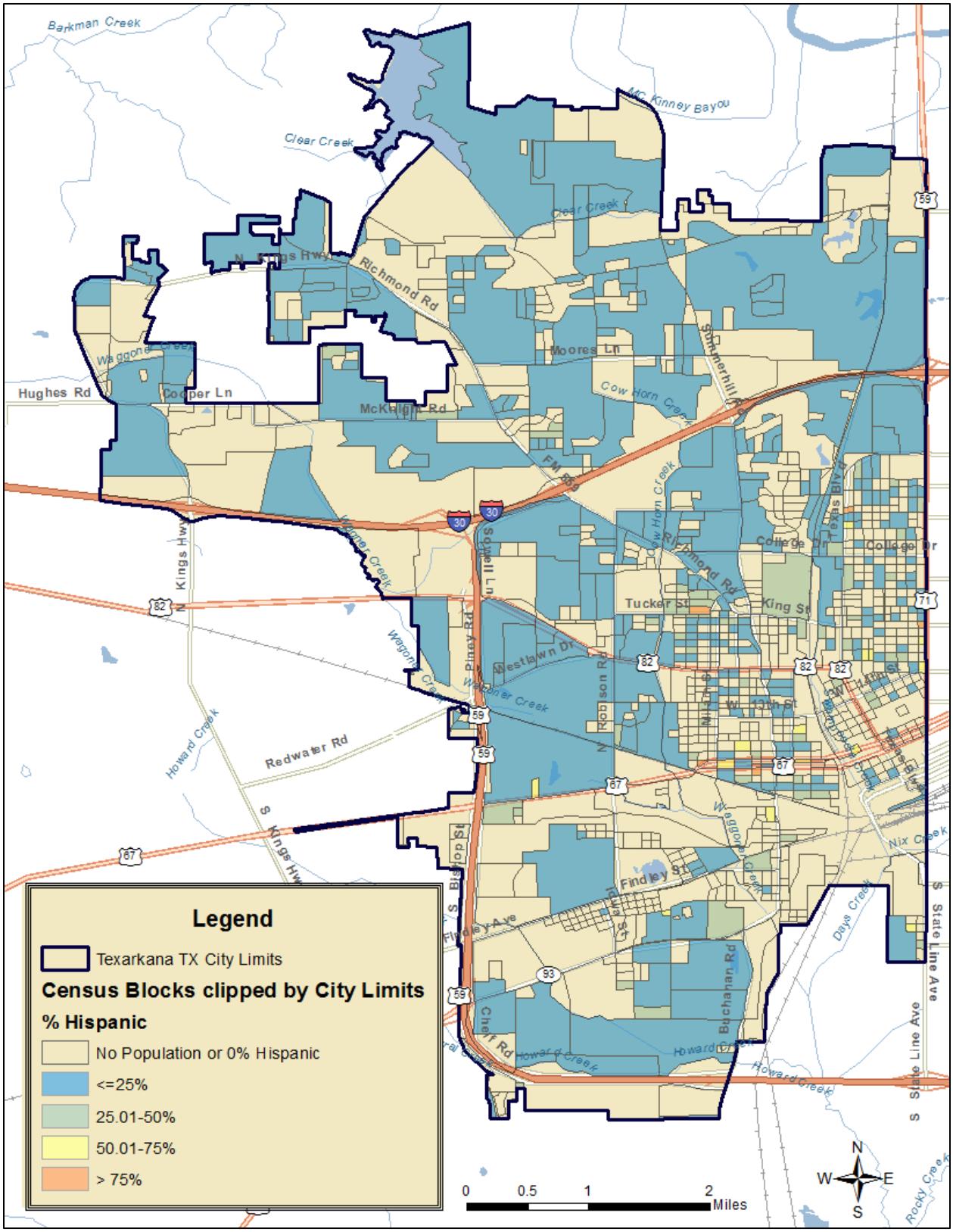

Map 6 – Percent Hispanic/Latino by Census Block (2010)

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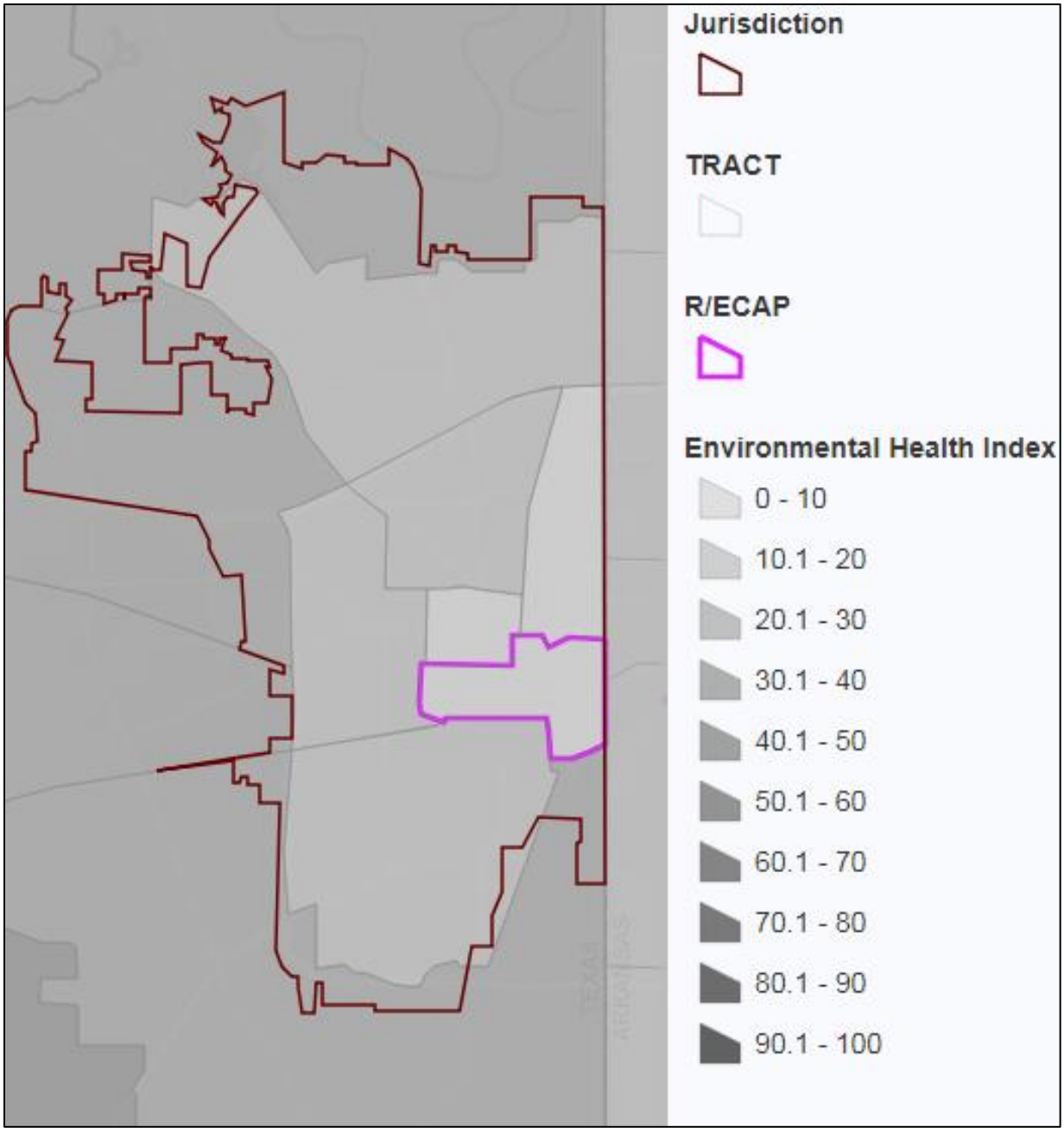

Map 7 – Environmental Health Index (from AFFH-T) – the lighter the shades represent a higher degree of environmental health issues

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

The City is currently addressing identified needs through coordinating the use of CDBG and other federal, state and local funds in distressed areas and through providing services to low and moderate-income households. In addition, the City, with its collaborative partners and citizens, has identified neighborhoods appropriate for revitalization efforts which includes the Downtown area and Beverly neighborhood. However, owner-occupied housing rehabilitation and homebuyers assistance is offer city-wide to income eligible residents.

The City is the recipient of a Section 108 Loans program in order to facilitate development of new affordable rental units and revitalization in the downtown area.

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

Geographic Area

Table 46 - Geographic Priority Areas

1	**Area Name:**	Beverly Community Revitalization
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Boundaries for this target area: Southern border: New Boston Road, also US Hwy 82 Western border: Robinson Road Northern border: College Drive Eastern border: Richmond Road to Summerhill Road Comprised mostly of Qualified Census Tract 106.
	Include specific housing and commercial characteristics of this target area.	This once thriving community is bordered on all four sides by commercially zoned streets with an interior comprised of older housing stock, both single family and apartment complexes, and many vacant, boarded buildings. These commercial zones are showing their age as most are either single commercial structures or dilapidated strip malls. The City's main water treatment facility is located in the commercial section. Also, the area's only park sits next to this facility. Park improvements are problematic here as it lies within an established flood plain. Within the core are homes that while older are still owner-occupied. This is an area of minority, elderly, and poverty concentrations.

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	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	As in 2013, the city's consultations and citizen participation process are central to the development and continued designations of the Beverly neighborhood as a Local Target Area. The Beverly neighborhood has stood in direct contrast to the more prosperous neighborhoods to the north for more than twenty years. Crime in Beverly and the problems of substandard housing and vacant, derelict housing has increased. Residents, service agencies, as well as law enforcement and emergency services began reporting higher and higher numbers of people impacted by this community's decline. The Believe in Beverly neighborhood association continues to be active voicing the needs of the Beverly neighborhood by participating in public hearings, community meetings and City Council meetings.
	Identify the needs in this target area.	Needs in this area include access to affordable, livable housing, removal of slum and blight conditions associated with derelict, vacant and boarded homes, minority and poverty concentrations, public facilities for health care and recreation/exercise. Other needs include high concentration of households with one or more of the Four Housing Problems or Severe Housing Problems, low and extremely-low incomes for both owner-occupied and renter-occupied households, high percentages of at-risk of homelessness households, high numbers of homes without accessibility features and/or low-efficiency ratings, and lack of services and/or opportunities for children and the elderly.

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	What are the opportunities for improvement in this target area?	The Beverly Neighborhood presents many opportunities for improvements with targeted resource distribution. At the northern boundary, Texarkana Community College brings individuals from all over the region into the area. With appropriate planning and implementation, this area could easily provide suitable housing both for current residents and for those that attend or work at the college. Likewise, the other commercial corridors that are the boundaries of Census Tract 106/Beverly have significant commercial viability for neighborhood redevelopment. Improving the housing stock could prolong the viability of the homes for both owners and renters. Further, improvements in public facilities like parks and health care facilities, the addition of streetlights, bike lanes, sidewalks, and safe walking trails, will also make the community safer and more livable. Increased public transit availability, Jobs and services within this area are two additional areas of opportunity that can improve this community.
	Are there barriers to improvement in this target area?	Significant barriers exist to improvement in this area including variable citizen participation and adequate funding. The number of vacant and/or substandard housing and the issue of crime must be addressed in order for the area to revitalize.
2	**Area Name:**	City-Wide
	Area Type:	For Housing Rehab and & Homeowner Assistance
	Other Target Area Description:	For Housing Rehab and & Homeowner Assistance
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City limits of Texarkana. Housing Rehabilitation and Homeownership Assistance are offered to all eligible residents with the Texarkana, TX city limits.

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	Include specific housing and commercial characteristics of this target area.	Low-income homeowners do not have the financial resources to maintain their homes and therefore, they fall into disrepair. The majority of projects occur in low-moderate income areas where there is a high concentration of households with one or more of the Four Housing Problems or Severe Housing Problems, low and extremely-low income owner-occupied households and a high number of homes without accessibility features and/or low-efficiency ratings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Residents at public hearings, community meetings, stakeholder meetings and the on-line survey expressed that housing rehabilitation and homeownership opportunities were high priorities. These programs can be offered city-wide since eligibility is based on household income and not by a low-moderate income area.
	Identify the needs in this target area.	Affordable and decent housing are an issue city-wide. While Owner-Occupied Housing Rehabilitation is offered city-wide, the majority of the projects are in the targeted neighborhoods. This is due to a larger percentage of older homes and homeowners that do not have the financial ability to maintain their home. Homeownership assistance is also offered city-wide to income eligible homebuyers with many opting to purchase homes in the targeted neighborhoods due to the lower cost of housing.
	What are the opportunities for improvement in this target area?	Upgrading the existing housing stock and increasing homeownership results in neighborhood revitalization and stabilization. The low-income areas of the City have older housing stock many of which are owner-occupied and in need of repairs. Improving the housing stock could prolong the viability of the homes for both owners and renters.
	Are there barriers to improvement in this target area?	The most significant barrier in inadequate funding to meet the need for housing rehabilitation and homeownership assistance.
3	**Area Name:**	Downtown Area
	Area Type:	Local Target area
	Other Target Area Description:	

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HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The Downtown Area is bounded on one side by the Kansas City Southern Railroad (Front Street) and 7th Street (Martin Luther King Blvd.) on the other. It's eastern and western border are Stateline Avenue, the Texas/Arkansas border, on the east side and Lakeside Drive/Summerhill Road on the west.
Include specific housing and commercial characteristics of this target area.	The Downtown area is a mix of commercial and residential properties. There are a significant number of vacant businesses in the area. The homes are older and many need rehabilitation or repairs. There are over 200 Brownfields properties with suspected or confirmed environmental contamination in an area of approximately 240 acres.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Citizens of Texarkana have asked the City to focus on downtown revitalization for at least ten years knowing that a vibrate downtown area would attract new businesses and tourists to the area. Consultation with numerous agencies, public meetings, public hearings and citizen surveys. Members establish a strong consensus for moving forward to arrest the decline of this historic center of the town and revitalize the area's economic potential and potential for providing affordable housing close to city, county, state, federal and non-profit services.
Identify the needs in this target area.	The Downtown area presents many challenges to redevelopment. Of primary concern is that more than 200 properties within a 200-acre area is either confirmed or suspected of having various levels of environmental contamination ranging from lead paint to deadly gasoline additive buried underground and potentially leaking into the area's ground water. Many commercial, industrial, and residential properties are neglected, abandoned, or substandard. These problem properties are mixed in with functioning homes, businesses, and essential government services.

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	What are the opportunities for improvement in this target area?	Developers are attracted to redevelopment downtown because of the existing infrastructure and unique architecture. The Section 108 loan for the renovation of the Grim Hotel will not only provide 20 units of affordable housing but also revitalize a historic landmark in the City.
	Are there barriers to improvement in this target area?	The most significant barriers are the costs associated with environmental assessment and cleanup of asbestos, lead paint, mold and other hazardous or petroleum-based contaminants. Texarkana's solid relationship with the U.S. EPA Brownfields program and the Texas Commission on Environmental Quality mitigate some of these challenges.

General Allocation Priorities

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

The City of Texarkana, Texas is working in cooperation with the Texarkana Texas Housing Authority, Texarkana Community College, non-profit agencies, and the private sector to bring about the revitalization of the City's Downtown area and Beverly Neighborhood. The City chooses to provide owner-occupied housing rehab and homeownership assistance city-wide.

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

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

Priority Needs

Table 47 – Priority Needs Summary

1	**Priority Need Name**	Owner-Occupied Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	City-Wide
	Associated Goals	Owner-Occupied Housing Rehabilitation
	Description	Rehabilitation of single family homes for income eligible homeowners. Home must be their primary residence.
	Basis for Relative Priority	During public hearings and meetings with stakeholders and residents, housing rehabilitation was listed as a high priority. Based on the housing stock and available data, the City concurs that it is a high priority need.
2	**Priority Need Name**	Homebuyer Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-Wide
	Associated Goals	Homebuyer Assistance
	Description	The City will fund up to 50% of the required down payment and all of the closing costs for low-moderate income first-time homebuyers.

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	Basis for Relative Priority	The City encourages homeownership as a means of revitalizing and maintaining the quality of neighborhoods. A major barrier in becoming a homeowner are the down payment and closing costs. This activity was listed as a high priority by residents at community meetings and public hearings.
3	**Priority Need Name**	Lead-Based Paint Awareness
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	City-Wide
	Associated Goals	Lead-Based Paint Awareness
	Description	The City will disseminate information on the dangers of lead-based paint to homeowners, renters, residents and prospective homebuyers.
	Basis for Relative Priority	The City is aware of the dangers of lead-paint. However, given the annual CDBG allocation, the City does not receive enough CDBG funds to conduct lead abatement processes on existing homes. Lead-based paint was not expressed as a concern or high priority at public hearings, community meetings and by residents.
4	**Priority Need Name**	Section 108 Loan - Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Downtown Area
	Associated Goals	Section 108 Loan-Affordable Housing

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	Description	Using a Section 108 loan, this project includes restoration and redevelopment of the historic Hotel Grim built in 1925 originally as an eight-story hotel. The building contains 103,200 square feet and when restoration is complete will produce 20 new units of affordable housing in the downtown area.
	Basis for Relative Priority	Increasing affordable housing stock and revitalization of the downtown area have been a high priority for several years. Affordable housing was the number one priority at all the meetings with residents and public hearings as well as agency representatives.
5	**Priority Need Name**	Public Facilities Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Beverly Neighborhood Low-moderate income areas of the City
	Associated Goals	Public Facilities Improvements
	Description	Improvements to public facilities, parks, trails, public buildings and public spaces in low-moderate income areas of the City.
	Basis for Relative Priority	Input from residents as community meetings and public hearings provided the basis for the high priority. Most residents expressed that they would like to see new or improved parks in their neighborhoods. Community rooms for activities for children, youth and the elderly were also considered important.
6	**Priority Need Name**	Public Improvements & Infrastructure
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Beverly Neighborhood Low-moderate income areas of the City
	Associated Goals	Public Improvements and Infrastructure
	Description	Public improvements in low-moderate areas of the city. Improvements could include but are not limited to, sidewalks, accessibility improvements, bike facilities/lanes and beautification projects.
	Basis for Relative Priority	Accessibility in older neighborhoods was discussed as a concern at community meetings and public hearings. Certain low-income areas of the City have deteriorated sidewalks and there are sections where there are no sidewalks limiting mobility for disabled residents and creating a safety hazard especially for children walking to school. The City has already begun a program of sidewalk improvements based on a sidewalk inventory completed by the MPO and considers this activity to be a high priority.
7	**Priority Need Name**	Public Services
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Public Services
	Description	CDBG funding is provided to agencies that provide services and/or housing to low-moderate income residents.
	Basis for Relative Priority	Public services provide stability and security to Texarkana residents in need. The City supports these agencies in their mission to provide services and/or housing to low-moderate income persons and people experiencing homelessness.
8	**Priority Need Name**	Revolving Loan Fund
	Priority Level	Low
	Population	Non-housing Community Development

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	Geographic Areas Affected	Downtown Area Low-moderate income areas of the City
	Associated Goals	Revolving Loan Fund
	Description	The City maintains a Revolving Loan fund to provide economic development funds for start-up businesses in target areas to increase job creation and labor market participation rates.
	Basis for Relative Priority	The Revolving Loan Fund has been inactive for several years and while the City feels this is an important component to the revitalization of target areas and job creations, it is a low priority at this time.
9	**Priority Need Name**	Section 108 Loan - Repayment
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Downtown Area
	Associated Goals	Section 108 Loan - Repayment
	Description	The City obtained a Section 108 loan in order to provide funding for the Grim Hotel project. CDBG funds are used to repay the 108 Loans. The Grim Hotel project will create 20 new units of affordable housing.
	Basis for Relative Priority	Increasing affordable housing stock and revitalization of the downtown area have been a high priority for several years. Affordable housing was the number one priority at all the meetings with residents and public hearings as well as agency representatives.
10	**Priority Need Name**	Program Administration
	Priority Level	High
	Population	Extremely Low Low Moderate

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	Geographic Areas Affected	City-wide
	Associated Goals	Program Administration
	Description	Management and oversight of the CDBG program.
	Basis for Relative Priority	Managing the CDBG program is vital to meeting the federal requirements for the program and ensuring continued funding.

Narrative (Optional)

The City developed priority needs based on information receive at public hearing, focus groups, stakeholder meetings and surveys. Historical and current data also provided information on unmet needs and gaps in housing and services. Information was also obtained from service agencies and residents on the need for supportive services.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Demand for rental assistance far exceeds existing capacity. Demand for tenant based rental assistance is extremely high. HATT provides rental assistance to over 300 households; however, the demand for rental assistance through the housing choice voucher program far exceeds the supply. There are currently 382 people on the waiting list which is now closed. The great demand for this program and the relatively low administrative cost contribute to its priority position among strategies for expanding access to affordable housing.
New Unit Production	Abandoned substandard properties abound in neighborhoods where there are high concentrations of minority and extremely low- and very low-income individuals. Reconstruction and building new affordable infill units can help to revitalize these communities. The tax rates in Texarkana as well as the lack of available land within the inner-city area has resulted in developers moving to the fringes of the city limits, outside the city, and into Arkansas.
Rehabilitation	The Beverly and Rosehill areas have a significant number of vacant and owner-occupied properties in need of rehabilitation rather than demolition. Downtown Texarkana has many properties that are structurally sound but require rehabilitation to be livable. Some of the downtown non-residential properties are suitable for renovation into lofts, similar to the Grim Hotel project which will result in 20 affordable rental units. While the City is funding owner occupied rehabilitation, there are more homes in need than several years of CDBG dollars can fund. Currently, there are no public or private efforts to rehabilitate rental properties.
Acquisition, including preservation	Acquisition of properties for preservation, redevelopment, or to remove slum and blight conditions is necessary to stabilize neighborhoods and support revitalization efforts. The renovation of the Grim Hotel is underway at this time using Section 108 Loan funds. Similar projects are needed to increase the number of affordable units. Mortgage lenders have developed programs to assist low-moderate income homebuyers. The City offers down payment and closing costs assistance to low-moderate income first-time homebuyers.

Table 48 – Influence of Market Conditions

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

Introduction

For Program Year 2018 Texarkana will receive from the U.S. Department of Housing and Urban Development (HUD) $325,033 in CDBG funds. Projects identified in the Action Plan will be implemented using these funds. Additional income may be generated from program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	325,000	2,500	300,000	627,533	1,937,500	Expected Amount Available based on yearly allocation plus program income times 5 years
Section 108	public - federal	Housing	230,000	0	0	230,000	920,000	City will make four annual payments of $230,000 to pay off Section 108 loan

Table 49 - Anticipated Resources

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

The City recognizes the importance of leveraging resources. It is estimated that over the course of the 5 Year Plan, these community development projects will bring $1.75 in private resources spent in the local economy for each grant dollar invested. Matching requirements will be met by in-kind donations of labor &/or materials. The programs listed above do not require matching funds. When matching funds are required, the City usually provides in-kind matching through labor & supplies or provides cash matches from the City's general funds.

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

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

Discussion

Texarkana anticipates receiving federal funding over the next five years from the Community Development Block Grant program (CDBG). These funds will be used to fund projects which advance the goals identified in this five-year strategic plan. Projects carried out using these federal funds over the next five years will leverage additional funds for from state and local government as well as private funding sources.

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SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Texarkana, Texas	Government	Economic Development Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of Texarkana, Texas	PHA	Public Housing	Jurisdiction
Texarkana Homeless Coalition	Non-profit organizations	Homelessness	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Texarkana, TX has 30 years of experience administering CDBG entitlement programs. The City was one of the first entitlement jurisdictions to complete a Consolidated Plan in 2013. The City has undertaken diverse projects aimed at addressing housing and community development goals including housing, economic development, Section 108 loan program, funding for public services, parks and infrastructure projects. Numerous organizations offer services to address specific housing and development needs in Texarkana and the City has fostered strong collaborative relationships with many of them. The City has maintained focus on the most essential elements of its development strategy without losing sight of complexity and interconnectedness of the needs in the jurisdiction.

The need to collaborate and coordinate services was a recurring theme in stakeholder interviews conducted for this Consolidated Plan. Representatives of organizations providing services for certain special needs populations raised concerns about fragmentation and duplication of efforts. Organizations and departments concerned with economic development activities, workforce housing projects, and transportation development each acknowledged the need to work more

closely to ensure that workforce housing, new jobs, and services are integrated with an effective transportation network. Such collaboration will address the perceived disconnect expressed by some residents between job opportunities and the people who need them.

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

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

Table 51 - Homeless Prevention Services Summary

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

The City of Texarkana provides funding for a number of programs and services which provide shelter for homeless and at-risk populations. Discussions are underway to provide additional

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housing, emergency shelter, repaid re-housing housing, and other services. The City is a partner in the Texarkana Homeless Coalition.

Numerous public, private, non-profit and faith-based organizations offer services directed towards assisting the homeless, various homeless sub-populations, and homelessness prevention. Many of these are members of the homeless coalition. Membership in the coalition allows for coordination and collaboration to ensure the diverse needs of the homeless population including chronically homeless, families with children, veterans, and unaccompanied youth are addressed.

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

Strengths of the service delivery system - Many organizations in Texarkana are working to meet the needs of individuals experiencing homelessness or who are at risk of experiencing homelessness. These organizations coordinate their services through membership in the Texarkana Homeless Coalition and the Coordinated Entry system. The City has long a history of involvement and collaboration with many partner organizations.

Gaps in the service delivery system - By far, the most significant gap in services recognized at this time is the lack of a family shelter and permanent supportive housing. Available resources are insufficient to address the needs of all homeless sub-populations. In particular, services for homeless families and chronically homeless individuals and families far short of the need as well as outreach services to unsheltered homeless.

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

While available funds are insufficient to provide for the needs of all populations, Texarkana is committed to supporting partner organizations in their efforts to meet the needs of individuals experiencing homelessness and other special needs populations. City staff work closely with many such organizations through their participation in a wide range of committees and community-based efforts. In collaboration with its partners, the City is pursuing multiple strategies to close the affordable housing gap facing low-to-moderate income residents. This is an essential piece of the strategy to end chronic homelessness and to address the needs of many other special needs populations. These strategies include: building new affordable housing units, financial assistance for homeowners to cover moderate rehabilitation costs, and down-payment and closing cost subsidies.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Housing Rehabilitation	2018	2022	Affordable Housing	City-wide	Owner-Occupied Housing Rehabilitation	$500,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Homeownership Assistance	2018	2022	Affordable Housing	City-Wide	Down payment and Closing Costs Assistance	$20,000	Direct Financial Assistance to Homebuyers: 8 Households Assisted
3	Lead-Based Paint Awareness	2018	2022	Affordable Housing	City-Wide	Lead-Based Paint Awareness	$5,000	Other: 50 Other
4	Section 108 Loan-Affordable Housing	2018	2022	Affordable Housing	Downtown	Section 108 Loan - Affordable Housing	$920,000	Rental units constructed: 20 Household Housing Unit
5	Public Facilities Improvements	2018	2022	Non-Housing Community Development	Beverly Rosehill Low-mod areas	Public Facilities Improvements	$290,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
6	Public Improvements and Infrastructure	2018	2022	Non-Housing Community Development	Beverly Rosehill Low-mod areas	Public Improvements & Infrastructure	$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Public Services	2018	2022	Homeless Non-Homeless Special Needs	City-wide	Public Services	$240,000	Public service activities other than Low/Moderate

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				Non-Housing Community Development				Income Housing Benefit: 250 Persons Assisted
8	Revolving Loan Fund	2018	2022	Non-Housing Community Development	Downtown	Revolving Loan Fund	$250,000	Businesses assisted: 1 Businesses Assisted
9	Section 108 Loan - Repayment	2018	2022	Affordable Housing	Downtown	Section 108 Loan - Repayment	$920,000	Other: 1 Other
10	Program Administration	2018	2022	Administration	City-wide	Program Administration	$1,625,000	Other: 1 Other

Table 52 – Goals Summary

Goal Descriptions

1	**Goal Name**	Owner-Occupied Housing Rehabilitation
	Goal Description	Rehabilitation of single family homes for income eligible homeowners. Home must be their primary residence.
2	**Goal Name**	Homeownership Assistance
	Goal Description	The City will fund up to 50% of the required down payment and all of the closing costs for low-moderate income first-time homebuyers.
3	**Goal Name**	Lead-Based Paint Awareness
	Goal Description	The City will disseminate information on the dangers of lead-based paint to homeowners, renters, residents and prospective homebuyers.
4	**Goal Name**	Section 108 Loan-Affordable Housing
	Goal Description	Using a Section 108 loan, this project includes restoration and redevelopment of the historic Hotel Grim built in 1925 originally as an eight-story hotel. The building contains 103,200 square feet and when restoration is complete will produce 20 new units of affordable housing in the downtown area.

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5	**Goal Name**	Public Facilities Improvements
	Goal Description	Improvements to public facilities, parks, trails, public buildings and public spaces in low-moderate income areas of the City.
6	**Goal Name**	Public Improvements and Infrastructure
	Goal Description	Public improvements in low-moderate areas of the city. Improvements could include but are not limited to, sidewalks, accessibility improvements, bike facilities/lanes and beautification projects.
7	**Goal Name**	Public Services
	Goal Description	CDBG funding is provided to agencies that provide services and/or housing to low-moderate income residents.
8	**Goal Name**	Revolving Loan Fund
	Goal Description	The City maintains a Revolving Loan fund to provide economic development funds for start-up businesses in target areas to increase job creation and labor market participation rates.
9	**Goal Name**	Section 108 Loan - Repayment
	Goal Description	The City obtained a Section 108 loan in order to provide funding for the Grim Hotel project. CDBG funds are used to repay the 108 Loans. The Grim Hotel project will create 20 new units of affordable housing.
10	**Goal Name**	Program Administration
	Goal Description	Management and oversight of the CDBG program.

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

It is estimated that the City will provide housing assistance to 20 homeowners, 8 homebuyers and 20 new units of affordable housing at the Grim Hotel.

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of Texarkana Texas is in compliance with all regulations and is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

HATT actively promotes resident involvement through Resident Councils, targeted outreach via website, flyers, emails, mailing lists, and community notice boards at all community centers on Housing Authority properties. During the public participation process for this report, the City held a focus groups at housing authority properties to determine the specific needs of public housing residents. Twenty-eight residents attended these events, sharing that their greatest needs include access to public transportation and safe environments.

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

The Housing Authority of Texarkana Texas is not designated as troubled.

Plan to remove the 'troubled' designation – N/A

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

Barriers to Affordable Housing

Many public and private sector policies and factors can create barriers to affordable housing for low- to moderate-income households. In general, the City's policies do not create undue barriers to affordable housing. The City has a fair housing ordinance which indirectly reduces the barriers to affordable housing by ensuring that all protected classes, many of whom are low- to moderate-income have equitable advantages to housing of choice. The City's development and building standards have been established to protect the citizenry and the general welfare of the community, which can result in higher costs for new and rehabilitated structures. The City uses all of the current international and national codes related to residential construction and rehabilitation as a means to protect the residents and the community as a whole. Development impact fees have been established to ensure that the developer carriers the cost of development instead of the taxpayers. However, the impact fees and building standards can drive up the cost of new dwellings.

The adherence to building codes and impact fees are necessary and city-wide to protect the safety and wallets of the community as a whole. With the exception of zoning that prohibits development in or around unsafe areas, zoning ordinances are more flexible than building codes and development fees, and each zoning district does not provide a city-wide benefit. The zoning ordinance prohibits manufactured home parks and mobile homes and manufactured homes as fixed dwellings in all zoning districts. Manufactured home parks may be allowed with a specific use permit in districts zoned as agricultural; and, HUD code manufactured homes as a fixed dwelling may be allowed in both agricultural and single family 3 zones, also with a specific use permit. Boarding and rooming houses may only be located within townhome and multi-family residential, commercial and planned development districts. This can be a barrier to group homes for special populations to be located single-family districts.

Private sector barriers include:

- Developers shying away from constructing affordable housing or unable to secure Low Income Housing Tax Credit approval;
- Insufficient number of multi-family units;
- High number of vacant housing that is abandoned or uninhabitable, preventing new development on the lots;
- Sellers requiring higher down payments than low-moderate income buyers can afford;
- Credit and employment histories of many low-moderate income buyers result in mortgage denial.

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Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Although policies and ordinances can affect the cost of housing, the City's Analysis of Impediments indicates that there are no significant institutional barriers to affordable housing in Texarkana, Texas. Housing costs are in Texarkana are considerably lower than the state as a whole, with the city of Texarkana, Texas averaging $79 per square foot, the Texarkana metropolitan area averaging $77 per square foot, and Texas averaging $124 per square foot. The City is committed to maintaining and enhancing its policies that increase equal opportunity to housing for the lower-income and protected classes.

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

- Maintain flexibility in zoning & building requirements when appropriate to allow for infill housing development;
- Conduct outreach efforts to for-profit & non-profit builders & developers through funding & technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs;
- Meet with local lenders & home builders to encourage the use of non-traditional client loan qualifying & loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Support local Continuum of Care efforts for homeless populations & provides ongoing support & technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management & credit counseling;
- Review and, when applicable, revise the Fair Housing ordinance which ensures that fair housing options are available to its citizens;
- Monitor city-sponsored projects for equal access & compliance of the Fair Housing Act;
- Monitor code compliance to HQS and Fair Housing standards;
- Hold periodic Public Hearings providing information & requesting public comment on affordable and fair housing issues;
- Work with local housing service providers to conduct homebuyer & homeowner education;
- Conduct public outreach regarding availability of housing & housing assistance including translation of housing application materials into Spanish & maintains bi-lingual staff to assist applicants & clients who are not English-proficient.

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SP-60 Homelessness Strategy – 91.215(d)

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

Coordinated Entry is a consistent, streamlined process for people experiencing homelessness to access resources including housing. Through coordinated entry, the highest need, most vulnerable households in the community are prioritized for housing and services. The core elements of Coordinated Entry provide for one location for people in a housing crisis to apply for assistance and an assessment to determine vulnerability, needs, and check program eligibility. Through prioritization the people with the greatest need and vulnerability receive assistance.

While most homeless providers have some outreach services, there is not an agency that exclusively provides outreach services. Mission Texarkana provides limited outreach to unsheltered homeless through Church Under the Bridge.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelter is in Texarkana is provided by Randy Sams Outreach Shelter. Randy Sams is a low-barrier homeless shelter and an ID is not required to stay at the shelter. There are 112 emergency beds available for up to 90 days at a time. The shelter also provides showers, food, transportation and case services

Rapid Re-Housing (formerly transitional housing) is provided by Randy Sams with 22 households receiving assistance and by Doorways providing 10 households with housing vouchers. Households in the Rapid Re-Housing programs pay subsidized rent and receive assistance with case management and life skill classes.

The development a family shelter is crucial to meeting the needs of homeless families. In order to make homelessness short-lived and non-recurring, there is a need for additional Rapid Re-Housing vouchers and services.

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

There are no permanent supportive housing programs in Texarkana and the need for such housing is great. The Texarkana Homeless Coalition and the City will continue to identify agencies that have the capacity to expand their programs to provide permanent supportive housing. In

order for chronically homeless individuals to maintain permanent housing, supportive services must be a part of their housing plan. Many chronically homeless and special needs populations will require long-term rental assistance since many are on disability incomes which do not cover the cost of housing plus living expenses. The average income for a person receiving Supplemental Security Income (SSI) is $750 per month.

Coordinated Entry has facilitated the access of housing and services for many people experiencing homelessness, but the availability of affordable and decent housing does not meet the need.

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

Individuals with severe mental health challenges often require transitional or permanent supportive housing including ongoing treatment, social services and housing assistance to recover and live independently. Homelessness prevention services are needed for ex-offenders and persons being discharged from mental health facilities for reentry into their communities. Currently in Texarkana, there are programs targeted to assist these individuals. Randy Sams is a low barrier shelter that provides emergency housing but only for a period of 90 days. The Coalition is discussing how to provide services and permanent housing solutions for these populations as well as unaccompanied youth. Lack of funding and lack of capacity of local agencies are the challenges to providing this type of housings.

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

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

The City of Texarkana will continue to focus on educating the public about the hazards of lead-based paint. The City will increase the availability of information concerning lead-based paint for the general public through partnering with the Texarkana Bowie County Family Health Center by using brochures, posters, etc. and through social media and the City website. The information will cover the importance of being informed on sources of lead exposure, including lead paint hazards and where to get assistance.

How are the actions listed above related to the extent of lead poisoning and hazards?

Removing all lead-based paint from every house within the City of Texarkana is not an economically feasible or realistic goal. However, the City will address this issue through disseminating printed information concerning lead-based paint hazards to all residents in our housing rehabilitation program as well as to the general public. The City also ensures compliance with lead hazard reduction requirements when CDBG funding is used to acquire and/or renovate existing buildings for housing

How are the actions listed above integrated into housing policies and procedures?

The City's housing policies and procedures reflect the information compliance with lead-based paint regulations.

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City is the responsible entity for the anti-poverty strategy. The goals, priorities, programs, and policies described in this strategic plan are aimed at reducing the number of families living at or below the poverty level in Texarkana. The components of the anti-poverty strategy fall into three broad categories: housing affordability, economic growth, and direct services. Texarkana collaborates with a diverse coalition of public agencies, private, and non-profit organizations in order to advance anti-poverty goals relating to these areas. Actions planned for Program Year 2018 include funding for homeowner rehabilitation, down payment and closing costs assistance, construction of 20 new affordable rental units using Section 108 funds for the Grim Hotel project and grants to agencies that provide services and housing to low-income and homeless residents.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City works to promote collaboration and coordination between agencies and organizations tasked with various elements of the anti-poverty strategy. The City's planning for the goals in the Consolidated Plan and Annual Action Plan are directed toward affordable housing, health and social services, and job opportunities, and that education and job training offered in the city meets the work force needs of existing and emerging industry.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City is responsible for establishing the eligibility and monitoring all other projects and activities that are funded by CDBG. At the beginning of each program year, the City develops an Annual Monitoring Plan/Schedule for all projects and activities.

This plan is derived by conducting a risk assessment analysis on all projects and activities included in the Action Plan and takes into consideration HUD's requirements for post-completion monitoring such as minimum-use period, affordability, income eligibility, and housing quality standards requirements. The objective of the risk assessment is to allocate a larger share of monitoring resources to those program functions posing the highest risk. The risk factors considered include program/project complexity; level of funding; subrecipient capacity; quality of existing reporting documentation; and whether there is a history of compliance issues.

All projects undergo annual desk reviews as well as periodic reviews when reimbursement is requested. When these activities involve housing rehabilitation, staff members perform a physical inspection of the work that has been completed and reviews the Davis Bacon documentation prior to any payment, if applicable. The City of Texarkana understands the importance of performing a periodic self-evaluation with respect the goals and objectives outlined in the Consolidated Plan as well as the activities included in each Action Plans. The purpose of this review is to ensure long-term compliance with program and comprehensive planning requirements.

The core component of the City's structure for program monitoring is the Integrated Disbursement and Information System (IDIS). In this system, all CDBG funded projects can be reviewed in report format to track the timely expenditure of funds as well as overall program performance. The City must ensure that all program funds are expended in a timely manner.

The primary means of assessing program performance is through the development of the Consolidated Annual Performance and Evaluation Report (CAPER) at the end of each program year. The information that is provided in this report allows the City and HUD to review the overall program performance. The performance measurement system clearly demonstrates whether the City has met the annual goals and objectives and whether the City is on target to meet the five-year goals and objectives.

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	325,033	2,500	300,000	627,533	1,309,967	Expected Amount Available based on yearly allocation plus program income times 5 years
Section 108	public - federal	Housing	230,000	0	0	230,000	920,000	City will make four annual payments of $230,000 to pay off Section 108 loan

Table 53 - Expected Resources – Priority Table

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

The City recognizes the importance of leveraging resources. It is estimated that over the course of the 5 Year Plan, these community development projects will bring $1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most of the projects will require substantial private investments at a 9 to 1 ratio. Matching requirements will be met by

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in-kind donations of labor &/or materials. The programs listed above do not require matching funds. When matching funds are required, the City usually provides in-kind matching through labor & supplies or provides cash matches from the City's general funds.

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

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

Discussion

Texarkana anticipates receiving federal funding over the next five years from the Community Development Block Grant program (CDBG). These funds will be used to fund projects which advance the goals identified in this 5-year strategic plan. Projects carried out using these federal funds over the next five years will leverage additional funds for from state and local government as well as private funding sources.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Housing Rehabilitation	2018	2022	Affordable Housing	City-Wide	Owner-Occupied Housing Rehabilitation	CDBG: $100,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	Homebuyer Assistance	2018	2022	Affordable Housing	City-Wide	Down payment and Closing Costs Assistance	CDBG: $10,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Public Improvements and Infrastructure	2018	2022	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Public Improvements & Infrastructure including sidewalks, ADA and tree planting	CDBG: $158,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Public Services	2018	2022	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services	CDBG: $48,750	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Section 108 Loan - Repayment	2018	2022	Affordable Housing	Downtown Area	Section 108 Loan - Repayment	Section 108: $230,000	Rental units constructed: 20 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Program Administration	2018	2022	Administration	City-Wide		CDBG: $65,006	Other: 1 Other
7	Revolving Loan Fund	2018	2022	Non-Housing Community Development	Downtown Area	Revolving Loan Fund	CDBG: $125,000	Businesses assisted: 2 Businesses Assisted
8	Public Facilities Improvements	2018	2022	Non-Housing Community Development	City-Wide		CDBG: $120,000	Facilities assisted: 2

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	Owner-Occupied Housing Rehabilitation
	Goal Description	Repairs and accessibility improvements for low-moderate income homeowners
2	**Goal Name**	Homebuyer Assistance
	Goal Description	Funding for 50% of the down payment and all the closing costs for low-moderate first-time homebuyers.
3	**Goal Name**	Public Improvements and Infrastructure
	Goal Description	Repair and/or installation of sidewalks and ADA improvements in the Beverly and Downtown neighborhoods.
4	**Goal Name**	Public Services
	Goal Description	Assistance will be provided to public services agencies that provides services to low-income people and those experiencing homelessness.

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5	**Goal Name**	Section 108 Loan - Repayment
	Goal Description	Repayment of the Section 108 loan for the Grim Hotel project.
6	**Goal Name**	Program Administration
	Goal Description	Management and oversight of the CDBG program.
7	**Goal Name**	Revolving Loan Fund
	Goal Description	The Revolving Loan Fund will be used to provide loans for economic development in the Downtown area.
8	**Goal Name**	Public Facilities Improvements
	Goal Description	CDBG funds will be used for park improvements in low-moderate income areas.
9	**Goal Name**	Public Improvements
	Goal Description	Trees will be planted in the Downtown and Beverly areas.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Texarkana will undertake activities that the meet the needs and objectives established by its Consolidated Plan and approved by City Council. As shown below, the City will owner-occupied rehabilitation, down payment and closing costs assistance, sidewalk and tree planting; improvements to parks in low-moderate areas, Section 108 loan repayment and public services.

Projects

#	Project Name
	Owner-Occupied Rehabilitation
	Homebuyer Assistance
	Section 108 – Loan Repayment
	Revolving Loan Fund
	Public Improvements – Sidewalks & ADA
	Public Facilities – Parks
	Public Services
	Administration
	Public Improvements – Tree Planting

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Texarkana responds to the needs expressed in public hearings and stakeholder meetings. Affordable housing (rental and homeownership) and public improvements were listed as high priorities. To improve the quality of life of all citizens in Texarkana, the City will work with service and housing providers to address both the need for additional affordable housing and supportive service needs. The geographic areas of Beverly and Downtown were chosen because they have the greatest potential and greatest need.

The lack of additional funding is the major obstacle faced by the City when meeting underserved needs. The City will continue to investigate funding opportunities as they are identified and will consider developing a transportation study to determine if a public transit system is financially feasible.

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AP-38 Project Summary

Project Summary Information

1	**Project Name**	Owner-Occupied Rehabilitation
	Target Area	City Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Owner-Occupied Housing Rehabilitation
	Funding	CDBG: $100,000
	Description	Repairs and accessibility improvements for low-moderate income homeowners
	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	Four households will be assisted during the program year
	Location Description	City-wide
	Planned Activities	Rehabilitation and accessibility improvements for low-moderate income owner-occupied single-family housing
2	**Project Name**	Homebuyer Assistance
	Target Area	City-wide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Affordable Housing Homebuyer Assistance
	Funding	CDBG: $10,000
	Description	Funding for 50% of the down payment and all the closing costs for low-moderate first-time homebuyers
	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	Down payment and closing costs assistance to two low-moderate income homebuyers
	Location Description	City-wide
	Planned Activities	Funding for 50% of the down payment and all the closing costs for two low-moderate first-time homebuyers

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3	**Project Name**	Public Improvements and Infrastructure
	Target Area	Beverly, Downtown & low-moderate income areas
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Public improvements and infrastructure
	Funding	CDBG: $158,000
	Description	Public improvements and infrastructure
	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 500 people will benefit from this activity
	Location Description	Beverly Neighborhood and Downtown area
	Planned Activities	Improvements including accessibility to sidewalks in the targeted areas; tree planting in the targeted areas
4	**Project Name**	Public Services
	Target Area	City-wide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Public Services
	Funding	CDBG: $48,750
	Description	Services to low-moderate income residents and households
	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	100 persons will be assisted with supportive services
	Location Description	City-wide
	Planned Activities	Services to low-moderate income residents and households
5	**Project Name**	Section 108 Loan Repayment
	Target Area	Downtown
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	Section 108: $230,000

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	Description	Repayment of Section 108 loan for the Grim Hotel project
	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	The project will construct 20 new units of affordable housing
	Location Description	Downtown
	Planned Activities	Repayment of Section 108 loan
6	**Project Name**	CDBG Program Administration
	Target Area	Downtown
	Goals Supported	Administer the CDBG Program
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units Aff. Housing Homebuyer Assistance Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development
	Funding	CDBG: $65,006
	Description	Administer the CDBG program
	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Oversight and management of the CDBG program
7	**Project Name**	Revolving Loan Fund
	Target Area	Downtown Area
	Goals Supported	CDBG Revolving Loan Fund
	Needs Addressed	Non-H - Economic Development
	Funding	CDBG: $125,000
	Description	Provide revolving loans to private businesses for economic development in the downtown area

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	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	Two businesses will be assisted during the program year
	Location Description	Downtown Area
	Planned Activities	The Revolving Loan Fund will be used to provide loans for economic development in the Downtown area.
8	**Project Name**	Public Facilities and Parks
	Target Area	Low-moderate income areas Beverly
	Goals Supported	Public Facilities and Parks
	Needs Addressed	Non-H - Public Facilities Parks Improvements
	Funding	CDBG: $120,000
	Description	Improvements to public facilities and parks in target areas.
	Target Date	September 30, 2019
	Estimate the number and type of families that will benefit from the proposed activities	Two parks will be improved during the program year
	Location Description	Beverly Low-moderate income areas
	Planned Activities	The City intends to provide improvements to parks in low-moderate areas.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

CDBG funds area allocated city-wide to projects and activities that benefit low-moderate income persons and households or provide services to residents in a low-moderate income area. The Beverly neighborhood and the Downtown area are the target areas that are selected for projects during PY18. The City has also elected to provide Owner-Occupied Housing Rehabilitation and Homeownership assistance city-wide for income eligible applicants.

Target Area	Percentage of Funds
City-Wide-Low-Mod Areas	**100%**

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Texarkana responds to the needs expressed in public hearings, focus groups, surveys and stakeholder meetings. The Downtown area and the Beverly neighborhood have been identified as areas where CDBG funds can be used for revitalization activities. The City will work with service and housing providers to address both the need for additional affordable housing and supportive service needs. The City will use CDBG funds to provide down payment and closing cost assistance to low-moderate income homebuyers, rehabilitation to low-income homeowners, funding for public facilities and infrastructure projects in low-mod areas and continue to supportive services programs.

Discussion

The lack of additional funding is the major obstacle faced by the City when meeting underserved needs. The City will continue to investigate funding opportunities as they are identified and to expand programs when financially feasible.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	20
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	24

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will provide CDBG funding in Program Year 2018 for four owner-occupied rehabilitation projects. Twenty new units of affordable housing are being developed through the Grim Hotel project. Although it is not reflected in the above chart, the City will provide down payment and closing costs assistance to two homebuyers

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AP-60 Public Housing – 91.220(h)

Introduction

HATT has systematically replaced or revitalized aging inventory through the HOPE VI grant and currently through the Rental Assistance Demonstration program. Robison Terrace is the last property to be renovated through RAD. During the RAD conversion all residents were relocated to other HATT properties and relocation expenses were provided by HATT.

Actions planned during the next year to address the needs to public housing

HATT will continue the conversion to RAD and project-based vouchers to meet the housing needs of its residents. HATT will continue to improve the living environment of its residents by:

- Expanding public housing security efforts and continuing to work with the City's Police Department
- Developing educational, cultural, and supportive service programs to further foster social and economic independence for its residents
- Implementing programs that promote a healthy lifestyle
- Increasing youth programs for public housing residents by fostering partnerships in the community
- Increasing resident participation in the Resident's Executive Council.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HATT actively promotes resident involvement through Resident Councils, targeted outreach via website, flyers, emails, mailing lists, and community notice boards at all community centers on Housing Authority properties. HATT has a homeownership program and provided homebuyer education classes for public housing residents. Residents are encouraged to attend public hearing and meetings during the City's public participation process.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Housing Authority of Texarkana Texas is not designated as a troubled housing authority.

Discussion

The City supports the efforts of HATT and will work to identify ways to partner together to provide safe, affordable housing.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Texarkana Homeless Coalition meets monthly to discuss issues and challenges in meeting the needs of those experiencing homelessness or at-risk of homelessness. Members of the Coalition represent service and housing providers, public housing staff, emergency services and city staff.

The Texarkana Homeless Coalition is part of the Texas Balance of State Continuum of Care and that is managed by the Texas Homeless Network (THN), a statewide nonprofit agency. The Texas Balance of State CoC is made up of all service providers, advocates, local government officials, and citizens who work to eliminate homelessness in over 216 counties in Texas outside of most major metropolitan cities. THN assists local homeless coalitions with community-based planning to develop plans to end homelessness and new projects to fill gaps in housing and services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City will continue to support agencies that provide services and shelter to those experiencing homelessness by providing CDBG funding to homeless and shelter providers. The City will also continue to be the grantee for pass through Continuum of Care funding to local agencies.

Coordinated Entry is proving to be an effective way for people experiencing homelessness to access resources. The homeless providers will continue to refine this process during the upcoming year.

Randy Sams' will apply for Emergency Solutions Program funding through the Texas Department of Housing and Community Affairs for shelter operations and the Rapid Re-Housing program.

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

The City supports the Texarkana Homeless Coalition in its outreach and assessment efforts for homeless persons in the community by participating in Texarkana Homeless Coalition. The City will continue to organize stakeholder meetings to discuss and plan for more intensive outreach to those experiencing homelessness. There are no agencies in Texarkana that provide only outreach activities. Many agencies provide outreach to the specific population that they

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serve. The City uses CDBG funds to support these agencies in their efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter is in Texarkana is provided by Randy Sams Outreach Shelter. Randy Sams is a low-barrier homeless shelter and an ID is not required to stay at the shelter. There are 112 emergency beds available for up to 90 days at a time. The shelter also provides showers, food, transportation and case services

Rapid Re-Housing (formerly transitional housing) is provided by Randy Sams with 22 households receiving assistance and by Doorways Home providing 10 households with housing vouchers. Households in the Rapid Re-Housing programs pay subsidized rent and receive assistance with case management and life skill classes.

The development a family shelter is crucial to meeting the needs of homeless families. In order to make homelessness short-lived and non-recurring, there is a need for additional Rapid Re-Housing vouchers and services.

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

There are no permanent supportive housing programs in Texarkana and the need for such housing is great. The Texarkana Homeless Coalition and the City will continue to identify agencies that have the capacity to expand their programs to provide permanent supportive housing. In order for chronically homeless individuals to maintain permanent housing, supportive services must be a part of their housing plan. Many chronically homeless and special needs populations will require long-term rental assistance since many are on disability incomes which do not cover the cost of housing plus living expenses. The average income for a person receiving Supplemental Security Income (SSI) is $750 per month.

Coordinated Entry has facilitated the access of housing and services for many people experiencing homelessness, but the availability of affordable and decent housing does not meet the need.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

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foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Individuals with severe mental health challenges often require transitional or permanent supportive housing including ongoing treatment, social services and housing assistance to recover and live independently. Homelessness prevention services are needed for ex-offenders and persons being discharged from mental health facilities for reentry into their communities. Currently in Texarkana, there are no programs targeted to assist these individuals. Randy Sams is a low barrier shelter that provides emergency housing but only for a period of 90 days. The Coalition is discussing how to provide services and permanent housing solutions for these populations as well as unaccompanied youth. Youth aging out of foster care need transitional housing and supportive services. Lack of funding and lack of capacity of local agencies are the challenges to providing this type of housings.

Discussion

In PY 2018, the City is assisting low-income and/or homeless persons by providing CDBG funding to agencies that provide supportive services to those experiencing homelessness. The challenges for providing an adequate supply of a variety of housing options are lack of funding and lack of capacity of the agencies to expand or create new programs. Efforts will be made during the year to identify ways to provide permanent supportive housing and a family shelter.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Many public and private sector policies and factors can create barriers to affordable housing for low- to moderate-income households. In general, the City's policies do not create undue barriers to affordable housing. The City has a fair housing ordinance which indirectly reduces the barriers to affordable housing by ensuring that all protected classes, many of whom are low- to moderate-income have equitable advantages to housing of choice. The City's development and building standards have been established to protect the citizenry and the general welfare of the community, which can result in higher costs for new and rehabilitated structures. The City uses all of the current international and national codes related to residential construction and rehabilitation as a means to protect the residents and the community as a whole. Development impact fees have been established to ensure that the developer carriers the cost of development instead of the taxpayers. However, the impact fees and building standards can drive up the cost of new dwellings.

The adherence to building codes and impact fees are necessary and city-wide to protect the safety and wallets of the community as a whole. With the exception of zoning that prohibits development in or around unsafe areas, zoning ordinances are more flexible than building codes and development fees, and each zoning district does not provide a city-wide benefit. The zoning ordinance prohibits manufactured home parks and mobile homes and manufactured homes as fixed dwellings in all zoning districts. Manufactured home parks may be allowed with a specific use permit in districts zoned as agricultural; and, HUD code manufactured homes as a fixed dwelling may be allowed in both agricultural and single family 3 zones, also with a specific use permit. Boarding and rooming houses may only be located within townhome and multi-family residential, commercial and planned development districts. This can be a barrier to group homes for special populations to be located single-family districts.

Private sector barriers include:

- Developers shying away from constructing affordable housing or unable to secure LIHTC approval;
- Insufficient number of multi-family units;
- High number of vacant housing that is abandoned or uninhabitable, preventing new development on the lots;
- Sellers requiring higher down payments than LMI buyers can afford; and

Credit and employment histories of many LMI buyers result in mortgage denial

Actions it planned to remove or ameliorate the negative effects of public policies that serve

as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Although policies and ordinances can affect the cost of housing, the City's Analysis of Impediments indicates that there are no significant institutional barriers to affordable housing in Texarkana, Texas. Housing costs are in Texarkana are considerably lower than the state as a whole, with the city of Texarkana, Texas averaging $79 per square foot, the Texarkana metropolitan area averaging $77 per square foot, and Texas averaging $124 per square foot. The City is committed to maintaining and enhancing its policies that increase equal opportunity to housing for the lower-income and protected classes.

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

- Maintain flexibility in zoning & building requirements when appropriate to allow for infill housing development;
- Complete the 20 units of affordable loft housing as part of the Grim Hotel project;
- Conduct outreach efforts to for-profit & non-profit builders & developers through funding & technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs;
- Meet with local lenders & home builders to encourage the use of non-traditional client loan qualifying & loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Support local Continuum of Care efforts for homeless populations & provides ongoing support & technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management & credit counseling;
- Review and, when applicable, revise the Fair Housing ordinance which ensures that fair housing options are available to its citizens;
- Monitor city-sponsored projects for equal access & compliance of the Fair Housing Act;
- Monitor code compliance to HQS and Fair Housing standards;
- Hold periodic Public Hearings providing information & requesting public comment on affordable and fair housing issues;
- Work with local housing service providers to conduct homebuyer & homeowner education;
- Conduct public outreach regarding availability of housing & housing assistance including translation of housing application materials into Spanish & maintains bi-lingual staff to assist applicants & clients who are not English-proficient.

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Discussion:

The City is concerned with the shortage of affordable housing units that meet housing quality standards. Many of the units have been lost through abandonment of older properties. One way that the City is directly impacting the problem is the renovation and repurposing of the Grim Hotel. They will be constructing 20 affordable units in the hotel. The project has been delayed but will begin in PY 2018. The other efforts with greatest effect are those where the City collaborates with the private non-profit and for-profit community as they provide affordable housing solutions.

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AP-85 Other Actions – 91.220(k)

Introduction:

The following actions will be undertaken to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty level families, and develop institutional structure.

Actions planned to address obstacles to meeting underserved needs

Requests for funding far exceed the available entitlement dollars received by the City of Texarkana. The City will continue to partner with non-profit agencies to leverage its CDBG allocation so that the maximum benefit is achieved. The City will facilitate stakeholders meetings and participate in the Texarkana Homeless Coalition to identify unmet needs and to strategize on how to meet those needs.

Actions planned to foster and maintain affordable housing

The City will continue to support development of affordable housing by providing flexibility in its development standards that encourages the industry to seek community partners. The City will fund owner-occupied rehabilitation and improvements geared toward maintaining the house in a decent condition. The City will support Low Income Housing Tax Credit applications when the project is compatible with the City's goals and objectives.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazard identification and reduction strategies include education, outreach, and conformance with 24 CFR Part 35 regulations. The City distributes and maintains documentation of required information for homes built before 1978, including the EPA Lead-based Pamphlet, Notification of Lead Hazard Evaluation, and Notification of Lead Hazard Reduction. Lead-based paint information is included in the application package for housing rehabilitation.

Actions planned to reduce the number of poverty-level families

Texarkana addresses the problem of poverty through its strategic goals. Through a holistic approach that combines safe, decent affordable housing for low to moderate income households with social services, education, access to health and employment. The City, as lead agency in the implementation of the Consolidated Plan, will coordinate with local organizations to ensure that goals are met and will continue to provide assistance to agencies that provide services to poverty-

level individuals and families.

Actions planned to develop institutional structure

The City will continue to make entitlement funds available to the community through issuance of subrecipient agreements. The City provides subrecipient training during the application phase, prior to the execution of subrecipient agreements and is available for technical assistance, if needed. The City distributes updated information on CDBG funded programs to subrecipients when appropriate. The City will maintain its webpage with up-to-date information as a resource for other city departments, general public and service/housing providers. The City is committed to meeting regularly with interested citizens and stakeholders to discuss community development issues.

The City recognizes the need to provide increased outreach to minority and non-English speaking residents. In an effort to reach these populations, the City will hold public hearings and community meetings with translation services to the Hispanic population at facilities located in low-moderate income areas. Public notices will be in English and Spanish and the City will advertise public hearings in the Amigo News as well as the Texarkana Gazette.

Actions planned to enhance coordination between public and private housing and social service agencies

City staff will continue work with service providers, the local public housing authority, private housing resources and the Continuum of Care to ensure that there is awareness of the available resources and provide a conduit for communication and collaboration.

Discussion:

Since CDBG funding basically remains level, relationships are key to the success of housing, economic and community development efforts within the City of Texarkana. The City will continue to partner with service and housing providers to leverage CDBG funding in assisting the low to moderate residents of Texarkana.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

It is the City of Texarkana's' policy that at least 95% of the CDBG funds will be used to benefit low-moderate income people residing within the city limits. The City sets aside 15% of the allocation to fund public services and 20% to be used for administration of the program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	125,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	230,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	0

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2018-072 ATTH 02

City of Texarkana, Texas
Citizen Participation Plan

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CITY OF TEXARKANA, TEXAS
CITIZEN PARTICIPATION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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Community Development Block Grant Program - CDBG

The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program provides annual grants on a formula basis to units of local government and states.

The CDBG program works to ensure decent, affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. CDBG is an important tool for helping local governments tackle serious challenges facing their communities. The CDBG program has made a difference in the lives of millions of people and their communities across the nation.

The annual CDBG appropriation is allocated between States and local jurisdictions called "non-entitlement" and "entitlement" communities respectively. Entitlement communities are comprised of central cities of Metropolitan Statistical Areas (MSAs); metropolitan cities with populations of at least 50,000; and qualified urban counties with a population of 200,000 or more (excluding the populations of entitlement cities). States distribute CDBG funds to non-entitlement localities not qualified as entitlement communities.

HUD determines the amount of each grant by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.

Citizen Participation

A grantee must develop and follow a detailed plan that provides for and encourages citizen participation. This integral process emphasizes participation by persons of low or moderate income, particularly residents of predominantly low- and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds. The plan must provide citizens with the following: reasonable and timely access to local meetings; an opportunity to review proposed activities and program performance; provide for timely written answers to written complaints and grievances; and identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Eligible Activities

Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

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CITY OF TEXARKANA, TEXAS
CITIZEN PARTICIPATION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
EXECUTIVE SUMMARY

The City of Texarkana Texas desires that citizens and citizen groups play an active advisory role in the planning, implementation, and assessment of the US Department of Housing and Urban Development programs. In order for citizens to better understand this advisory role, and participate in the process, the following clarifications are provided:

Advisory Role in Planning: During the information gathering process for the five-year Consolidated Plan, the Annual Action Plan, other program activities, all public comment periods, and City Council public hearings, citizens are encouraged to submit views, project proposals, and priorities in an effort to advise the Department and the City Council so that the City can plan activities for the upcoming program year(s). Citizens may submit their views and priorities throughout the year by calling or visiting the: Community Development Department, 220 Texas Boulevard, Texarkana, Texas, 75501, 903-798-1715, or writing the Citizens Participation Coordinator at P.O. Box 1967, Texarkana, Texas, 75504-1967, or on the internet at http://www.ci.texarkana.tx.us/.

Advisory Role in Implementing the Projects: Citizens are encouraged to visit project sites and locations and to submit their views, either positive or negative, as to how well the projects are being carried out. Citizens with suggestions as to how projects might better be implemented are encouraged to call, visit, or submit a written letter to the Department at any time during the year.

Citizens may have access to all CDBG information for five years. The Citizens' Participation Plan, Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Reports are the most important documents pertaining to the CDBG program. Records and documents relevant to the CDBG programs will be made available at the Community Development Department, 220 West 3rd Street, Texarkana, Texas, 75501, between the hours of 8-12 and 1-5, Monday-Friday, for citizen review upon request. Copies of requested documents are available at a cost of $.25 per sheet. Plans are also available for viewing and downloading on the City's website http://www.ci.texarkana.tx.us/.

The following documents are made available to the public for review: (1) all mailings and promotional material; (2) records of public hearings; (3) key program documents; (4) program applications; (5) funding applications; (6) letters of approval; (7) grant agreements; (8) Citizens' Participation Plan; (9) Consolidated Annual Performance and Evaluation Reports; (10) five-year Consolidated Plan; (11) Annual Action Plan; (12) monitoring reports; (13) other reports required by HUD; (14) copies of the regulations and bulletins governing the program; (15) documents pertaining to: a) contracting procedures, b) environmental policies, c) fair housing and equal opportunity requirements, and d) relocation provisions.

The City will publish in the Texarkana daily newspaper and post in public places a public notice prior to public hearings indicating dates, times, places, and procedures of each meeting or public

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hearings and topics to be discussed. All public hearing sites are accessible to individuals with disabilities. Individuals with disabilities who may need assistance to participate, observe, or comment are encouraged to contact the Department of Community Redevelopment and Grants at (903) 798-3902 for assistance at least 24 hours prior to the meeting date.

All aspects of the CDBG program are conducted in an open manner with freedom of access for all interested persons. Citizens with questions, comments, proposals, or complaints concerning the program, are encouraged to contact the Department of Community Redevelopment and Grants at (903) 798-3902. Written comments should be mailed to the Department of Community Redevelopment and Grants, City of Texarkana, Texas P.O. Box 1967, Texarkana, Texas 75504-1967. Comments may also be provided on the City's website at http://www.ci.texarkana.tx.us/.

SECTION 1. INTRODUCTION

The City of Texarkana, Texas has designed this community-wide Citizens' Participation Plan to provide for and encourage citizen participation in the Community Development Block Grant (CDBG) program. This Plan is an essential element of the City's present and future community development process and has been developed to comply with the regulations and requirements of the CDBG program as administered by the Department of Housing and Urban Development (HUD). This Plan supersedes all other Citizen Participation Plans, which may have been adopted by the City of Texarkana, Texas.

The primary goal of this Citizens' Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the City's CDBG program(s). The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, and residents of areas where community development funds are utilized. Additionally, emphasis shall be placed on obtaining participation from public housing authorities, residents of public housing, non-English speaking persons, minorities, and persons with disabilities.

Citizens are encouraged to participate in all phases of the CDBG program(s) and will be provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) will lie with the City of Texarkana, Texas City Council.

1.1 Citizen Comment on Citizens' Participation Plan and Amendments

Public comment on the development or amendment to the Citizens' Participation Plan is provided in the following manner:

a) Notification of the revision or amendment to the Citizens' Participation Plan shall be published in the newspaper thirty days prior to City Council consideration of the adoption of revisions or amendments;
b) A public hearing for comments on Citizens' Participation Plan will be held a minimum of fourteen (14) days prior to City Council consideration of the adoption of revisions or amendments;

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c) The City will make the Citizens' Participation Plan available to persons with disabilities or non-English speaking in an accessible format upon request; and
d) The Citizens' Participation Plan will be published on the City's website.

SECTION 2. SCOPE OF PARTICIPATION

The City will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all CDBG program(s) undertaken by the City. Local officials will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following phases:

a. identification and assessment of housing and community development needs;
b. determination of CDBG project(s) and documentation; and the development of CDBG application(s);
c. changes and/or amendments to approved CDBG projects; and,
d. assessment of CDBG program performance.

All phases of the community development process will be conducted by local officials in an open manner. Citizens of Texarkana, Texas are encouraged to participate at all levels and will be given access to program information during each phase of any CDBG program as outlined herein.

SECTION 3. CITIZEN PARTICIPATION CONTACT

The Department of Community Redevelopment and Grants (Department) is responsible for the development, publication, and implementation of citizen participation in the CDBG program.

The Department will disseminate information concerning proposed projects and the status of current project activities; coordinate various groups participating in the community development process; receive written comments; serve as a vehicle by which ideas, comments, and proposals from local residents may be transmitted to local officials and/or program staff; and, monitor the citizen participation process and proposing such amendments to the Citizens' Participation Plan as may be necessary.

The Department staff may be contacted at Texarkana, Texas City Hall 220 Texas Blvd Texarkana, Texas 75501, or 903-798-3902 during regular business hours. All questions concerning citizen participation in the community development process should be addressed to CDBG Citizen Participation. The Citizen Participation Coordinator may also be contacted on the internet at http://www.ci.texarkana.tx.us/.

SECTION 4. TECHNICAL ASSISTANCE

City staff will provide technical assistance to individual citizens and citizen groups, especially those groups representative of persons of low or moderate income, as may be required to

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adequately provide for citizen participation in the planning, implementation and assessment of CDBG program(s).

Such technical assistance is intended to increase citizen participation in the community development decision-making process and to ensure that such participation is meaningful. Technical assistance shall also be utilized to foster public understanding of CDBG program requirements.

Technical assistance will be provided on request and may include, but not necessarily be limited to: interpreting the CDBG program and its rules, regulations, procedures and/or requirements; providing information and/or materials concerning the CDBG program; and, assisting low and moderate income citizens, and residents of blighted neighborhoods to develop statements of views, identify their needs, and to develop activities and proposals for projects which, when implemented, will resolve those needs.

Technical assistance may be obtained by contacting the Citizen Participation Coordinator.

SECTION 5. PUBLIC HEARINGS

Citizen participation in the community development process will be conducted on a community-wide basis and will actively involve the views and proposals of all citizens, especially low and moderate income persons and residents of areas where CDBG activities are proposed or ongoing.

Public hearings will be held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of CDBG programs. Local officials will respond to questions and proposals from citizens at each public hearing. Any questions that citizens may have concerning a program will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific CDBG project to the governing body at any regularly scheduled meeting.

5.1 Public Hearing Times and Locations

All public hearings will be held at times and locations which will be accessible to all citizens, especially persons of low and moderate incomes, and residents of blighted neighborhoods and CDBG project areas.

Public hearings will be scheduled for convenient times as determined by the City. Public hearings may be held at any site which, in the opinion of the City, provides adequate access for citizen participation.

Hearings will normally be held at the Texarkana, Texas City Hall located at 220 Texas Boulevard. This site is centrally located and generally accessible to all citizens. This building is also accessible to persons with disabilities. Hearings may, however, at the option of the City, be held at an alternate location to be specified in the public hearing notice(s).

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5.2 Annual Action Plan Public Hearing

At least one public hearing shall be held during any CDBG program fiscal year prior to the submission of an Annual Action to the U.S. Department of HUD for CDBG assistance. The primary purpose of the public hearing shall be to assess community needs and problems in an effort to determine the most critical needs to be addressed by the CDBG program; and also to present for public comment and review the program activities, which have been selected by the City to resolve the identified needs.

These public hearings will be held during the initial stage of program development to discuss items regarding community development and housing needs, the CDBG program, and the application process. The objective of citizen participation at this stage is to provide meaningful, community-wide citizen input into the decision-making process during the assessment of community needs and the consideration of priorities and options associated with the development and submission of a CDBG application. Local officials will also entertain proposals and comments from citizens concerning community development activities at this hearing.

This hearing will normally serve to discuss and review the information appropriate for all applications submitted by the City during any fiscal year. Substantial changes in community development or housing needs in the community as determined by local officials may necessitate another hearing to fulfill the role of the first public hearing prior to the submission of other CDBG applications late in the fiscal year.

Citizens will be provided with information concerning the CDBG program at this public hearing. Such information shall include, but not necessarily be limited to: the goals and objectives of the CDBG program; the total amount of CDBG funds available; the role of citizens in program planning, implementation, and assessment; the range of activities which may be undertaken; the schedule of meetings and hearings; activities previously funded in the City through the CDBG program; and, an identification of projects which could result in the relocation of area residences or businesses; and the actions that would be undertaken if such relocation were necessary.

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5.3 Amendment Public Hearings

The City will assure the opportunity for citizen participation during the implementation of any CDBG program(s) when changes to the project are under consideration by the City. Citizen participation shall be obtained and considered in any amendments to a CDBG program which involves changes in dollar amount spent on any activity, changes in program beneficiaries, changes in the location of approved activities, addition to or deletion of project activities, and major budget shifts between approved activities as defined in Section 6.1 Amendments to the Consolidated Plan and Annual Action Plans.

To ensure adequate opportunity for citizen participation during CDBG programs, the City shall hold a public hearing on all formal amendments which require HUD approval. For "local" amendments and changes for which HUD approval is not required, input from citizens concerning changes or amendments will be received at regularly scheduled City Council meetings where such changes or amendments are considered.

5.4 Assessment of Performance Public Hearings

Citizens of the City will be provided with the opportunity to comment on the performance of local officials, the City staff, consultants, engineers, and contractors, and the actual use of CDBG funds during the implementation of a CDBG program. Citizens will also be requested to assess the performance of the City in resolving identified community development and housing needs, and in achieving its community development goals and objectives. Ongoing community assessment of the effectiveness of the community development process is considered essential to the success of the CDBG program.

The City will prepare a Consolidated Annual Performance and Evaluation Report (CAPER) after the end of each program year indicating the City's progress toward carrying out the Strategic Plan of the five-year Consolidated Plan and the Annual Action Plan for that program year, as amended if applicable, and as approved by Council and submitted to HUD. The CAPER shall include an assessment of goals and objectives and a description of the resources available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted, actions taken to affirmatively further fair housing, and other actions relevant to the program year. The report will also include the City's progress made in meeting its specific objective of providing affordable housing.

The Department of Community Redevelopment and Grants will provide public notice and comment opportunity on all CAPERs. Public notice of the availability of the CAPER and the date and location of the public hearing will be published in the newspaper and posted in public places. A 15-day comment period will be provided. After the public hearing and City Council approval of the CAPER, the City will submit the CAPER to HUD for review and approval. All public comments received will be summarized and be attached to the CAPER when submitted to HUD.

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5.5 Additional Hearings

Other public hearings may be held as deemed necessary by the Texarkana City Council in order to inform citizens of community development project(s) and activities, and to solicit citizen opinions and comments. All additional hearings shall comply with the requirements set forth in this Plan.

5.6 Non-English Speaking Residents

According to the latest U.S. Census of Population, there is a small population of non-English speaking residents in the City of Texarkana, Texas. However, should a significant number of non-English speaking citizens desire to participate in public hearings, local officials will undertake all reasonable actions necessary to allow such persons to participate in the community development process. Such actions may include the provision of an interpreter for non-English speaking persons and/or the provision of information regarding the CDBG program in a format that such persons can comprehend.

5.7 Public Hearing Notice

Notice of public hearings will be published in a local newspaper at least three (3) days prior to the hearing date. The City may waive hearing notice requirements in cases where unusual circumstances justify alternative means of notifying the general public. In such situations, shorter notice may be given and public notices posted in public places may be used in place of a notice published in the newspaper. Each notice of a hearing shall include the time, date, place, topics and procedures to be discussed. Notices for public hearings may be run or posted, separately or together, as may be deemed necessary by the Mayor of the City of Texarkana, Texas.

5.8 Accessibility to Low and Moderate Income Persons

The public hearing procedures outlined herein are designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG project areas in any public hearing(s). Local officials may take additional steps to further promote participation by such groups, or to target program information to these persons should officials feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding public hearings in low and moderate income neighborhoods or areas of existing or proposed CDBG project activities.

5.9 Accessibility to Persons with Disabilities

The locations of all public hearings as described herein shall be made accessible to persons with disabilities. Also, the City shall provide a sign language interpreter whenever the Citizen

Participation Coordinator is notified in advance that one or more hearing impaired persons will be in attendance.

SECTION 6. PROGRAM INFORMATION

Citizens will be provided full access to CDBG program information during all phases of a CDBG project. Local officials of the City shall make reasonable effort to assure that CDBG program information is available to all citizens, especially those of low and moderate incomes and those residing in blighted neighborhoods and/or CDBG project areas.

To facilitate citizen access to CDBG program information, the City will keep all documents related to a CDBG program on file in Department of Community Redevelopment and Grants. Information from the project files shall be made available for examination and duplication on request during regular business hours. CDBG program information and materials concerning specific CDBG projects will be available and distributed to the public at the regularly scheduled public hearings as outlined in this Plan. Furthermore, information concerning any CDBG project will be available at regularly scheduled council meetings where the program is discussed.

Materials to be made available shall include, but are not necessarily limited to: the Citizens' Participation Plan; records of public hearing; mailings and promotional materials; prior CDBG program applications; letters of approval; grant agreements; the environmental review record; financial and procurement records; project design and construction specifications; labor standards materials; performance and evaluation reports; other reports required by HUD; proposed and approved CDBG program application(s) for the current year or project; written comments or complaints received concerning the community development program, and written responses from the City; and, copies of the applicable Federal and State rules, regulations, policies, requirements and procedures governing the CDBG program.

In no case shall the City disclose any information concerning the financial status of any program participant(s), which may be required to document program eligibility or benefit.

6.1 Amendments to the Consolidated Plan and Annual Action Plans

All reallocations of CDBG funds previously allocated by the City Council will be submitted to the Council for approval by resolution. A twenty-five percent (25%) change in the CDBG budget allocations for a particular grant year constitutes a significant change or "substantial amendment" to the CDBG program. Amendments less than 25% constitute a "local amendment" and will not require HUD approval or a City Council resolution. Pursuant to these definitions, a substantial amendment will be submitted to the City Council for approval and an amended application to HUD in the following situations:

a) When it proposes to use more than twenty-five percent (25%) of the entitlement amount to undertake one or more new activities;
b) When the City proposes to alter the stated purpose or class of beneficiaries of previously proposed activities whose cost exceeds twenty-five percent (25%) of the entitlement amount approved for the affected program year;

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c) When the combination of proposed new activities and changes in the purpose or class of beneficiary of previously proposed activities involves more than twenty-five percent (25%) of the entitlement amount for the affected program year;
d) When the cumulative effect of previous changes involving new activities or changes in the purpose of class or beneficiary of approved activities combined with proposed changes exceeds twenty-five percent (25%) of the entitlement amount approved for the affected program year. In such instances, the City will include in its request for an amendment documentation describing the smaller changes previously made, as well as those being proposed. After the amendment is approved by HUD, the accrual of changes less than twenty-five percent (25%) begins again.

All substantial amendments will be presented to the City Council for public hearing and approval by resolution. Public notice summarizing the substantial amendment, inviting public comment, and stating the date and location of the public hearing shall be published in the local newspaper and posted in public places a minimum of three (3) days before the hearing. A 30 day comment period will follow the public notice of the substantial amendment. Bilingual assistance will be provided at the meeting if requested.

Following the public hearing, comment period, and approval by City Council, the substantial amendment will be submitted to HUD. When the City proposes to undertake activities which are not consistent with the statement of objectives included in the Consolidated Plan, it will submit an amended summary to HUD at the same time the proposed amendment is submitted.

SECTION 7. PROCEDURES FOR COMMENTS, OBJECTIONS AND COMPLAINTS

The public hearings scheduled, as described in this Citizens' Participation Plan, are designed to facilitate public participation in all phases of the community development process. Citizens are encouraged to submit their views and proposals on all aspects of a community development program at the public hearings. However, to ensure that citizens are given the opportunity to assess and comment on all aspects of the community development program on a continuous basis citizens may, at any time, submit written comments or complaints to the City.

Any citizen or citizen's group desiring to comment or object to any phase of the planning, development or approval of the application for CDBG funds, or to the implementation of any CDBG program, should submit such comments or objections in writing to the Mayor of the City of Texarkana, Texas. Should, after a reasonable period, a party believe that his/her comment or complaint has not been properly addressed or considered by the Mayor, then the aggrieved may appeal his/her case to the City Council.

Local officials shall make every effort to provide written responses to citizen proposals or complaints within fifteen (15) working days of the receipt of such comments or complaints where practicable. Should the City Council be unable to sufficiently resolve an objection or complaint, it may be forwarded by the aggrieved party to the U.S. Department of HUD.

Citizens may, at any time, contact HUD directly to register comments, objections or complaints concerning the City's CDBG application(s) and/or program(s). Citizens are encouraged,

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however, to attempt to resolve any complaints at the local level as outlined above prior to contacting HUD.

All comments or complaints submitted to HUD shall be addressed in writing to:

US Department of Housing and Urban Development
Ft. Worth Regional Office, Region VI
Office of Community Planning and Development
801 Cherry Street, Unit 45, Suite 2500
Fort Worth, Texas 76113-2905

Records of all comments, objections and/or complaints by citizens concerning the City's CDBG program and subsequent action taken in response to those comments shall be maintained on file at Department of Community Redevelopment and Grants, Texarkana, Texas City Hall 220 Texas Boulevard and shall be made available for public inspection upon request.

SECTION 8. CITIZENS' PARTICIPATION PLAN AMENDMENTS

The City may, from time to time, modify the provisions outlined herein through amendment to this Citizens' Participation Plan. It shall be the policy of the City to periodically review and discuss the effectiveness of this Citizens' Participation Plan in allowing citizen participation in the community development process, and in helping to meet the community development needs and goals identified by the citizens of the City. To this end, the effectiveness of the Plan will be discussed at public hearings held in conjunction with the community development program as discussed herein, and potential amendments to the Plan will be reviewed at this time.

Amendments to the Plan will be made as necessary. All amendments shall be approved by resolution of the Texarkana City Council and shall be incorporated into this Plan.

Section 9. AUTHORITY

No portion of the Citizen's Participation Plan shall be construed to restrict the responsibility and authority of the elected officials of the City in the development, implementation, and execution of any Community Development Block Grant program or activity.

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SAMPLE PUBLIC HEARING NOTICE

The City of Texarkana, Texas will hold a public hearing on *Day, Month, Date, Year* at 7:00 p.m. at City Hall to dis
the city's submission of an application for the Fiscal Year 200_ Community Development Block Grant (CDBG) progr
The city is interested in obtaining all citizens' input on community development needs within the city. As part of
hearing process citizens will be asked to verbally assist in the completion of a Needs Assessment document.
document will detail what the residents feel are the strengths and weaknesses of the community. The city needs as m
local participation as possible in order to reflect the true desires of the community as a whole, as well as the comm
relating to the proposed project application. Activities that are eligible for funding include the improvement of pu
works, public facilities, housing reconstruction, and others allowed by law. At least 51% of the funds must be use
benefit low and moderate income persons. No displacement of persons will be proposed.

The city is proposing *to reconstruct 6 substandard houses, demolish 70 substandard and condemned properties, rep
some sewer lines, install some new sewer lines, and install a lift station in the southeast part of the city*. The area t
addressed is bounded by *Main Street on the east, Gordon Street on the west, BN Railroad on the north, and the
Limits on the south*. The total project cost is estimated at *$000,000*. The city proposes to contribute *$48,000 in c
$45,000 in-kind labor by city crews, with grant funds of $229,000 needed to make up the balance*. The project, if fun
will benefit 75% low and moderate income persons. All citizens, including those in the targeted area, are encourage
attend in order to comment on the proposed activities.

For more information, or if you require special accommodations at the hearing, Department of Commu
Redevelopment and Grants at 903-798-3902.

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INSTRUCTIONS TO NEWSPAPER:

1. Please publish one time as a display ad in the non-legal, non-classifieds section of the newspaper on _____, 20____.

2. Send the invoice to: _____

_____

_____

3. Please send an Affidavit of Publication to:

_____

_____

_____

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Sample Community Needs Survey Questions

Score each question on a scale from 1 – 5. (1 being the lowest need or priority and 5 being the highest need or priority.

HOUSING	**1**	**2**	**3**	**4**	**5**
Expand affordable housing ownership opportunities					
Expand affordable rental housing					
Provide Purchase Assistance to First-time Homebuyers					
Expand Reconstruction to Replace Unrepairable Housing					
Repair Housing Owned by Low income Families					
Preserve Historic Housing					
Provide Homebuyer Education					
Other Explain:					
INFRASTRUCTURE AND NEIGHBORHOOD NEEDS	**1**	**2**	**3**	**4**	**5**
Drain Stormwater/Floodwater					
Connection to Water Service OR Connection to Sanitary Sewers					
Rebuild Existing Streets					
Handicap Accessible Bus Shelters					
Demolition or Removal of Blighted Structures					
Dispose of Solid Waste / Recycling					
Make Existing Sidewalks Handicap Accessible					
Other Explain:					
ECONOMIC DEVELOPMENT NEEDS	**1**	**2**	**3**	**4**	**5**
Create or Retain Jobs					
Redevelop Inner and Mid City					
Redevelop / Expand Neighborhood Growth Centers					
Assist Micro-enterprises/Small Businesses					
Preserve Non-residential Historic Buildings & Sites					
Other Explain:					
ANTI-CRIME NEEDS	**1**	**2**	**3**	**4**	**5**
Crime Awareness					
Violent & Non-violent Crime Prevention					
Rental Housing Crime Prevention					
Other Explain:					

Attachment: 2018-072 ATTH 02 Citizen Participation Plan Draft je (1862 : 2018-072 RES adopting CDBG Consolidated Plan & Annual Action

CITY OF TEXARKANA TEXAS

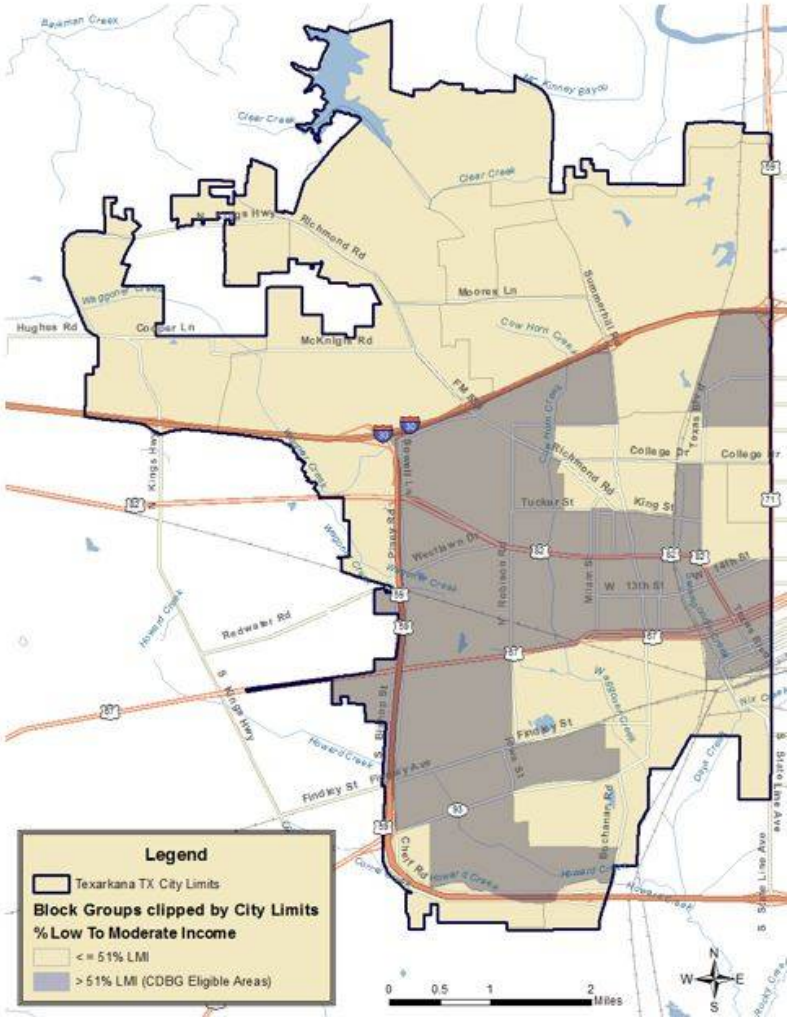
2018-2022 Consolidated Plan, 5-Year Strategic Plan & Annual Action Plan

Community Development Block Grant

Planning & Community Development
June 11, 2018

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

Low Moderate Areas



Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

What is the Community Development Block Grant?

- Federal program - 1974
- Entitlement Jurisdictions receive a formula allocation each year
- Flexible - Allows communities to make decisions on how to best address local needs
- Projects/Activities must meet a HUD National Objectives:
  - Benefitting Low- to Moderate-Income residents
  - Reducing or eliminating Slum and Blight
  - Meeting an Urgent Need (Disaster Relief)

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

What is the Consolidated Plan?

- 5-Year plan that identifies housing and community development needs, priorities, goals, and strategies for Texarkana
- Contains a 5-Year Strategic Plan and Annual Action Plan
- Required by HUD to receive CDBG funding
- Provides a mechanism for public input and discussion
- Determines how CDBG funds will be allocated to housing and community development activities

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

Elements of a Consolidated Plan

- Citizen Input
- Community Needs Analysis
- Housing Market Analysis
- Analysis of Special Needs Populations
- Analysis of Barriers to Affordable Housing

Also Includes:

- A 5-Year strategic plan
- An Annual Action Plan

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

Citizen Participation

- Public Hearings
  - April 11, 2018
  - May 22, 2018
  - June 11, 2018
- Community Needs Survey- 29 Surveys Completed
  - On-line and Paper Copies Available
  - April 5, 2018 – May 25, 2018

Draft copies available electronically on Planning & Community Development Homepage

Paper copies available upon request at City Hall

30 day public comment period (June 5th – July 5th)

- Focus Groups
  - Homeless Providers - 6
  - Service Providers - 12
  - Hispanic Residents - 7
  - Public Housing Residents - 28
- Interviews with City staff and selected agencies
- Advertising
  - Texarkana Gazette
  - Amigo News
  - City Website
  - Flyers

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

Citizen Participation

- Focus Groups
  - Homeless Providers
  - Service Providers
  - Hispanic Residents
- Interviews with City staff and selected agencies
- Advertising
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Paper copies available upon request at City Hall

30 day public comment period (June 5th – July 5th)

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

CDBG Funding & Annual Action Plan

- Federal statute requires that no less than 70% of the city's CDBG allocation must benefit low and moderate income persons and neighborhoods
  - Individuals/Families/Households – housing, jobs, connections to infrastructure
  - Neighborhoods – housing, infrastructure, parks, historic preservation, redevelopment

- All projects and activities funded by CDBG must meet all federal laws and guidelines (multi-agency).
- Annual action plan projects align with City's 5 Year Consolidated Plan (PY 18-PY 22)

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

CDBG PY 2018 Budget

Proposed Expenditures for PY 2018	
Owner-Occupied Housing Rehabilitation	$100,000
Homebuyers Assistance	$10,000
Public Improvements & Infrastructure	$158,000
Public Services	$48,750
Section 108 Loan Repayment	$230,000
Program Administration	$65,006
Revolving Loan Fund	$125,000
Public Facilities Improvements	$120,000
Total Proposed Expenditures	**$856,756**

Revenues for PY 2018	
PY 2018 CDBG Allocation	$325,033
Program Income	$2,500
Prior Year Funding	$300,000
Section 108 Loan	$230,000
Total Revenues	**$857,533**

Attachment: 2018-072 ATTH 03 Consolidated Plan Presentation (1862 : 2018-072 RES adopting CDBG

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2018-072 Goals & Perspectives (1862 : 2018-072 RES adopting CDBG Consolidated Plan & Annual Action Plan)

City of Texarkana, Texas

Version: B

Briefing Sheet

Update Date: 5/23/2018 5:20 PM

Lead Department: Economic Development **Action Officer:** Jerry Sparks, Economic Developer

Subject: Resolution No. 2018-064 authorizing the City Manager to negotiate and sign an economic development agreement with Gregg Orr for a term not to exceed ten (10) years to include a business incentive of a rebate of a portion of taxes paid by Gregg Orr and collected by the City derived from new business facilities to be constructed on an extension of Kenwood Road not to exceed Six Hundred Twelve Thousand Dollars ($612,000).

Briefing: 6/11/2018 **Public Hearing:** 6/11/2018 **Council Vote:** 6/11/2018

Item Schedule

Schedule 2: Brief once - vote once (two weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Gregg Orr has applied to the City of Texarkana for a rebate of property and/or sales taxes received by the City to fund reimbursement of costs for developing and constructing the street and other public infrastructure required to extend Kenwood Road.

Staff considers the construction of streets and other public infrastructure to be an exceptional project in accordance with paragraph 2.3.3.2 of the City of Texarkana's Chapter 380 Program Requirements.

Potential Options:

- Grant the City Manager the authority to enter into an incentive agreement
- Decline the application for an incentive under the Chapter 380 program

Fiscal Implications:

The total project would not exceed $612,000 in tax rebates over a period of no more than ten (10) years.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2018-064 RES GREGG ORR Chap 380 (DOC)
b. 2018-064 ATTH 01 Orr Chapter 380 scoring matrix (PDF)
c. 2018-064 ATTH 02 Orr Kenwood Rd Prelim Civil Plans 4-30-18 (PDF)
d. 2018-064 ATTH 03 Kenwood Extension Cost Estimate (PDF)
e. 2018-064 Goals & Perspectives (DOCX)

Staff Coordination

Economic Development	Completed	Jerry Sparks 05/24/2018 6:21 AM	Department Head Review	
Deputy City Manager - Kyle Dooley Review	Completed	Kyle Dooley 05/24/2018 8:23 AM	Deputy City Manager	
City Attorney	Jeffery C. Lewis	Review	Completed	05/24/2018 9:07 AM
Public Information Officer	05/24/2018 9:10 AM	Lisa Thompson	PIO Review	Completed
City Manager	Shirley Jaster	City Manager Review	Completed	05/24/2018 3:58 PM
City Council	Jennifer Evans	Meeting	Completed	05/29/2018 6:00 PM

Meeting History

05/29/18 City Council MOVED FORWARD Next: 06/11/18
Jerry Sparks briefed this agenda item.

RESOLUTION NO. 2018-064

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND SIGN AN ECONOMIC DEVELOPMENT AGREEMENT WITH GREGG ORR FOR A TERM NOT TO EXCEED TEN (10) YEARS TO INCLUDE A BUSINESS INCENTIVE OF A REBATE OF A PORTION OF THE AD VALOREM TAXES AND A PORTION OF SALES TAXES PAID BY GREGG ORR AND COLLECTED BY THE CITY OF TEXARKANA, TEXAS, DERIVED FROM NEW FACILITIES TO BE CONSTRUCTED ON AN EXTENSION OF KENWOOD ROAD NOT TO EXCEED SIX HUNDRED TWELVE THOUSAND DOLLARS ($612,000); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council in Resolution 2015-120 adopted "Chapter 380 Program Requirements" to establish program guidelines for extending certain business incentives as authorized by Chapter 380 of the Texas Local Government Code; and

WHEREAS, Gregg Orr has submitted a request in compliance with the "Chapter 380 Program Requirements" for a business incentive relating to his plan to construct streets and other public infrastructure improvements and build new business facilities on an extension of Kenwood Road that will create and retain existing jobs and create new jobs in our community; and

WHEREAS, section 1.8 of the "Chapter 380 Program Requirements" defines "Eligible Project" to mean Eligible Property, Exceptional Project, Existing Facility, Expanded Facility, Facility Modernization, or New Facility which, as a direct result of granting a Business Incentive, is reasonably likely to cause (1) the retention or expansion of primary employment, (2) an increase in the City's property tax base, or (3) the attraction of a major investment that would contribute to new economic development within the City; and

WHEREAS, section 1.10 of the "Chapter 380 Program Requirements" defines "Exceptional Project" to mean a project that makes use of an underutilized asset, diversifies the local economic base, creates leverage with local economic interests, expands the local market for a good or service, or is located in a designated redevelopment or historical area or neighborhood; and

WHEREAS, City staff recommends, in accordance with the "Chapter 380 Program Requirements", that the City Council authorize the City Manager to negotiate and sign an economic development agreement with Gregg Orr for a term not to exceed ten (10) years relating to Mr. Orr's plan to construct streets and other public infrastructure improvements and build new business facilities on an extension of Kenwood Road, deem the project to which the business incentive request relates as an "Exceptional Project", and to include in the agreement a business incentive of a rebate of a portion of ad valorem taxes for property and a portion of the sales taxes paid by Gregg Orr and collected by the City derived from the new business facilities to be constructed not to exceed Six Hundred Twelve Thousand Dollars ($612,000).

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

SECTION 1: That the City Manager is authorized to negotiate and sign an economic development agreement with Gregg Orr relating to Mr. Orr's plan to construct streets and other public infrastructure improvements and build new business facilities on an extension of Kenwood Road; and that the economic development agreement shall be for a term not to exceed ten (10) years and shall include a business incentive of a rebate of a portion of ad valorem taxes for property and a portion of the sales taxes paid by

Attachment: 2018-064 RES GREGG ORR Chap 380 (1854 : 2018-064 RES Authorizing City Manager to enter into Chapter 380 incentive

Gregg Orr and collected by the City derived from the new business facilities to be constructed on the extension of Kenwood Road not to exceed Six Hundred Twelve Thousand Dollars ($612,000).

SECTION 2: That the City Council finds and determines that the project related to the requested business incentive is deemed an "Exceptional Project" since the construction of streets and other public infrastructure in the particular location advances the goals set out in section 1.10 of the "Chapter 380 Program Requirements".

SECTION 3: That the City Manager is hereby authorized to sign any other documents necessary or ancillary to the economic development agreement authorized in Section 1 of this Resolution.

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 **11th day of June, 2018.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2018-064 RES GREGG ORR Chap 380 (1854 : 2018-064 RES Authorizing City Manager to enter into Chapter 380 incentive

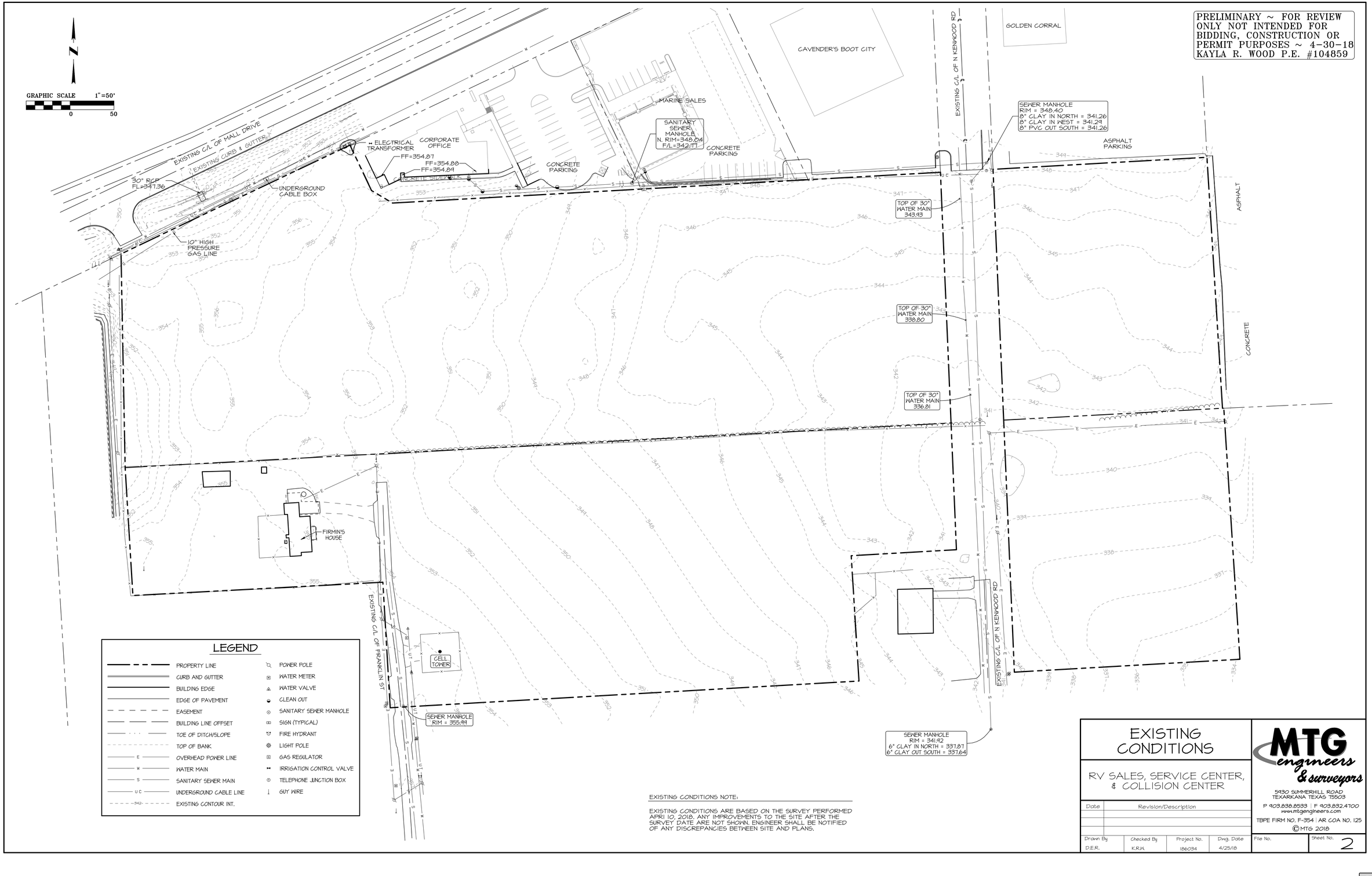
Chapter 380 Agreement Approval Matrix

Applicant:		**Comments**
Policy Criteria(must meet at least one of the following)		
5 points for 1st criteria; 1 point subsequent criteria		
At least fifty (50) jobs will be created or retained that meet or exceed the per capita income level in the Texarkana MSA.	0	
The project has a substantial contribution to redevelopment efforts as opposed to merely transferring employment from one business in the City to another;	1	
At least $5,000,000 in annual payroll will be paid by the project	0	
At least $400,000 in local sales taxes are to be directly generated by the project.		Need sales tax projection
The project value, including land, construction and fixed improvements, totals at least $10,000,000 for new Construction or at least $5,000,000 for an Existing Facility		Estimated costs, at this time, will exceed $9M
Construction of public infrastructure	5	
Financial Criteria		
(must meet at least one of the following)		
O-5 points for each criteria; scores will determine approval, term, & interest rate		
Financial tracking ability	1	
Project Costs Reasonable	1	
All Sources of Funding Committed		
Term 10 yrs or less		
Total	8	

"Exceptional Project" means a project that makes use of an underutilized asset, diversifies the local economic base, creates leverage with local economic interests, expands the local market for a good or service, or is located in a designated redevelopment or historical area or neighborhood.

Attachment: 2018-064 ATTH 01 Orr Chapter 380 scoring matrix (1854 : 2018-064 RES Authorizing City

2018-064 ATTH 02



EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS ARE BASED ON THE SURVEY PERFORMED AFRI 10, 2018. ANY IMPROVEMENTS TO THE SITE AFTER THE SURVEY DATE ARE NOT SHOWN. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN SITE AND PLANS.

EXISTING CONDITIONS

RV SALES, SERVICE CENTER, & COLLISION CENTER

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
D.E.R.	K.R.W.	186034	4/25/18

MTG engineers & surveyors
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TEXARKANA TEXAS 75503
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www.mtgengineers.com
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File No. | Sheet No. 2

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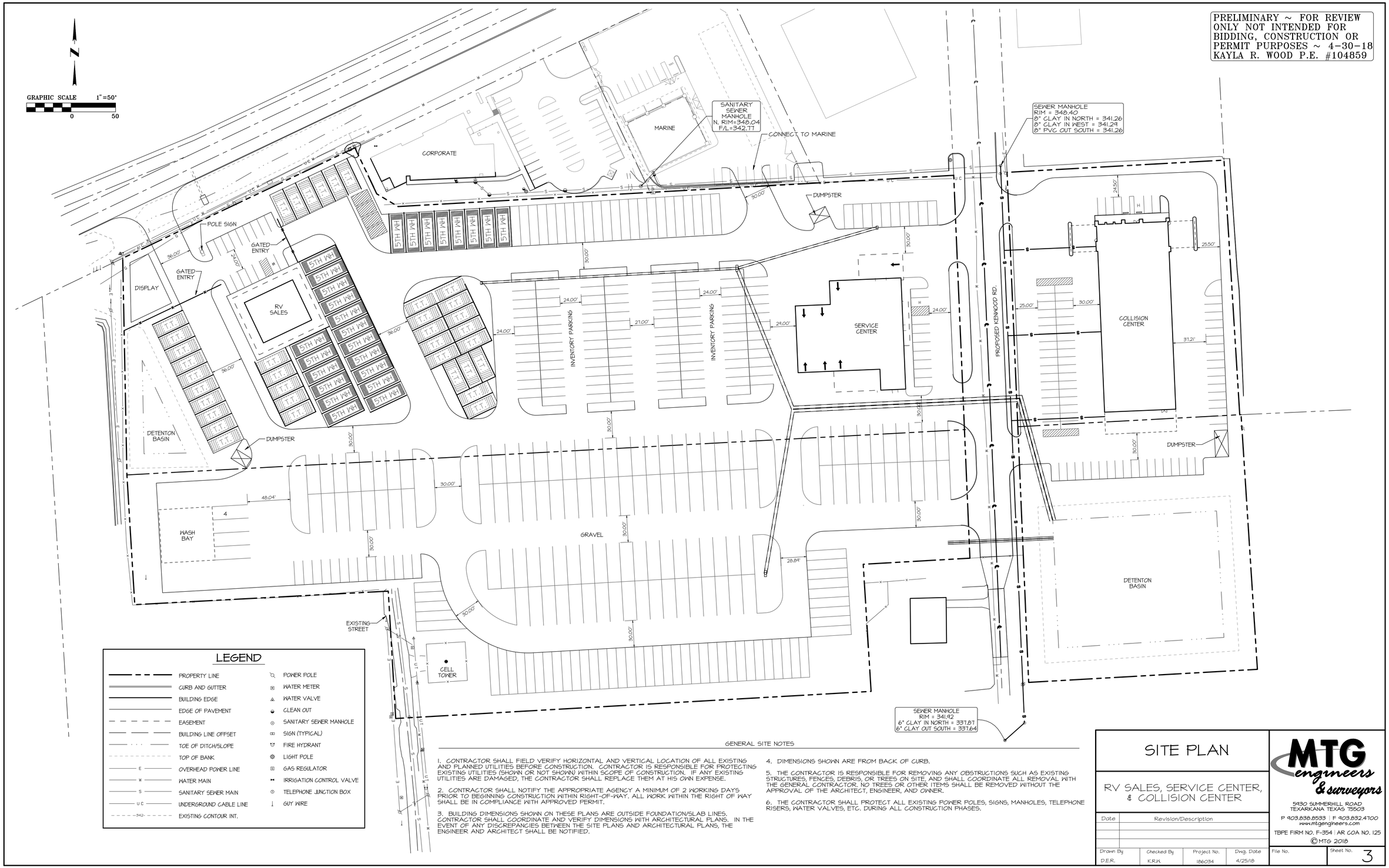
Attachment: 2018-064 ATTH 02 Orr Kenwood Rd Prelim Civil Plans 4-30-18 (1854 : 2018-064 RES Authorizing City Manager to enter into Chapter 380 Incentive agreement)

2018-064 ATTH 02



LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- BUILDING EDGE
- EDGE OF PAVEMENT
- EASEMENT
- BUILDING LINE OFFSET
- TOE OF DITCH/SLOPE
- TOP OF BANK
- OVERHEAD POWER LINE
- WATER MAIN
- SANITARY SEWER MAIN
- UNDERGROUND CABLE LINE
- 342 EXISTING CONTOUR INT.
- POWER POLE
- WATER METER
- WATER VALVE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN (TYPICAL)
- FIRE HYDRANT
- LIGHT POLE
- GAS REGULATOR
- IRRIGATION CONTROL VALVE
- TELEPHONE JUNCTION BOX
- GUY WIRE

GENERAL SITE NOTES

1. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING AND PLANNED UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.

2. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH APPROVED PERMIT.

3. BUILDING DIMENSIONS SHOWN ON THESE PLANS ARE OUTSIDE FOUNDATION/SLAB LINES. CONTRACTOR SHALL COORDINATE AND VERIFY DIMENSIONS WITH ARCHITECTURAL PLANS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE SITE PLANS AND ARCHITECTURAL PLANS, THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED.

4. DIMENSIONS SHOWN ARE FROM BACK OF CURB.

5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS SUCH AS EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.

SITE PLAN

RV SALES, SERVICE CENTER, & COLLISION CENTER

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
D.E.R.	K.R.W.	186034	4/25/18		3

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Attachment: 2018-064 ATTH 02 Orr Kenwood Rd Prelim Civil Plans 4-30-18 (1854 : 2018-064 RES Authorizing City Manager to enter into Chapter 380 Incentive agreement)

2018-064 ATTH 02

PRELIMINARY ~ FOR REVIEW ONLY NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES ~ 4-30-18
KAYLA R. WOOD P.E. #104859

N

GRAPHIC SCALE 1" =50'
0 50

CORPORATE
FIN FLR = 354.87

MARINE
FIN FLR = **BAD REC**12.21

SANITARY SEWER MANHOLE
N. RIM=348.04
F/L=342.77

SEWER MANHOLE
RIM = 348.40
8" CLAY IN NORTH = 341.26
8" CLAY IN WEST = 341.29
8" PVC OUT SOUTH = 341.26

5TH WH

RV SALES
FIN FLR = 354.75

T.T.

SERVICE CENTER
FIN FLR = 348.00

COLLISION CENTER
FIN FLR = 346.50

DETENTION BASIN

WASH BAY OPT #2

WASH BAY OPT #1

DETENTION BASIN

SEWER MANHOLE
RIM = 341.92
6" CLAY IN NORTH = 337.87
6" CLAY OUT SOUTH = 337.64

LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- BUILDING EDGE
- EDGE OF PAVEMENT
- EASEMENT
- BUILDING LINE OFFSET
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- SIGN (TYPICAL)
- FIRE HYDRANT
- LIGHT POLE
- GAS REGULATOR
- IRRIGATION CONTROL VALVE
- TELEPHONE JUNCTION BOX
- GUY WIRE

GENERAL GRADING NOTES

1. VEGETATION, DEBRIS, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHOULD BE CLEARED AND GRUBBED FROM THE ENTIRE SITE AT THE BEGINNING OF EARTHWORK.

2. REFERENCE PLAN SHEETS AND GEOTECHNICAL REPORT FOR PAVEMENT SUBGRADE PREPARATION REQUIREMENTS. REFERENCE ARCHITECTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION.

3. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE OR GUTTER GRADES UNLESS OTHERWISE NOTED.

4. ALL ACCESSIBLE PATHWAYS SHALL BE CONSTRUCTED IN COMPLIANCE WITH ADA AND TDLR STANDARDS. REFER TO DETAILED HANDICAP PARKING DETAIL FOR RAMP AND PARKING DETAILS.

5. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.

6. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ARCHITECT, ENGINEER, AND THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.

7. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE SHALL BE DISPOSED OF OFF SITE.

GRADING PLAN

RV SALES, SERVICE CENTER, & COLLISION CENTER

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
D.E.R.	K.R.W.	186034	4/25/18

File No. | Sheet No. 4

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2018-064 ATTH 02

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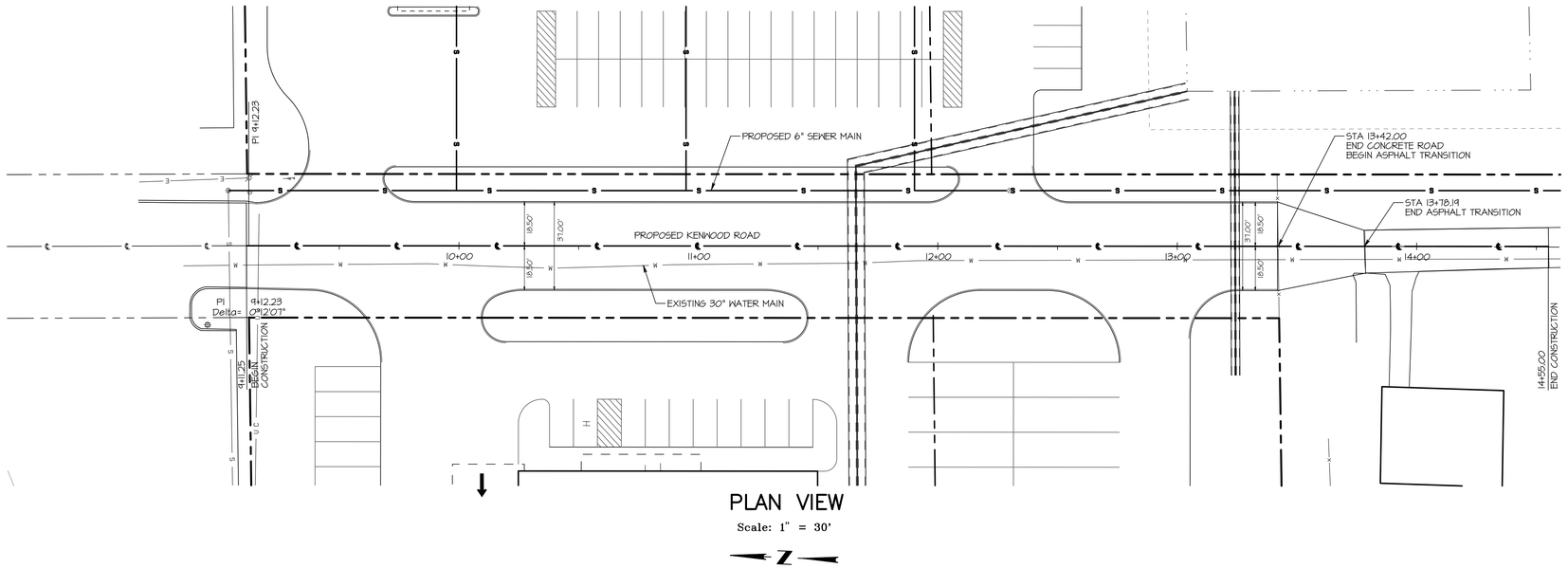
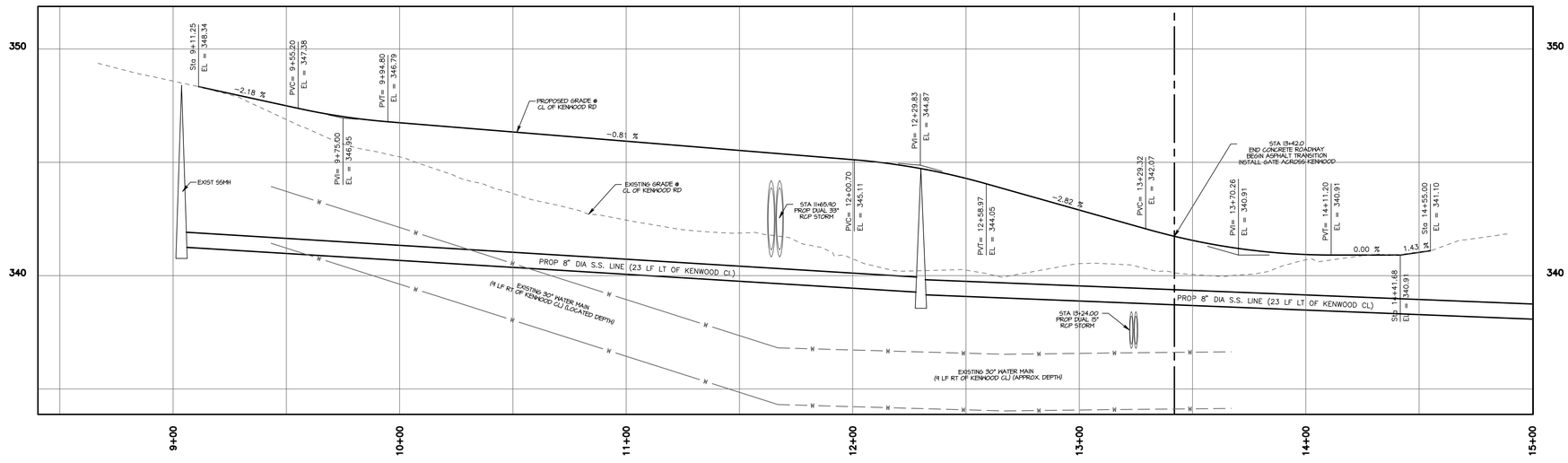
KAYLA R. WOOD P.E. #104859



PLAN VIEW
Scale: 1" = 30'



PROFILE VIEW
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

KENWOOD ROAD PLAN & PROFILE

RV SALES, SERVICE CENTER, & COLLISION CENTER

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
D.E.R.	K.R.W.	186034	4/25/18		5

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PROJECT: Kenwood Road Extension

Bid Tabulation
Gibson Lane
2018-064 ATTH 03

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	Estimate UNIT PRICE	Estimate TOTA
1	1	LS	Mobilization & General Conditions	$50,000.00	$50,000.0
2	6	MO	Barricades, Signs and Traffic Handling	$750.00	$4,500.0
3	5.00	STA	Preparing Right-of-Way	$3,000.00	$15,000.0
4	1,000	CY	Common Roadway Excavtion	$7.00	$7,000.0
5	4,500.00	CY	Common Embankment	$12.00	$54,000.0
6	750.00	SY	Geogrid (Type 1)	$3.50	$2,625.0
7	250	CY	Undercut	$8.00	$1,998.0
8	250	CY	Select Fill	$10.00	$2,497.5
9	1,950	SY	Lime Treated Subgrade	$3.75	$7,312.5
10	34	TON	Lime (Quicklime-Dry)	$195.00	$6,654.3
11	273	GAL	Asphalt Prime (MC 30)	$7.50	$2,047.5
12	1,768	SY	Vibratory Screed Reinforced Concrete Pavement (7")	$59.50	$105,182.7
13	860	LF	Monolithic Curb (TY II)	$4.00	$3,440.0
14	160	SY	Concrete Driveways (6")	$66.70	$10,672.0
15	44	SY	Rock Rip Rap	$45.00	$2,000.0
16	440	LF	33" RCP Pipe	$81.00	$35,640.0
17	1,095	LF	Trench Excavation Protection	$1.10	$1,204.5
18	2	EA	33" Safety End Treatment (4:1)	$1,360.00	$2,720.0
19	2	EA	TY III Curb Inlet	$6,000.00	$12,000.0
20	2	EA	Remote Operated Gates	$7,500.00	$15,000.0
21	400	LF	8" Water Main (PVC)	$20.00	$8,000.0
22	100	LF	8" Water Main (DIP)	$50.00	$5,000.0
23	1	EA	8"x30" Tapping Sleeve and Valve	$15,000.00	$15,000.0
24	1	EA	8"x6" Tee	$500.00	$500.0
25	6	EA	6" Gate Valve	$850.00	$5,100.0
26	3	EA	8" Gate Valve	$1,400.00	$4,200.0
27	2	EA	Fire Hydrant Assembly	$2,930.00	$5,860.0
28	330	LF	8" Sewer Main (SDR 26) (6-12' depth)	$43.00	$14,190.0
29	325	LF	8" Sewer Main (DIP)	$81.00	$26,325.0
30	2	EA	Install 4' Dia. Manhole	$3,000.00	$6,000.0
31	2	EA	Connect to Existing Manhole	$2,000.00	$4,000.0
32	750	LF	Silt Fence Erosion Control	$3.10	$2,325.0
33	2	EA	Inlet Protection	$150.00	$300.0
34	100	LF	Rock Filter Dams (TY 1)	$40.00	$4,000.0
35	1	EA	Construction Entrance/Exit	$1,500.00	$1,500.0
36	1	EA	Concrete Wash-Out	$800.00	$800.0
37	2,500	SY	Broadcast Speeding (Temporary)	$0.25	$625.0
38	500	SY	Sodding for Erosion Control (Block Sod) (Bermuda)	$4.00	$2,000.0
39	1,000	SY	Cellulose Fiber Mulch Seed (Prem) (Urban)	$0.25	$250.0
40	1,000	LBS	Fertilizer (13-13-13)	$0.20	$200.0
41	500	MG	Vegetative Watering	$15.00	$7,500.0
42	1	LS	Pavement Surface Prepartion for Markings	$3,000.00	$3,000.0
43	1	LS	Striping TY I (W) (4") (SLD)	$3,000.00	$3,000.0
44	3	EA	Roadside Signs	$800.00	$2,400.0
45	750	LF	2" Lighting Conduit with Conductors (Wire)	$4.25	$3,187.5
46	3	EA	Single Light Pole and Fixture	$4,000.00	$12,000.0
47	3	EA	Light Pole Foundation	$600.00	$1,800.0
48	1	EA	Connect to Existing Electrical Service	$1,674.00	$1,674.0
49	2,600	LF	4" Conduit	$3.80	$9,880.0
50	2	EA	Electrical Vaults	$14,607.00	$29,214.0
51	1,500	CY	Detention Basin Excavation	$10.00	$15,000.0
52	500	CY	Detention Basin Fill	$10.00	$5,000.0
53	1	LS	Detention Basin Outlet Structure	$15,000.00	$15,000.0
			Total		**$556,324.6**
			Contingency	10%	**$55,632.4**
			Design/Construction Admin\Testing\Construction Acceptance	10%	**$55,632.4**
					$667,589.5

Attachment: 2018-064 ATTH 03 Kenwood Extension Cost Estimate (1854 : 2018-064 RES Authorizing City Manager to enter into Chapter 380 incentive agreement)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2018-064 Goals & Perspectives (1854 : 2018-064 RES Authorizing City Manager to enter into Chapter 380 incentive agreement)

Version:

Briefing Sheet

Update Date: 6/5/2018 5:25 PM

Lead Department: Planning and Community Development

Action Officer: David Orr, Planning & Community Development Director

Subject: Annexation Supporting Documents

The following information has been compiled for draft municipal service plans for the proposed annexation areas. It is anticipated that the departmental services can be effectively accommodated within the current budget and staff appropriation: Fire, Police, Building Inspection, Planning & Zoning, Library, Health Department, Code Enforcement, Street, Drainage and Stormwater Management, Street Lighting, Traffic Engineering, Solid Waste Services, Parks and Miscellaneous Services.

Water & Sewer Services comprise the primary anticipated expense related to the proposed annexation areas and those costs are summarized below.

Water& Sewer Service Costs

Anticipated costs to extend water service to these areas include:

Gin Road Area	$494,389
Pleasant Grove Road Area	$56,025
West Kyle Street Area	$117,633
Pebble Brook Area	$215,152
Area 1 Total	$883,199

Anticipated costs to extend water service to these areas include:

FM 2148 Area	$170,147
Hughes Road Area	$179,952
Hampton Road Area	$457,040
Area 2 Total	$807,139

Area 3 requires no extensions or anticipated costs.

Area 4 requires no extensions or anticipated costs.

Area 5 anticipated costs to extend water service to these areas include:

Kings Highway Area	$13,200

Area 6 requires extensions to the Richmond Road Area.

Total cost	$92,100

Area 7 anticipated costs to extend water service to these areas include:

Leggett Drive Area	$170,147
Pine Creek Circle Area	$116,805
Area 7 Total	$199,407

Total Water & Sewer Costs	**$1,995,045**

The total anticipated annual property tax revenue for the proposed annexation areas is approximately $**230,532.** As a result, the payback period based on anticipated expenditures related to annexation is approximately **8.66 years.**

Attachments

a. MUNICIPAL SERVICE PLAN Area 1 (DOC)
b. MUNICIPAL SERVICE PLAN Area 2 (DOC)
c. MUNICIPAL SERVICE PLAN Area 3 (DOC)
d. MUNICIPAL SERVICE PLAN Area 4 (DOC)
e. MUNICIPAL SERVICE PLAN Area 5 (DOC)
f. MUNICIPAL SERVICE PLAN Area 6 (DOC)
g. MUNICIPAL SERVICE PLAN Area 7 (DOC)
h. 2018-055 ATTH 01 AreaStudy1 (PDF)
i. 2018-055 ATTH 02 AreaStudy2 (PDF)
j. 2018-055 ATTH 03 AreaStudy3 (PDF)
k. 2018-055 ATTH 04 AreaStudy4 (PDF)
l. 2018-055 ATTH 05 AreaStudy5 (PDF)
m. 2018-055 ATTH 06 AreaStudy6 (PDF)
n. 2018-055 ATTH 07 AreaStudy7 (PDF)
o. 2018-055 ATTH 08 StudyAreaBoundaries (DOCX)

MUNICIPAL SERVICE PLAN – Area 1

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 1 (1863 : Annexation Supporting Documents)

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area would add approximately 2 more miles of streets and right of way to be maintained by the City. This area also includes approximately 1 mile of TxDOT maintained roadways that the City would be required to assist with right of way maintenance.

These additional services can be maintained with our current budget appropriation.

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 1 (1863 : Annexation Supporting Documents)

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained with our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

These additional services can be maintained with our current budget appropriation.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

These additional services can be maintained with our current budget appropriation.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Attachment: MUNICIPAL SERVICE PLAN Area 1 (1863 : Annexation Supporting Documents)

Existing Services: Partial services currently on Pleasant Grove Rd, Garrett Ln, W Kyle, Moores Ln.

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

Attachment: MUNICIPAL SERVICE PLAN Area 1 (1863 : Annexation Supporting Documents)

MUNICIPAL SERVICE PLAN – Area 2

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3 & Fire Station No. 5, located at 5706 Richmond Rd. & 306 S. Kenwood St. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 2 (1863 : Annexation Supporting Documents)

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area would add approximately 1 more mile of streets and right of way to be maintained by the City. This area also includes approximately 1.5 miles of TxDOT maintained roadways that the City would be required to assist with right of way maintenance.

These additional services can be maintained with our current budget appropriation.

DRAINAGE AND STORMWATER MANAGEMENT

Attachment: MUNICIPAL SERVICE PLAN Area 2 (1863 : Annexation Supporting Documents)

Existing Services: None

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained with our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

These additional services can be maintained with our current budget appropriation.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

These additional services can be maintained with our current budget appropriation

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

Attachment: MUNICIPAL SERVICE PLAN Area 2 (1863 : Annexation Supporting Documents)

WATER & SEWER SERVICE

Existing Services: Partial services currently on FM 2148, Hampton Rd and Arnold Ln.

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

Attachment: MUNICIPAL SERVICE PLAN Area 2 (1863 : Annexation Supporting Documents)

MUNICIPAL SERVICE PLAN – Area 3

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 3101 S. Lake Dr. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 3 (1863 : Annexation Supporting Documents)

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area would add approximately 0.5 more miles of streets and right of way to be maintained by the City.

These additional services can be maintained in our current budget appropriation.

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City

Attachment: MUNICIPAL SERVICE PLAN Area 3 (1863 : Annexation Supporting Documents)

will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained in our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

These additional services can be maintained in our current budget appropriation.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

These additional services will be hard to maintain with our current budget appropriation.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Existing Services: Water and sewer services currently to existing businesses in the area.

Attachment: MUNICIPAL SERVICE PLAN Area 3 (1863 : Annexation Supporting Documents)

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

Attachment: MUNICIPAL SERVICE PLAN Area 3 (1863 : Annexation Supporting Documents)

MUNICIPAL SERVICE PLAN – Area 4

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 7, located at 3101 S. Lake Dr. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 4 (1863 : Annexation Supporting Documents)

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area would add approximately 0.5 miles of streets and right of way to be maintained by the City. This area also includes approximately 0.5 miles of TxDOT maintained roadways that the City would be required to assist with right of way maintenance.

These additional services can be maintained in our current budget appropriation.

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 4 (1863 : Annexation Supporting Documents)

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained in our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

These additional services can be maintained in our current budget appropriation.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

These additional services can be maintained in our current budget appropriation.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Attachment: MUNICIPAL SERVICE PLAN Area 4 (1863 : Annexation Supporting Documents)

Existing Services: Water and sewer services currently to existing businesses in the area.

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

Attachment: MUNICIPAL SERVICE PLAN Area 4 (1863 : Annexation Supporting Documents)

MUNICIPAL SERVICE PLAN – Area 5

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 5 (1863 : Annexation Supporting Documents)

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area also includes approximately 0.5 miles of TxDOT maintained roadways that the City would be required to assist with right of way maintenance.

These additional services can be maintained in our current budget appropriation.

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 5 (1863 : Annexation Supporting Documents)

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained in our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

These additional services can be maintained in our current budget appropriation.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

These additional services can be maintained in our current budget appropriation.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Attachment: MUNICIPAL SERVICE PLAN Area 5 (1863 : Annexation Supporting Documents)

Existing Services: Water and sewer services currently to existing homes in the area.

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

Attachment: MUNICIPAL SERVICE PLAN Area 5 (1863 : Annexation Supporting Documents)

MUNICIPAL SERVICE PLAN – Area 6

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 6 (1863 : Annexation Supporting Documents)

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area also includes approximately 0.5 miles of TxDOT maintained roadways that the City would be required to assist with right of way maintenance.

These additional services can be maintained in our current budget appropriation.

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 6 (1863 : Annexation Supporting Documents)

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained in our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

These additional services can be maintained in our current budget appropriation.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

These additional services can be maintained in our current budget appropriation.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Existing Services: Water and sewer services currently to Jones Ln and partial services to Richmond Rd.

Attachment: MUNICIPAL SERVICE PLAN Area 6 (1863 : Annexation Supporting Documents)

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

Attachment: MUNICIPAL SERVICE PLAN Area 6 (1863 : Annexation Supporting Documents)

MUNICIPAL SERVICE PLAN – Area 7

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. 3, located at 5706 Richmond Rd. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Bowie County Sheriff's Office. However, upon annexation, the City of Texarkana Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Texarkana, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Texarkana Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Texarkana Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 7 (1863 : Annexation Supporting Documents)

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

A free library card for those in the City limits includes checkouts for books, DVDs, and audiobooks. Also, there are databases available that can be accessed from home – free tutoring for grade school through college, foreign language, genealogy, Consumer Reports, and downloadable audiobooks and e-books.

HEALTH DEPARTMENT

Existing Services: None

Services to be Provided: The Texarkana-Bowie County Health Department will provide health services on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation.

CODE ENFORCEMENT

Existing Services: None

Services to be Provided: The Code Enforcement Division will provide Code Enforcement services upon annexation. These services include enforcing the City of Texarkana's health ordinances, health inspections, and enforcing the City's Code of Ordinances with regards to litter, junk vehicles, high grass and weeds, and substandard structures. Animal Control services will be provided to the area as needed. Such services can be provided with current Code Enforcement personnel and within the current budget appropriation.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This area would add approximately 0.75 miles of streets and right of way to be maintained by the City.

These additional services can be maintained in our current budget appropriation.

DRAINAGE AND STORMWATER MANAGEMENT

Existing Services: None

Attachment: MUNICIPAL SERVICE PLAN Area 7 (1863 : Annexation Supporting Documents)

Services to be Provided: Developers will provide stormwater drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval by City Engineers and only if drainage is dedicated in public drainage easement and the City accepts the dedication.

Maintenance of existing drainage facilities will be provided by the City upon the effective date of annexation if the drainage facilities are located the street right of way or a public drainage easement. Maintenance of any drainage facility that is not in the right of way or public drainage easement will be the responsibility of the property owner.

These additional services can be maintained in our current budget appropriation.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Texarkana will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

These additional services can be maintained in our current budget appropriation.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

These additional services can be maintained in our current budget appropriation.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

WATER & SEWER SERVICE

Existing Services: Partial services currently to Pine Ridge Circle and Leggett.

Attachment: MUNICIPAL SERVICE PLAN Area 7 (1863 : Annexation Supporting Documents)

Services to be Provided: TWU will provide water and sewer service within 2 ½ years after annexation. Existing homeowners will be required to tie onto city services within 6 months of water and/or sewer service availability and at the homeowner's expense.

Any new service for water and sewer or construction of any new streets will be at the developer's expense to construct or install all materials and labor associated with providing these services.

Water & sanitary sewer service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water & sewer service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

PARKS

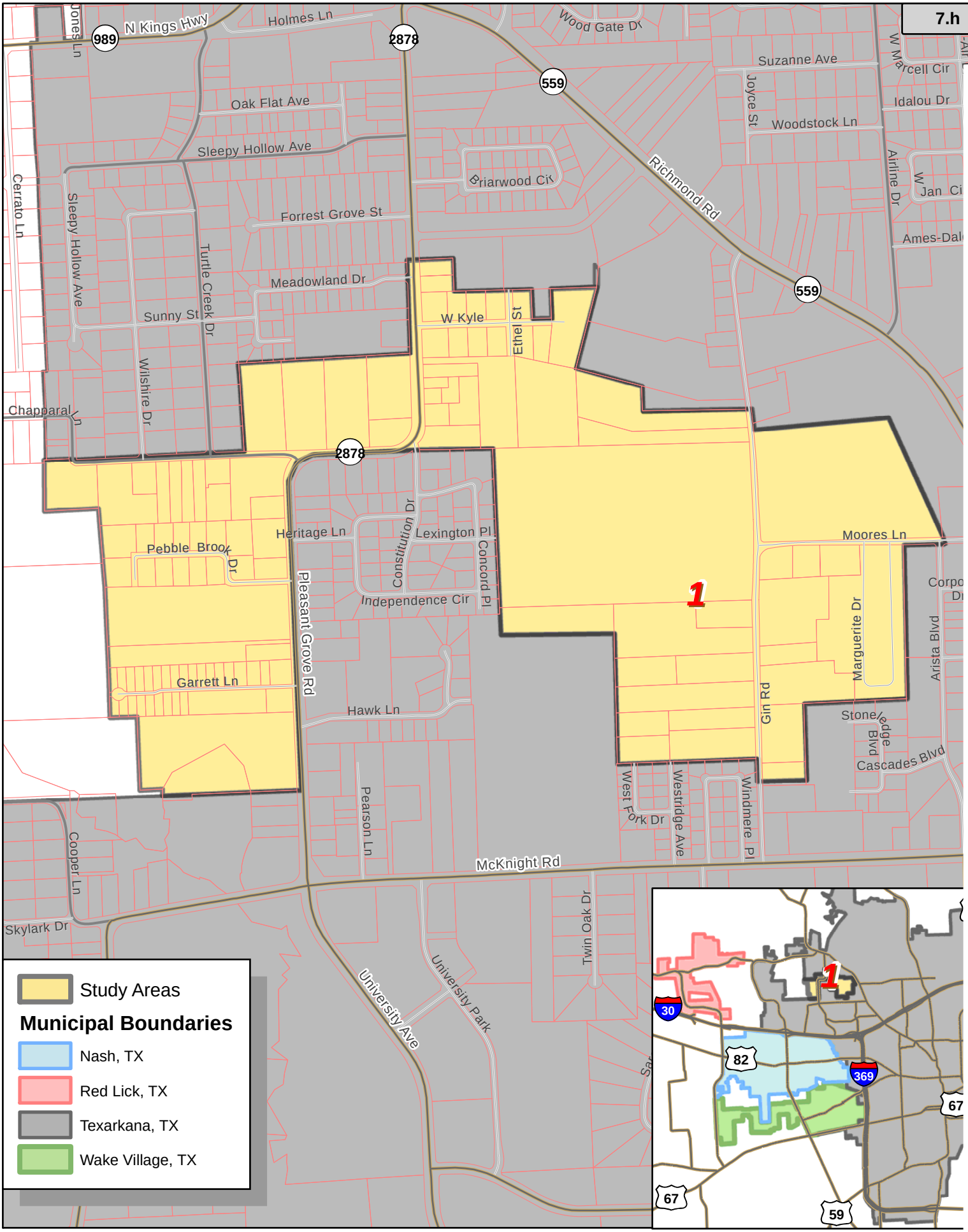
Existing Services: None

Services to be Provided: Upon the effective date of annexation, existing park use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

Attachment: MUNICIPAL SERVICE PLAN Area 7 (1863 : Annexation Supporting Documents)

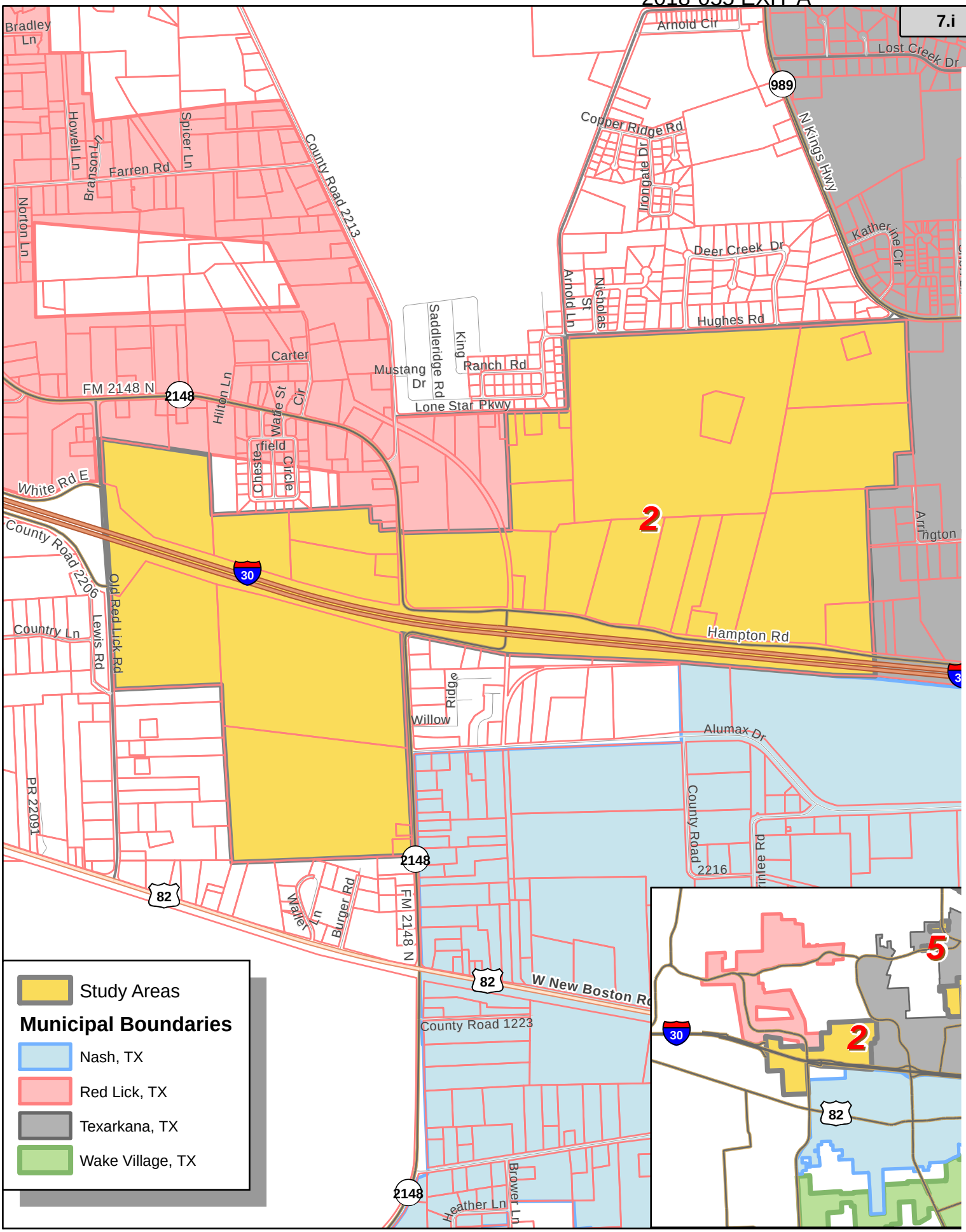


Attachment: 2018-055 ATTH 01 AreaStudy1 (1863 : Annexation Supporting Documents)

Study Area 1

N

Date: 4/17/2018

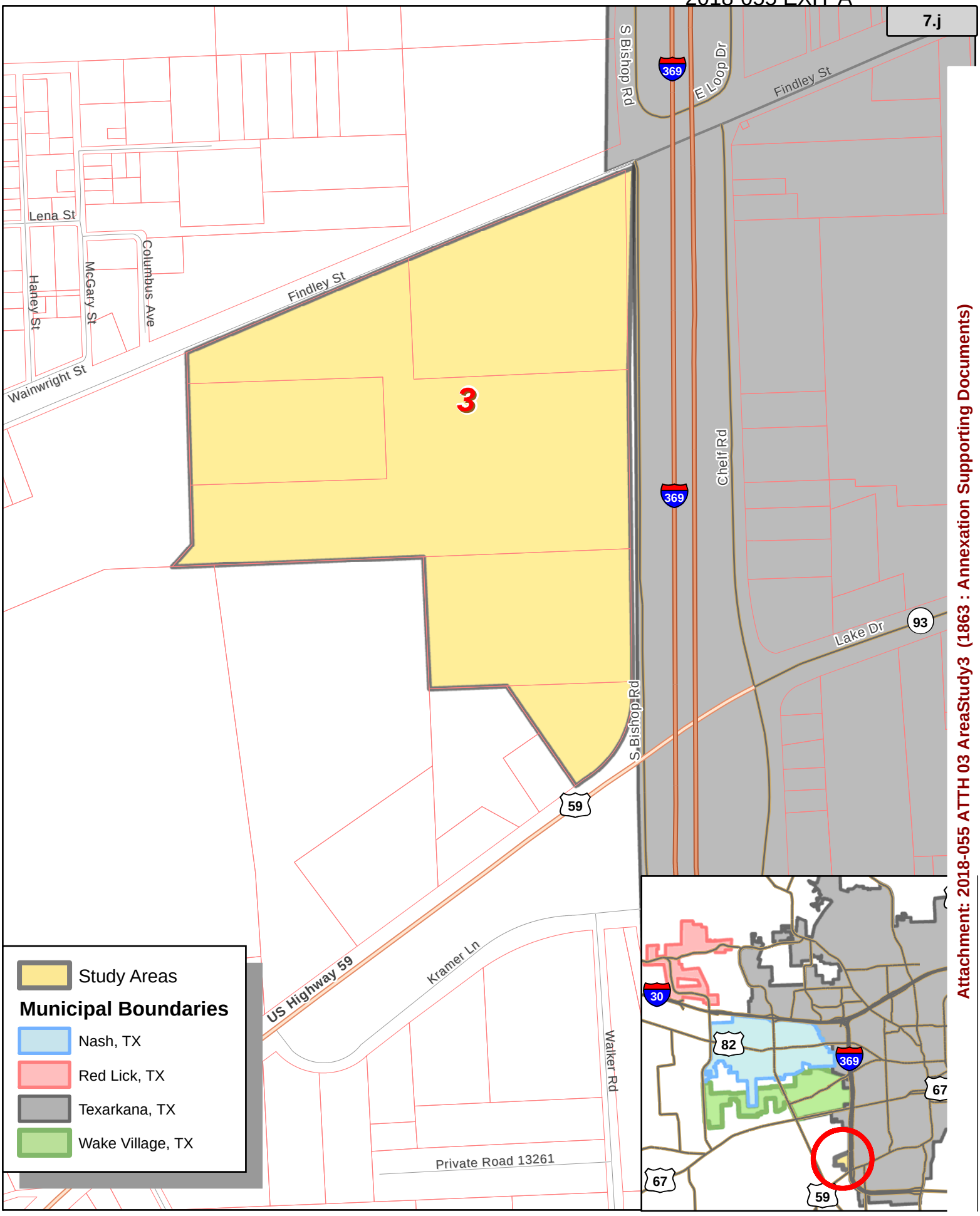


Attachment: 2018-055 ATTH 02 AreaStudy2 (1863 : Annexation Supporting Documents)

Study Area 2

N

Date: 5/9/2018

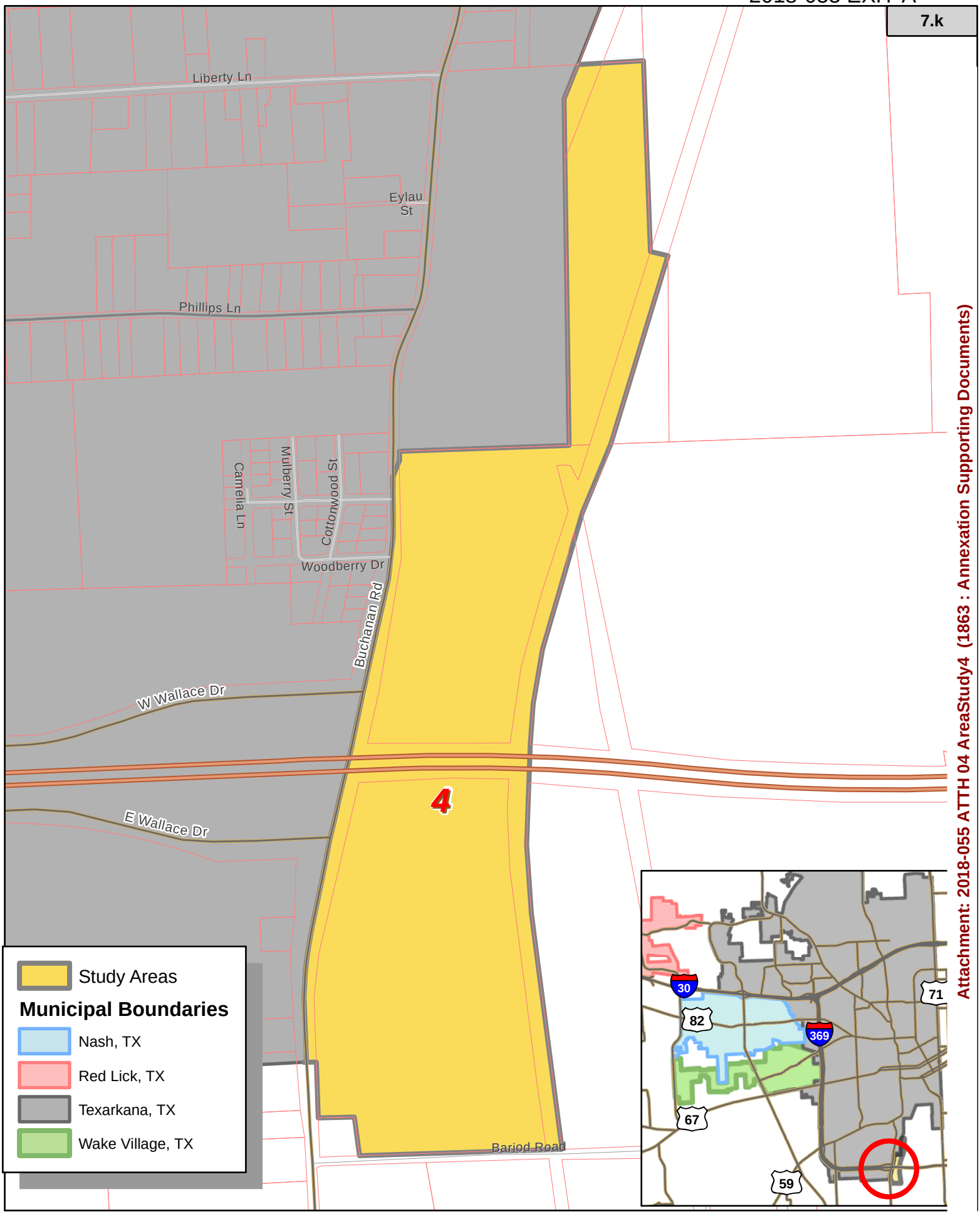


Attachment: 2018-055 ATTH 03 AreaStudy3 (1863 : Annexation Supporting Documents)

N

Study Area 3

Date: 4/17/2018

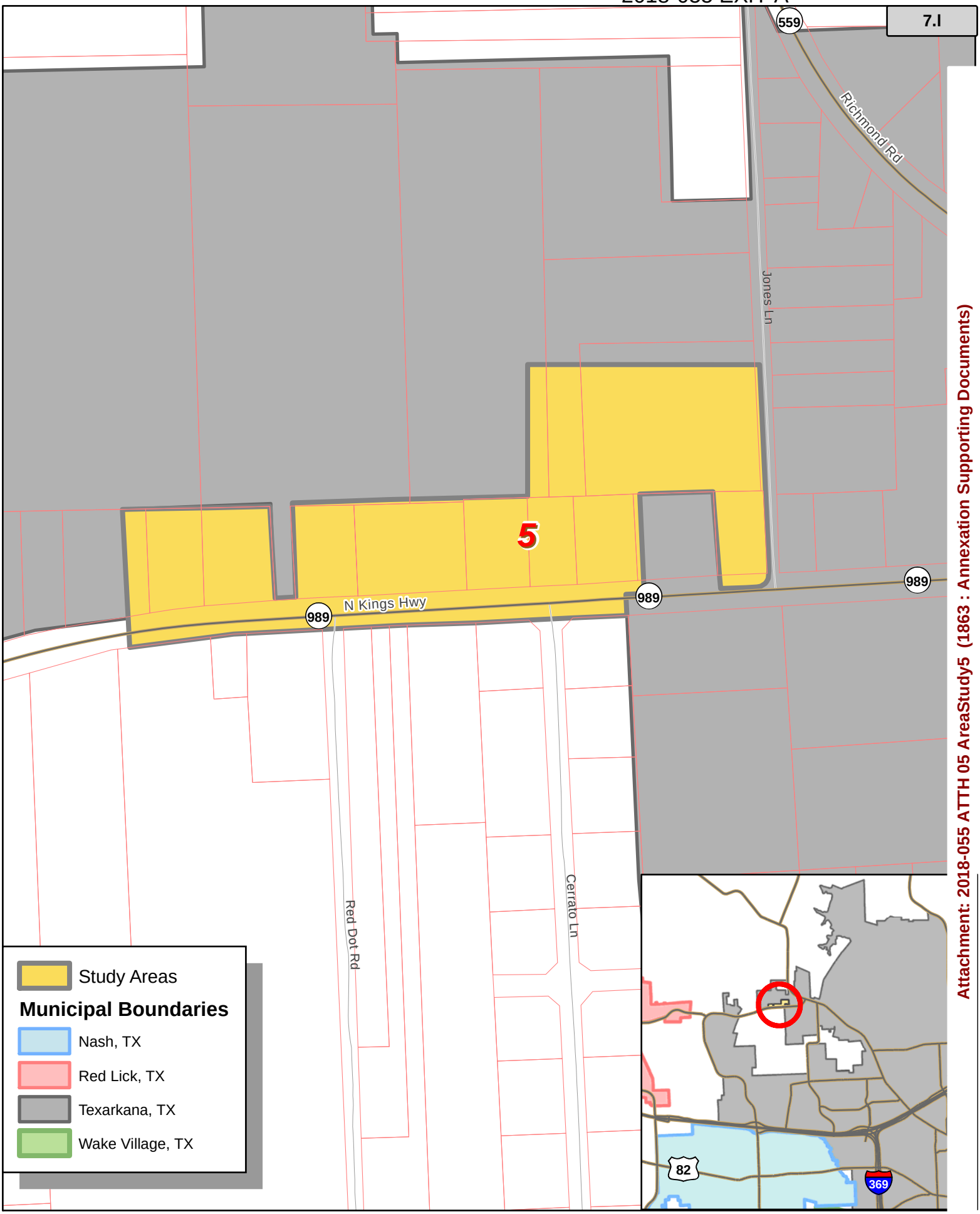


Attachment: 2018-055 ATTH 04 AreaStudy4 (1863 : Annexation Supporting Documents)

N

Study Area 4

Date: 4/17/2018

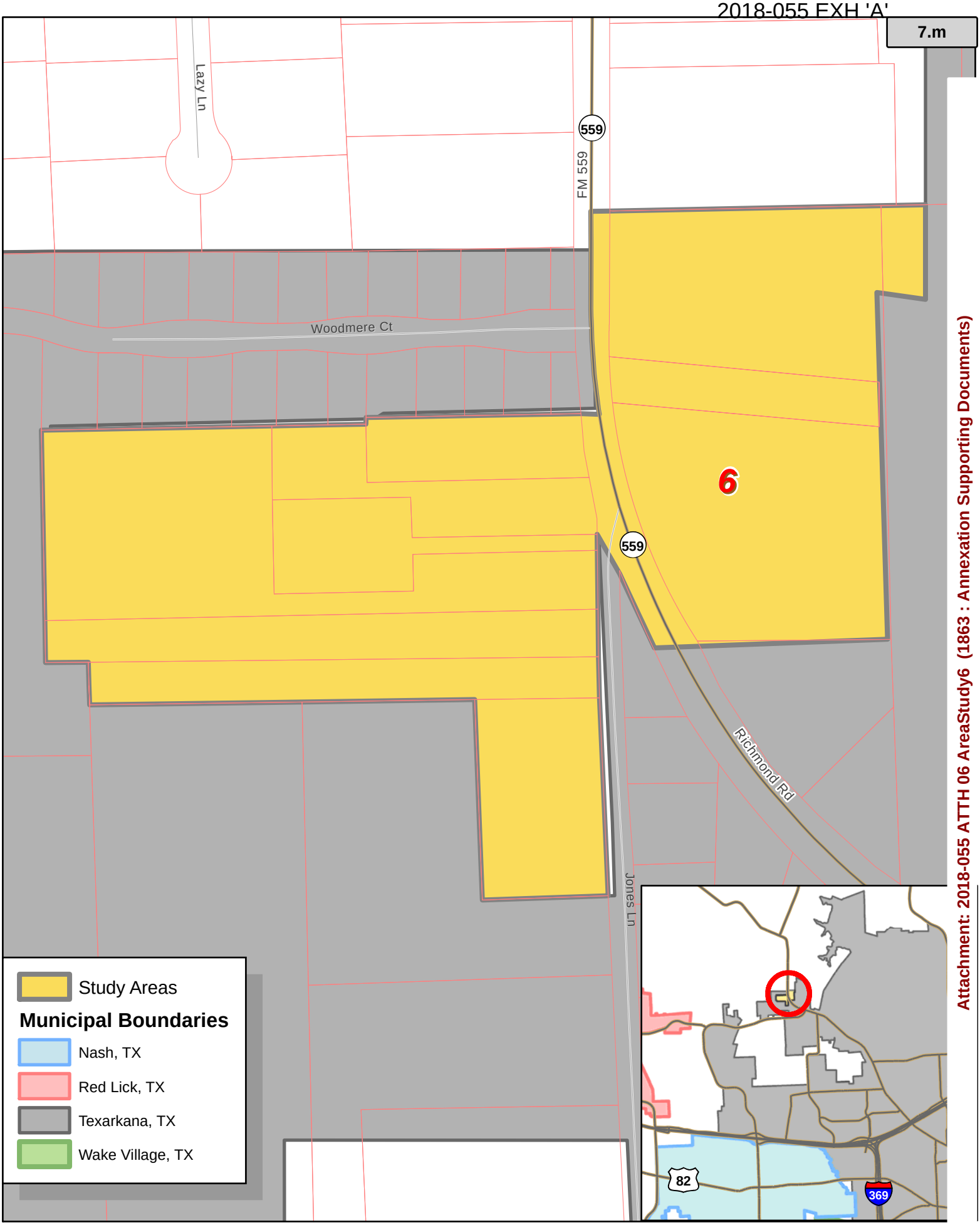


Attachment: 2018-055 ATTH 05 AreaStudy5 (1863 : Annexation Supporting Documents)

N

Study Area 5

Date: 4/17/2018

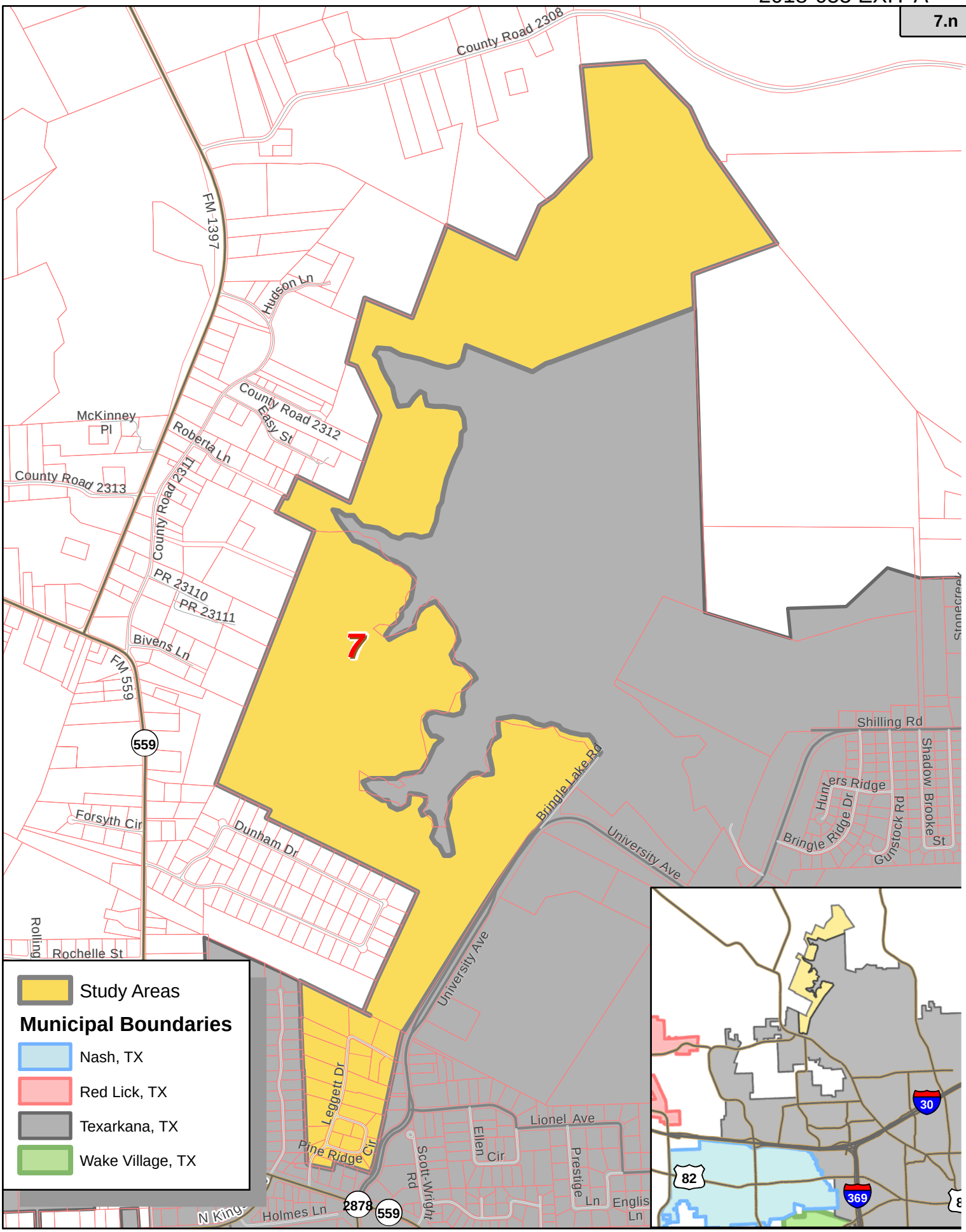


Study Area 6

N

Date: 4/17/2018

Attachment: 2018-055 ATTH 06 AreaStudy6 (1863 : Annexation Supporting Documents)



Study Area 7

N

Date: 4/17/2018

Attachment: 2018-055 ATTH 07 AreaStudy7 (1863 : Annexation Supporting Documents)

2018-055 EXH 'A'

Area 1: Approximately 311.95 acres of land located being in portions of the George Brinlee A-18, JS Warsden A-743, JA TalbotA-564 and FW Schifflin A-928 headright surveys. Being north of McKnight Road and southwest of Richmond Road. Being bounded on the north, east and south of existing Texarkana Texas city limits. The west boundary being approximately the west side of Ridgewood 1st and The Grove at University Subdivision.

Area 2: Approximately 688.57 acres of land located being portions of the George Brinlee A-18, M H James A-305, E T Watson A-672, and J H Bostick A-46 headright surveys. Also, including all of the J W Taylor A-756 headright survey. Being west of Kings Hwy and south of Hughes Road and south of Arnold Lane and east of Old Red Lick Rd. Being bounded on the east side by existing Texarkana Texas city limits. East and south of Red Lick city limits.

Area 3: Approximately 81.96 acres of land located in the H S Janes A-306 headright survey. Being bounded on the south by Findley St and west of S Bishop Rd and north of U.S. Hwy 59.

Area 4: Approximately 128.48 acres of land located in the J E Janes A-307 headright survey. Being bounded on the east by the Union Pacific Railroad and the west by the existing Texarkana Texas city limits and the north by Bariod Road.

Area 5: Approximately 17.3 acres of land located being in portions of the W L Henry A-971 and M F Jones A-945 headright surveys. Being bounded on the south by N Kings Hwy and the north, east and southwest by the Texarkana Texas city limits.

Area 6: Approximately 24.50 acres of land located being the portions of the J Hodge A-702, M F Jones A-945 and F V Evans A-742 headright survey. Located on both sides of Richmond Road, south of Stonevale Addn subdivision. Surround by existing Texarkana city limits. The portion east of Richmond Rd being the Herbert Boyer property.

Area 7: Approximately 531.40 acres of land located being the portions of the J Janes A-302, HD Collins A-824 headright surveys. Being all of the properties along Leggett Drive and Pine Ridge Circle, surrounded by the existing Texarkana Texas city limits. Also, all property known as the Texarkana Golf Ranch LLP and city property northwest of Bringle Lake.

Attachment: 2018-055 ATTH 08 StudyAreaBoundaries (1863 : Annexation Supporting Documents)